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| SD STRATEGIC DIRECTION | |
| UFD | Urban form and development |
| ENERGY, INFRASTRUCTURE, AND TRANSPORT | |
| NU | Network Utilities |
| REG | Renewable Energy Generation |
| TP | Transport and Parking |
| HAZARDS AND RISKS | |
| CL | Contaminated Land |
| HS | Hazardous Substances |
| NH | Natural Hazards |
| WM | Waste Management |
| HISTORICAL AND CULTURAL VALUES | |
| HH | Historic Heritage |
| TREE | Notable Trees |
| UTG | Urban Tree Groups |
| NATURAL ENVIRONMENT VALUES | |
| ECO | Ecosystems and Indigenous Biodiversity |
| NATC | Natural Character |
| NFL | Natural Features and Landscapes |
| PA | Public Access |
| SUBDIVISION | |
| SUB-GEN | General Subdivision Provisions that Apply in All Zones |
| SUB-RES | Subdivision in <u>the General Residential Zones</u> Zone |
| <u>SUB-HDR</u> | <u>Subdivision in the High Density Residential Zone</u> |
| SUB-RUR | Subdivision in Rural Zones |
| <u>SUB-COM-CMU</u> | Subdivision in Commercial and Industrial <u>Mixed Use</u> Zones |
| <u>SUB-DEV3-IND</u> | Subdivision in Development Area 3 <u>Industrial Zones</u> |
| SUB-OSZ | Subdivision in the Open Space Zone |
| SUB-SAZ | Subdivision in the Special Activity Zone |
| SUB-DEV1 | Subdivision in Development Area 1 |
| DC | Development Contributions |
| GENERAL DISTRICT-WIDE MATTERS | |

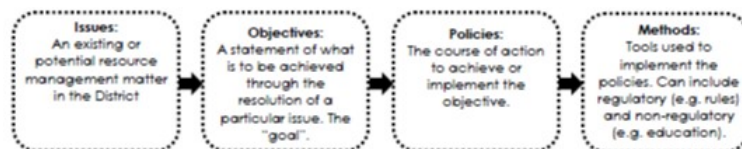
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| ASW | Activities on the Surface of Water |
| Air | Air |
| EW | Earthworks |
| Light | Light |
| <u>PK</u> | <u>Papakāinga</u> |
| Noise | Noise |
| SIGN | Signs |
| TEMP | Temporary Activities |
| PART 3 — AREA-SPECIFIC MATTERS | |
| ZONES | |
| Residential Zones | |
| GRZ | General Residential Zone |
| <u>Precinct 1</u> | <u>Indigenous Biodiversity Precinct</u> |
| <u>HRZ</u> | <u>High Density Residential Zone</u> |
| Rural Zones | |
| GRUZ | General Rural Zone |
| RPROZ | Rural Production Zone |
| RLZ | Rural Lifestyle Zone |
| SETZ | Settlement Zone |
| Commercial and Mixed Use Zones | |
| <u>NCZ</u> | <u>Neighbourhood Centre Zone</u> |
| <u>LCZ</u> | <u>Local Centre Zone</u> |
| <u>COMZMUZ</u> | <u>Commercial Mixed Use Zone</u> |
| <u>TCZ</u> | <u>Town Centre Zone</u> |
| CCZ | City Centre Zone |
| Industrial Zones | |
| GIZ | General Industrial Zone |
| Open Space and Recreation Zones | |
| OSZ | Open Space Zone |
| Special Purpose Zones | |
| SAZ | Special Activity Zone |
| DEV DEVELOPMENT AREAS | |
| DEV1 | Development Area 1 - Wallaceville Structure Plan Development Area |
| DEV2 | Development Area 2 - Mount Marua Structure Plan Development Area |
| DEV3 | Development Area 3 - Gabites Block Development Area |
| <u>DEV4</u> | <u>Development Area 4 - St Patrick's Estate Development Area</u> |
| DES DESIGNATIONS | |
| BCL | Broadcast Communications Limited |
| HCC | Hutt City Council |
| KRH | KiwiRail Holdings Limited (was New Zealand Railways Corporation/Tranz Rail Limited) |
| MCOR | Minister of Corrections |
| MDEF | Minister of Defence |
| MEDU | Minister of Education |
| MPOL | Minister of Police |
| MPRI | Minister for Primary Industries (was Minister of Agriculture and Forestry) |
| NZTA | New Zealand Transport Agency |
| RNZ | Radio Network of New Zealand |
| SNZ | Spark New Zealand (was Telecom New Zealand Limited) |
| TPR | Transpower New Zealand Limited |
| UHCC | Upper Hutt City Council |
| WELL | Wellington Electric Lines Ltd |
| WRC | Wellington Regional Council |
| PART 4 — APPENDICES AND MAPS | |
| APPENDICES | |
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2.2 General Approach

Plan formation

The District Plan identifies issues that highlight existing or potential resource management problems. These then form objectives, policies, and methods to resolve identified issues (e.g., rules). This flow of information is detailed in Diagram 2 below:

Diagram 2: Plan formation



Issues may be specific to zones, or may be found across the District and therefore are relevant for multiple zones. Examples of such issues which may be relevant to multiple zones are those related to **earthworks**, **natural hazards**, **historic heritage**, landscape and ecology.

Zones

The technique of zoning is used as the principle method for managing the **effects of activities** to enable **sustainable management** of resources. Zoning recognises the different **environments** within the City and the **effects** that different **activities** have on those **environments**.

The District Plan contains the following core zones:

- General Residential Zone
- High Density Residential Zone
- General Rural Zone
- Rural Production Zone
- Rural Lifestyle Zone
- Commercial Zone Neighbourhood Centre Zone
- Local Centre Zone
- Mixed Use Zone
- Town Centre Zone
- City Centre Zone
- General Industrial Zone
- Open Space Zone
- Special Activities Zone

Rolling review of District Plan

The Plan is undergoing a review which will modify its structure. The RMA requires all provisions in a District Plan to be reviewed every 10 years. Rather than a comprehensive review of the Plan, which would see the entire Plan reviewed through a single Plan Change process, Upper Hutt City Council has elected to review the Plan through a "rolling review". This will be through successive Plan Changes to the Plan over a 10 year period, addressing individual chapters in each Plan Change. As part of this rolling review, the format of the Plan will also change to completely align with the National Planning Standards.

The order of the Rolling Review Plan Changes will be based on their priority and importance, and also to enable this new structure.

Non-regulatory Methods

Non-regulatory methods may be employed by the **Council** to inform and educate the public on resource management and planning matters. This can be an effective means to achieve resource management goals for the community. As such, **Council** will provide:

- Pamphlets and brochures will be produced summarising the Plan rules and expected environmental outcomes
- Educational programmes on the effects of **land** use practices
- Technical advice on the use of appropriate NZ Standards and industrial codes of practice
- Information on sites of ecological, cultural and historical importance by listing and identifying these on the planning maps
- Public reports on the results of the monitoring process
- A Hazards Register listing the location of **sites** prone to natural and other hazards
- Consultation with developers and other parties in relation to particular proposals

2.4 Information Requirements

2.4.1 General information

Schedule 4 of the RMA sets out information that is required in all resource consent applications. In addition, **Council** may also require applicants to supply further information to better understand the nature of the proposed **activity**, the **effects** it may have on the local **environment**, and the ways in which any adverse environmental **effect** may be avoided, remedied or mitigated.

2.4.2 Assessment of environmental effects

An assessment of environmental **effects** is required for all resource consent applications. This assessment must provide sufficient information for any person to understand the actual or potential effects (both positive and adverse) of that proposed **activity** on the **environment**, and the ways it is proposed to avoid, remedy, or mitigate any adverse **effects**.

For controlled activities, the assessment shall only address those matters over which **Council** has retained control. In respect of any application for a restricted discretionary activity, the assessment shall only address those matters over which **Council** has retained discretion. These matters of control and discretion are detailed within the Plan.

For all other types of **activities**, the assessment shall address all relevant matters relating to the actual or potential **effects** of the proposed **activity** on the **environment**.

2.4.3 Drawings of proposal

All applications for resource consent must include the following information.

1. **Site** location: with **road** name, **site boundaries**, and north point.
2. **Site** plan at an appropriate scale for detail (as a general guide, a scale of 1:200 would be appropriate for an urban area), showing as applicable:
 - a. **Site** dimensions
 - b. The location of all existing and proposed **buildings and structures**
 - c. Proposed areas of excavations and fill
 - d. Position of any existing and proposed easements
 - e. Trees and large areas of vegetation
 - f. Levels at **site boundaries** or contours (based on mean sea level) to show the general topography of the area
 - g. Areas that may be subject to inundation, flooding, landslips, or fault lines
 - h. Any designations
 - i. Any **wetlands**, landscape, ecological or **historic heritage** features
 - j. Existing power, transmission, gas lines, main trunk and **water** supply pipes, sewerage pipes
 - k. The means to manage all **stormwater** and sanitary drainage
 - l. If applicable, position of car parking, **loading** spaces, servicing areas, and access points.
3. For **land** use resource consents, floor plan and elevations of each **building** (as a general guide, a scale of 1:100 would be appropriate) showing:
 - a. Internal layout of the **building** and identification of the use of such rooms or parts of a floor
 - b. The external appearance of the **building** (including windows and doors)
 - c. **Building heights** and distance to any **property boundary** and, where relevant, **building height** envelopes and maximum permitted **height**.

2.4.4 Information requirements for subdivision applications

An application for **subdivision** consent shall include:

1. A description of the proposal for which the consent is sought.
2. The address and legal description of the **site**, and current copies of all Computer Freehold Registers of the **land** to be subdivided.
3. An assessment of the environmental **effects** associated with the proposal, which addresses the Plan requirements.
4. A **site** plan including the information required for **site** plans, as listed above. In addition to this, **site** plans for **subdivision** consents, must also include:
 - a. The position of all new **boundaries**, including restrictive covenant boundaries for cross lease applications, and principal unit, accessory unit and common **property boundaries** for unit title applications
 - b. Areas of all new **allotments**
 - c. Location and areas of new reserves to be created, including **esplanade reserves** and access strips
 - d. Location and areas of any **bed of a river or lake** which is required by **the Act** to be shown on the survey plan as **land** to be vested in the Crown
 - e. Abutting and underlying title **boundaries**, and existing **building** line restrictions
 - f. The balance area of the **site** to be subdivided showing any proposals for future development
 - g. Any features to be protected by covenant
 - h. Location of utilities to effectively meet the **Code of Practice for Civil Engineering Works** and the District Plan to effectively service the **subdivision**
 - i. Legal access connections to existing **roads**, carriageways and pathways
 - j. Proposed **roads**, access points, accessways, service lanes, with relevant widths, areas, and gradients.

2.4.5 Specific information requirements to waive esplanade reserve or esplanade strip requirements

An application seeking waiver of **esplanade reserve** or **esplanade strip** requirements must include:

1. A description of the ecological characteristics of the **waterbody** and the **land** subject to an **esplanade reserve** or **esplanade strip**, including any existing or alternative measures for protecting or enhancing those characteristics
2. Explicit provisions for public access to the **waterbody**
3. The extent to which the natural character and visual quality of the **waterbody** and **water** quality will be preserved
4. The location of any **buildings or structures** that may influence the width of the reserve or strip.

2.4.6 Specific information accompanying applications for more than one residential unit on a site

Where an application is seeking permission for more than one **residential unit** on a single **site**, the **site** plan shall clearly delineate the **net site area** of each **residential unit** on the **site**.

2.4.7 Specific information accompanying applications for a Comprehensive Residential Development

An application under the **Comprehensive Residential Development** provisions of the Plan must include an assessment of the proposed development against the Design Guide for the **Residential Centres Precinct**. The design guide is detailed within Appendix 1.

2.4.8 Specific information accompanying applications for subdivision or development within a the Residential Centres Precinct that is not a Comprehensive Residential Development where any allotment has a minimum net site area of less than 400m²

Where the proposed development includes an **allotment** under a minimum **net site area** of less than 400m², an assessment of the proposed development must be provided using the section on small **site** design and development contained in the Design Guide for the **Residential Centres Precinct**. The design guide is detailed within Appendix 1.

2.4.9 Specific information accompanying applications for subdivision and/or development within the Wallaceville Structure Plan Development Area

1. An assessment of the **subdivision** and/or development proposed against the Wallaceville Structure Plan which includes:
 - a. the Wallaceville Structure Plan Map
 - b. Wallaceville Precinct descriptions, intentions and outcomes
 - c. Wallaceville Indicative Road Typologies
 - d. Wallaceville Stormwater Management Principles
2. In addition, in relation to Area B, an application for **subdivision** and/or development shall include a spatial layout plan showing **roads**, pedestrian and cycleway connections, open space areas and utilities and services
3. In addition, in relation to Area A, an application for **subdivision** that includes **sites** where direct vehicle access is proposed from Alexander Road shall include details and plans of the upgrade of Alexander Road including appropriate traffic calming measures in accordance with the Wallaceville Structure Plan Map and the Wallaceville Indicative Road Typologies

2.4.10 Specific information accompanying applications for subdivision or development within the Erosion Hazard Area of Mangaroa River catchment

Provision of a report by a suitably qualified and experienced person is required to determine the erosion risk to the proposed **building** platform or area of works in order to determine the **effect** of the proposal in accordance with Schedule 4 of the RMA.

2.4.11 Specific information accompanying applications for subdivision or development within the Pinehaven Catchment Overlay

Provision of a report by a suitably qualified and experienced person assessing the ability for the **site** to achieve **hydraulic neutrality** including:

Either;

1. Full catchment hydrological and hydraulic analysis using the GWRC baseline information to demonstrate **hydraulic neutrality** for the 1 in 10 year and 1 in 100 year flood event including climate change. This would include:
 - a. Existing pre-development situation calibrated to GWRC baseline information;
 - b. Design of mitigation infrastructure;
 - c. Future development scenario model with mitigation infrastructure to demonstrate no increase in downstream flood flows at any point in the catchment.

Or;

2. Site Based Assessment, which would include:
 - a. Hydrological analysis for existing pre-development scenario;
 - b. Post-development scenario to mitigate design flows to 80% of pre-development flows for 1 in 10 and 1 in 100 year event including climate change.

Note 1: The full catchment approach would generally only be expected for large comprehensive developments.

Note 2: Reducing floods flow to 80% of the pre-development flood flows is to mitigate risks associated with changing the timing and coincidence of peak and recession flows from sub-catchments which, without mitigation could result in net increases in downstream peak flows.

Note 3: The 2012 Wellington Regional Standard for Water Services and the Wellington Regional Hydrological Guidelines shall be applied to the hydrological analysis.

2.4.12 Specific, additional information accompanying applications for subdivision, use and development in DEV3-Gabites Block Development Area

Specific, additional information requirements in respect of **subdivision**, use and development in DEV3 - Gabites Block Development Area are contained in the Subdivision chapter and the DEV3 chapter DEV3 - Gabites Block Development Area.

2.4.13 Further guidance on information requirements

Depending on the nature and scale of the proposal, consultation may be required with the following parties:

1. Persons likely to be adversely affected by the proposed **activity**.
2. The **Department of Conservation**.
3. **Pouhere Taonga — Heritage New Zealand**.
4. Iwi authorities.
5. **New Zealand Transport Agency**.
6. Other relevant authorities or organisations.

SUB-DEV3- Landscape and visual assessment in the Hilltops and Hillside Area IR-1

Applications under Rule SUB-DEV3-R3 for **subdivision** in the hilltop area or the hillside area must provide:

1. A landscape and visual assessment prepared by a suitably qualified landscape architect that sets out the following:
 - a. explanation of how the **subdivision** provides for the matters in SUB-DEV-P4;
 - b. existing topography by contour **lines** with an analysis of slope gradients and an indication of the drainage pattern;
 - c. existing vegetation and significant natural features on the **site**;

- d. for **building** platforms in the hillside area or the ridgeline protection overlay, existing visibility and views to and from the site;
 - e. proposed **allotment boundaries**, **building** platforms, roading and access;
 - f. associated **earthworks** and access or **driveway** construction including proposed topography by contour **lines**, identifying areas of cut and fill; and
 - g. proposed landscape development including fences, **boundary** planting and vegetation.
2. A planting plan prepared by a suitably qualified expert that provides details of the planting of vegetation to mitigate potential landscape and visual effects associated with the proposal:
 - a. a planting plan prepared by a suitably qualified expert that provides details of the planting of vegetation to mitigate potential landscape and visual effects associated with the proposal:
 - i. establishment of a vegetation cover over areas exposed by **site earthworks**;
 - ii. integration of the **earthworks** into the adjoining landscape;
 - iii. buffer vegetation areas to visually separate neighbouring sites; and
 - iv. a buffer vegetation area in the western side of the road reserve along the main north-south ridge that visually screens built development in the ridgeline protection overlay when viewed from Maymorn Road or Parkes Line Road; and
 - b. the planting plan must include the following information:
 - i. details of batter slope planting and retaining wall screening planting (including plant species and spacing);
 - ii. details of planting on existing vegetation in buffer vegetation areas to visually separate neighbouring **sites** or screen built development in the ridgeline protection overlay when viewed from Maymorn Road or Parkes Line Road;
 - iii. a planting maintenance plan for 3 years or until planting has achieved an 80% canopy cover; and
 - iv. on-going management.

SUB-DEV3- Ecological plan in the Gabites Block Development Area IR-2

The first application for **subdivision** under Rule SUB-DEV-R2 or SUB-DEV3-R3 must provide:

1. An ecological plan prepared by a suitably qualified person that covers the following:
 - a. the potential adverse effects on the biodiversity values of the **Gabites Block Natural Areas** (GBNA) as identified in DEV3-ECO-APPENDIX1, including potential edge **effects** from any clearance around the perimeters of the GBNAs;
 - b. the legal mechanism (e.g consent notice on Record of Title) required for ongoing protection of the biodiversity values of the GBNAs;
 - c. opportunities for improving the **freshwater** values of the **site**, including fish;
 - d. identify potential bat habitat;
 - e. set out requirements to manage bats, should bats be identified in the **site**, and bat habitat be present in areas outside the **Gabites Block Natural Areas** that require vegetation clearance;
 - f. identify areas outside **Gabites Block Natural Areas** that require pre-vegetation clearance survey of lizards;
 - g. document results of pre-vegetation clearance survey of lizards;
 - h. if lizards are found, prepare a lizard management plan that includes the following:
 - i. identification of suitable lizard relocation areas;
 - ii. methodology to capture and relocate lizards;
 - iii. application for a Wildlife Act Authority to allow the relocation of lizards; and
 - iv. post-relocation monitoring and pest animal control (if required);
 - i. identify areas outside **Gabites Block Natural Areas** that require pre-vegetation clearance monitoring of nesting indigenous birds for vegetation clearance taking place in the nesting season September to February (inclusive);
 - j. set out requirements for managing nesting indigenous birds affected by proposed vegetation clearance in the nesting season September to February (inclusive); and
 - k. specify the legal mechanism (e.g. consent notice on Record of Title) for ongoing protection of bat habitat or lizard relocation areas that are outside of **Gabites Block Natural Areas** or other protected **land**.

SUB-DEV3- Stormwater management plan in the Gabites Block Development Area IR-3

The first application for **subdivision** under Rule SUB-DEV3-R2 or SUB-DEV3-R3 must provide a **stormwater** management plan for the entire Gabites Block Development Area that covers the following:

1. existing **site** appraisal (location and general information, topography, geotechnical, existing drainage features and **stormwater** infrastructure, receiving **environment**, existing hydrological features, flooding and flowpaths, biodiversity, cultural and heritage **sites**, **contaminated land**);
2. development summary and planning context;
3. identification and incorporation of **mana whenua** values;
4. proposed development:
 - a. location and area;
 - b. purpose of the development;
 - c. **site** layout and urban form;
 - d. **earthworks**;
5. **stormwater** management:
 - a. principles of **stormwater** management;
 - b. proposed **stormwater** management;
 - i. general;
 - ii. **water** quality;
 - iii. **stream** hydrology;
 - iv. flooding - Network Capacity;
 - v. flooding - Habitable Floors;
 - vi. overland flow path and floodplain management;
 - vii. development staging;
 - c. **hydraulic neutrality**;
 - d. asset ownership;
 - e. ongoing **maintenance** requirements;
 - f. implementation of **stormwater** network;
 - g. dependencies;
 - h. risks;
6. departures from regulatory or design codes;
7. conclusion and recommendation.

DEV3-IR-1 Landscape and visual assessment of buildings and structures in hillside area or within the ridgeline overlay

Applications under Rule DEV3-R1 for **buildings** and **structures** in the hilltop area (within the ridgeline protection overlay) or hillside area must provide:

1. A landscape and visual assessment prepared by a suitably qualified landscape architect that sets out the following:
 - a. give effect to the landscape and visual assessment approved in the **subdivision** that created the **allotment** being built on and any conditions of consent including **building** location, fencing and planting;
 - b. avoids unacceptable adverse visual effects on the skyline of the main north-south ridge shown on the Gabites Block Development Area

- Structure Plan in DEV3-APPENDIX-1, when viewed from Maymorn Road or Parkes Line Road;
- c. visibility and similarity with surrounding colours, textures, patterns and forms;
 - d. recessive built forms and finishes;
 - e. **outdoor living spaces** that are well located, accessible and have access to sunlight;
 - f. driveways, manoeuvring and parking areas are visually unobtrusive and designed to minimise **earthworks** where practicable;
 - g. lighting that enhances safety and security without adversely affecting the amenity of other **sites**.

DEV3-ECO- Activities in Gabites Block Natural Areas in the Gabites Block Development Area IR-1

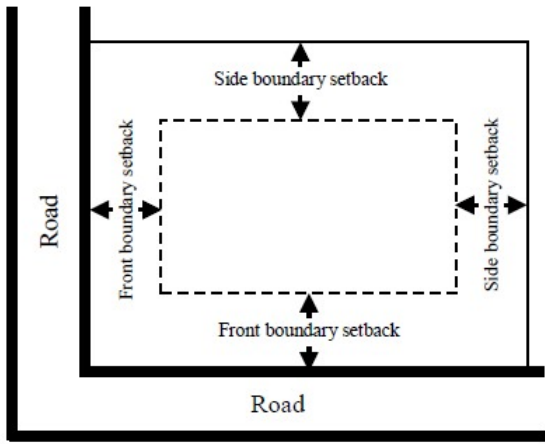
Applications for **activities** in **Gabites Block Natural Areas** must include the following:

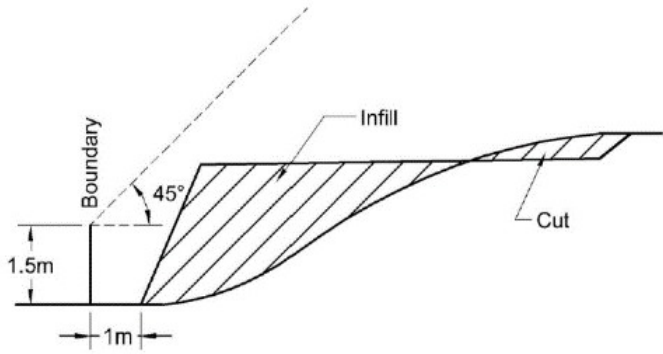
1. An ecological assessment by a suitably qualified ecologist that:
 - a. identifies the biodiversity values and potential effects of the proposal; and
 - b. demonstrates that the **effects** management hierarchy of DEV3-ECO-P2 has been applied.

3.1 Definitions

| Term | Definition |
|---------------------------|--|
| the Act | the Resource Management Act 1991 including any amendments thereto. |
| Abrasive blasting NPS | means the cleaning, smoothing, roughening, cutting or removal of part of the surface of any article by the use, as an abrasive, of a jet of sand, metal, shot or grit or other material propelled by a blast of compressed air or steam or water or by a wheel. |
| Access allotment | any separate allotment, owned in common undivided shares, and used primarily for access to one or more allotments that have no legal frontage. |
| Accessory building NPS | means a detached building, the use of which is accessory/ancillary to the main use of any building, buildings or activity that is or could be lawfully established on the same site. On residential sites, this includes garages, carports, workshops, garden sheds, swimming pools, spa pools and glasshouses that are not used for commercial purposes other than home business. It also includes walls, fences and retaining walls defined as buildings. For the purposes of the Southern Hills Overlay Area, accessory buildings do but does not include any building in the General Residential Zone or Residential Hill Precinct which exceeds 36m ² in floor area and/or 3 metres in height/minor residential unit. (See definition of "building") |
| Active recreation | recreation activities that are active in nature. It includes motorised activities and gun clubs which have an intermittent noise component but excludes all temporary events, such as organised competitive sporting events. |
| Activity | the use of a site including the construction, operation, maintenance, minor upgrading, replacement and refurbishment of buildings, structures, plant and equipment. |
| Allotment NPS | has the same meaning as in section 218 of the RMA (as set out in the box below) 2. In this Act, the term allotment means— a. any parcel of land under the Land Transfer Act 2017 that is a continuous area and whose boundaries are shown separately on a survey plan, whether or not— i. the subdivision shown on the survey plan has been allowed, or subdivision approval has been granted, under another Act; or ii. a subdivision consent for the subdivision shown on the survey plan has been granted under this Act; or b. any parcel of land or building or part of a building that is shown or identified separately— i. on a survey plan; or ii. on a licence within the meaning of subpart 6 of Part 3 of the Land Transfer Act 2017; or c. any unit on a unit plan; or d. any parcel of land not subject to the Land Transfer Act 2017. 3. For the purposes of subsection (2), an allotment that is— a. subject to the Land Transfer Act 2017 and is comprised in 1 record of title or for which 1 record of title could be issued under that Act; or b. not subject to that Act and was acquired by its owner under 1 instrument of conveyance— shall be deemed to be a continuous area of land notwithstanding that part of it is physically separated from any other part by a road or in any other manner whatsoever, unless the division of the allotment into such parts has been allowed by a subdivision consent granted under this Act or by a subdivisional approval under any former enactment relating to the subdivision of land. 4. For the purposes of subsection (2), the balance of any land from which any allotment is being or has been subdivided is deemed to be an allotment. |
| Alteration or addition | in relation to Historic Heritage - means any work on a significant heritage feature which involves the addition, alteration or removal and replacement of walls, windows, ceilings, floors or roofs, either internally or externally. |
| Amenity values NPS | has the same meaning as in section 2 of the RMA (as set out in the box below) means those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes. |
| Ancestral land | Means land that belonged to tipuna/tupuna. |
| Ancillary activity NPS | means an activity that supports and is subsidiary to a primary activity. |
| Anemometer | means a mast and supporting sensors for the purpose of wind resource measurement. This includes guy wires and various meteorological instruments to be erected at varying heights, including: 1. Anemometers to measure the average wind speed, wind gust speeds, turbulence intensity and wind shear; 2. wind vanes to measure wind direction; and other meteorological instruments to measure temperature, air pressure, humidity and rainfall. |
| Antenna | means antenna as defined in the Resource Management (National Environmental Standard for Telecommunications Facilities) Regulations 2008. An antenna does not include: 1. Devices used in amateur radio configurations 2. Devices used only for television reception; and 3. Any other device not otherwise defined above that is less than 1.5m ² in area Advice note: The mountings of any antenna and any radiofrequency equipment or similar device shall not be included in the measurement of area of diameter of each antenna, provided that the radiofrequency unit or similar device is smaller in area or diameter than the antenna itself. Any antenna only need meet the area or diameter measurement, as appropriate to the type of antenna and the measurement is of each individual antenna and is not a cumulative measurement. |
| Aquifer NPS | means a permeable geological formation, group of formations, or part of a formation, beneath the ground, capable of receiving, storing, transmitting and yielding water. |
| Bed NPS | has the same meaning as in section 2 of the RMA (as set out in the box below) a. in relation to any river— i. for the purposes of esplanade reserves, esplanade strips, and subdivision, the space of land which the waters of the river cover at its annual fullest flow without overtopping its banks; ii. in all other cases, the space of land which the waters of the river cover at its fullest flow without overtopping its banks; and b. in relation to any lake, except a lake controlled by artificial means,— |

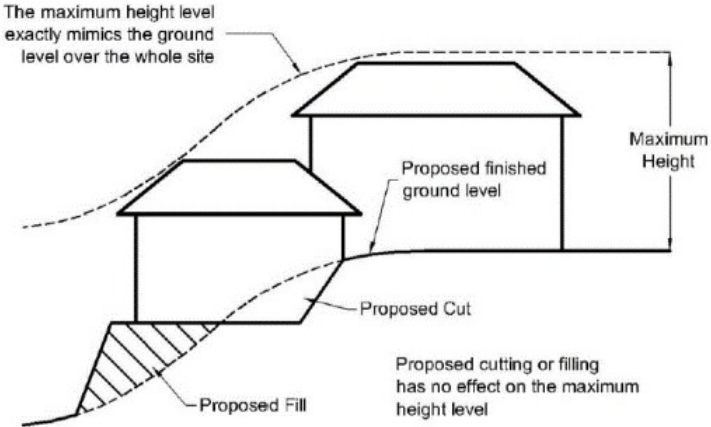
| | |
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| | <ul style="list-style-type: none"> i. for the purposes of esplanade reserves, esplanade strips, and subdivision, the space of land which the waters of the lake cover at its annual highest level without exceeding its margin; ii. in all other cases, the space of land which the waters of the lake cover at its highest level without exceeding its margin; and c. in relation to any lake controlled by artificial means, the space of land which the waters of the lake cover at its maximum permitted operating level; and d. in relation to the sea, the submarine areas covered by the internal waters and the territorial sea. |
| Best practicable option | has the same meaning as in section 2 of the RMA (as set out in the box below) |
| NPS | in relation to a discharge of a contaminant or an emission of noise , means the best method for preventing or minimising the adverse effects on the environment having regard, among other things, to— <ul style="list-style-type: none"> a. the nature of the discharge or emission and the sensitivity of the receiving environment to adverse effects; and b. the financial implications, and the effects on the environment, of that option when compared with other options; and c. the current state of technical knowledge and the likelihood that the option can be successfully applied. |
| Biodiversity offset | means a measurable positive environmental outcome resulting from actions designed to redress the residual adverse effects on biodiversity arising from activities after appropriate avoidance, minimisation, and remediation measures have been applied. The goal of a biodiversity offset is to achieve no net loss, and preferably a net gain, of indigenous biodiversity values. |
| Bore | means any hole drilled or constructed in the ground that is used to: <ul style="list-style-type: none"> a. investigate or monitor conditions below the ground surface; or b. abstract gaseous or liquid substances from the ground; or c. discharge gaseous or liquid substances into the ground; but it excludes test pits, trenches, soak holes and soakage pits. |
| NPS | |
| Boundary | the legal boundary of a site , unless otherwise specified. |
| Boundary adjustment | means a subdivision that alters the existing boundaries between adjoining allotments , without altering the number of allotments . |
| NPS | |
| Building | means a temporary or permanent movable or immovable physical construction that is: <ul style="list-style-type: none"> a. partially or fully roofed; and b. is fixed or located on or in land; but excludes any motorised vehicle or other mode of transport that could be moved under its own power. |
| NPS | |
| Building coverage | means the percentage of the net site area covered by the building footprint . |
| NPS | |
| Building footprint | means, in relation to building coverage , the total area of buildings at ground floor level together with the area of any section of any of those buildings that extends out beyond the ground floor level limits of the building and overhangs the ground. |
| NPS | |
| Building improvement centres | are premises used for the storage, display and sale of goods and materials used in the construction, repair, alteration, improvement and renovation of buildings and includes building supply, electrical supply and plumbing supply centres, building recyclers and home and building display centres. |
| Cabinet | means a box-shaped structure which houses radio and telecommunication equipment, electrical equipment, equipment associated with the continued operation of network utilities and includes single transformers and associated switching gear distributing electricity at a voltage up to, and including, 110KV. |
| Cleanfill area | means an area used exclusively for the disposal of cleanfill material . |
| NPS | |
| Cleanfill material | means virgin excavated natural materials including clay, gravel, sand, soil and rock that are free of: <ul style="list-style-type: none"> a. combustible, putrescible, degradable or leachable components; b. hazardous substances and materials; c. products and materials derived from hazardous waste treatment, stabilisation or disposal practices; d. medical and veterinary wastes, asbestos, and radioactive substances; e. contaminated soil and other contaminated materials; and f. liquid wastes. |
| NPS | |
| Code of Practice for Civil Engineering Works | a document prepared by the Council which sets out performance criteria, standards and procedures for engineering works within Upper Hutt. Read the document: https://www.upperhuttcity.com/Your-Council/Plans-policies-bylaws-and-reports/Code-of-Practice-for-Civil-Engineering-Works |
| Commercial activity | means any activity trading in goods, equipment or services. It includes any ancillary activity to the commercial activity (for example administrative or head offices). |
| NPS | |
| Commercial and mixed use zones | means the following: <ul style="list-style-type: none"> a. <u>City centre zone;</u> b. <u>Town centre zone;</u> c. <u>Local centre zone;</u> d. <u>Neighbourhood centre zone; and</u> e. <u>Mixed use zone.</u> |
| Commercial service activity | means any activity that provides commercial services rather than goods. It includes: <ul style="list-style-type: none"> a. <u>bank;</u> b. <u>commercial indoor fitness centres/gymnasiums/play areas;</u> c. <u>professional and financial services;</u> d. <u>commercial sexual services;</u> e. <u>dry cleaner;</u> f. <u>funeral director premises;</u> g. <u>beauty and appearance industries;</u> h. <u>real estate agent;</u> i. <u>show home;</u> j. <u>travel agent; and</u> k. <u>veterinary clinic.</u> |

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| Community care housing | special care housing used for the rehabilitation or care of any group of persons. |
| Community corrections activity NPS | means the use of land and buildings for non-custodial services for safety, welfare and community purposes, including probation, rehabilitation and reintegration services, assessments, reporting, workshops and programmes, administration, and a meeting point for community works groups. |
| Community facility NPS | means land and buildings used by members of the community for recreational, sporting, cultural, safety, health, welfare, or worship purposes. It includes provision for any ancillary activity that assists with the operation of the community facility . |
| Community scale renewable energy generation | means renewable electricity generation for the purpose of supplying electricity to a whole community which is not connected to the distribution network ('off grid'); or to supplying an immediate neighbourhood in an urban area with some export back into the distribution network . |
| Comprehensive residential development | a residential development of at least three residential units , on a site within the Residential Centres Precinct , at a density greater than the minimum net site area requirement for the General Residential Zone. Note: A Comprehensive Residential Development may include an existing residential unit . |
| Conservation | the maintenance or enhancement of environmental and historic heritage values. |
| Construction and Commissioning activities | in respect of renewable electricity generation activities includes those activities directly involved with the building and operation of a new renewable electricity generation activity . This includes site preparation, earthworks , quarrying, concrete batching, plant construction, road construction and widening, traffic generation, reservoir formation, clearance or inundation of vegetation, but specifically excludes investigative activities such as geological sampling, surveys and geotechnical investigations. Activities associated with "construction and commissioning" includes rapid and temporary population increases and the associated effects on infrastructure and community facilities ; the need to reroute or relocate network utilities and community facilities ; the need to construct new infrastructure including the system of electricity conveyance transmission (including substations) required to convey electricity to the distribution network and/or the national grid as provided for in the definition of ' renewable electricity generation activity '. |
| Contaminant NPS | has the same meaning as in section 2 of the RMA (as set out in the box below) includes any substance (including gases, odorous compounds, liquids, solids, and microorganisms) or energy (excluding noise) or heat, that either by itself or in combination with the same, similar, or other substances, energy, or heat— a. when discharged into water , changes or is likely to change the physical, chemical, or biological condition of water ; or b. when discharged onto or into land or into air, changes or is likely to change the physical, chemical, or biological condition of the land or air onto or into which it is discharged . |
| Contaminated land NPS | has the same meaning as in section 2 of the RMA (as set out in the box below) means 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 . |
| Corner allotment | any site adjoining two or more contiguous roads with two or more contiguous frontages that each comply with the relevant subdivision standard (for the minimum frontage) of a corner allotment in the relevant zone, but excludes any rear allotment .  The diagram illustrates a 'Corner lot' which is a rectangular plot of land situated at the intersection of two roads. The lot is bounded by a solid line. A dashed line inside the lot represents the boundary setbacks. Arrows indicate the setbacks: 'Front boundary setback' from the top and bottom roads, and 'Side boundary setback' from the left and right roads. The roads are labeled 'Road'. |
| Council | the Upper Hutt City Council or any committee, subcommittee or person to whom the Council's powers, duties and discretions have been lawfully delegated. |
| Cultivation NPS | means the alteration or disturbance of land (or any matter constituting the land including soil, clay, sand and rock) for the purpose of sowing, growing or harvesting of pasture or crops. |
| Discharge NPS | has the same meaning as in section 2 of the RMA (as set out in the box below) includes emit, deposit, and allow to escape. |
| Distribution network | for the purpose of the Renewable Energy Chapter (REG), has the same meaning as in the National Policy Statement for Renewable Electricity Generation and means a distributor's lines and associated equipment used for the conveyance of electricity on lines other than lines that are part of the national grid. |
| Distributor | for the purpose of the Renewable Energy Chapter (REG), has the same meaning as in the National Policy Statement for Renewable Electricity Generation and means a business engaged in distribution of electricity. |
| Drain | means any artificial watercourse designed, constructed, or used for the drainage of surface or subsurface water , but excludes artificial watercourses used for the conveyance of water for electricity generation, irrigation, or water supply |

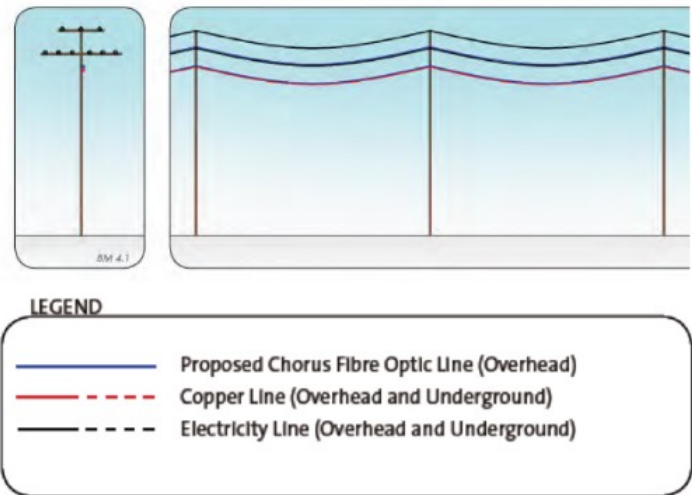
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| NPS | purposes. |
| Drinking water NPS | means water intended to be used for human consumption; and includes water intended to be used for food preparation, utensil washing, and oral or other personal hygiene. |
| Dripline (of a tree) | the shape defined on the ground by a series of vertical lines formed around the outer most extent of the tree, branches and foliage. |
| Drive-through activity | means any activity with a substantial focus on drive-through transactions, including service stations and drive-in or drive-through retail and services outlets and restaurants. |
| Drive-through restaurant | means any land or building on or in which food and beverages are prepared, served and sold to the public inclusive of a facility designed to serve customers in their vehicles, for the consumption on or off the premises and may include an ancillary cafe or playground area. |
| Driveway | means an access way designed and constructed for use by motor vehicles, pedestrians or cyclists. |
| Dry abrasive blasting NPS | means abrasive blasting using materials to which no water has been added. |
| Dust NPS | means all non-combusted solid particulate matter that is suspended in the air, or has settled after being airborne. Dust may be derived from materials including rock, sand, cement, fertiliser , coal, soil, paint, animal products and wood. |
| Dwelling | means residential unit. |
| Early childhood centre | means premises used for the care or education of four or more children under the age of seven, including but not limited to Kindergartens, Playcentres, Kohanga Reo , Licensed Childcare Centres, Day Nurseries and Creches. |
| Earthworks NPS | means the alteration or disturbance of land , including by moving, removing, placing, blading, cutting, contouring, filling or excavation of earth (or any matter constituting the land including soil, clay, sand and rock); but excludes gardening, cultivation , and disturbance of land for the installation of fence posts. |
| Earthworks plane | means a height control plane applied at the ground level at a boundary from a height of 1.5 metres above any point along that boundary and entering the site at an angle of 45°  |
| Ecosystem | a dynamic complex of plant, animal and micro-organism communities and their non-living environment , interacting as a functional unit. |
| Educational facility NPS | means land or buildings used for teaching or training by child care services, schools, or tertiary education services, including any ancillary activities. |
| Effect NPS | has the same meaning as in section 3 of the RMA (as set out in the box below) includes— a. any positive or adverse effect ; and b. any temporary or permanent effect ; and c. any past, present, or future effect ; and d. any cumulative effect which arises over time or in combination with other effects — regardless of the scale, intensity, duration, or frequency of the effect , and also includes— e. any potential effect of high probability; and f. any potential effect of low probability which has a high potential impact. |
| Emergency service facility | means places occupied by organisations that respond to and deal with accidents, emergencies, or urgent problems such as fire, illness, or crime. Includes: a. police, fire and ambulance stations; b. surf lifesaving activities; c. administration related to emergency services; d. storage and maintenance of emergency vehicles and equipment; and e. personnel training. Excludes: f. healthcare activities; g. hospitals; and h. private security companies. |
| Entertainment and hospitality activity | means any activity where the primary business is providing entertainment or hospitality. |
| Entertainment facility | means any commercial facility used for leisure, entertainment or hospitality. It includes: a. cinemas; b. theatres; c. concert venues; d. conference centres; and e. private function facilities. |

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| Entrance strip | has the same meaning as driveway for the purposes of the MDRS height in relation to boundary standard . |
| Environment NPS | has the same meaning as in section 2 of the RMA (as set out in the box below) includes— a. ecosystems and their constituent parts, including people and communities; and b. all natural and physical resources ; and c. amenity values ; and d. the social, economic, aesthetic, and cultural conditions which affect the matters stated in paragraphs (a) to (c) or which are affected by those matters. |
| Erosion Hazard Area | the area identified within the District Plan (Part 5) Hazard Maps that are at risk from erosion caused by the flood hazard. |
| Esplanade reserve NPS | has the same meaning as in section 2 of the RMA (as set out in the box below) means a reserve within the meaning of the Reserves Act 1977— a. which is either— i. a local purpose reserve within the meaning of section 23 of that Act, if vested in the territorial authority under section 239; or ii. a reserve vested in the Crown or a regional council under section 237D; and b. which is vested in the territorial authority , regional council, or the Crown for a purpose or purposes set out in section 229. |
| Esplanade strip NPS | has the same meaning as in section 2 of the RMA (as set out in the box below) means a strip of land created by the registration of an instrument in accordance with section 232 for a purpose or purposes set out in section 229. |
| Event overnighting | is the sleeping in a tent, caravan, campervan or other related means on a site not typically used for this purpose, and is directly related to a temporary event . |
| Event staff | Staff involved in the daily operation of a temporary event . |
| External sound insulation level | External sound insulation level means the standardised level difference (outdoor to indoor) and is a measure of the airborne sound insulation provided by the external building envelope (including windows, walls, ceilings and floors where appropriate) using insulation spectrum No.2 (A-weighted traffic noise spectrum) described in units of D2m,nT,w + Ctr as defined in the following Standard: ISO 717-1:2013 Acoustics - Rating of sound insulation in buildings and of building elements - Part 1: Airborne sound. The term " external sound insulation level " is used in this Plan primarily as a calculated value to demonstrate compliance with the stated minimum standard of acoustic isolation against sounds arising from outside the building . If field testing of built structures is employed to verify predictions, these tests shall be carried out using <i>ISO 140-5:1998 Acoustics - Measurement Of Sound Insulation In Buildings And Of Building Elements, Part 5: Field Measurements Of Airborne Sound Insulation Of Façade Elements And Facades</i> . |
| Family flat | a self-contained residential unit no more than 55m ² in floor area, on the same property and in the same ownership as the principal residential unit (and not leased to another party), for the purpose of providing ancillary accommodation. Note: For clarity, a family flat which exceeds the 55m ² limit will be considered as a residential unit and will be assessed against the appropriate rules. |
| Farming activity | an activity with the primary purpose of commercially producing livestock or vegetative matter. It includes horticulture but does not include forestry , veterinary hospitals, boarding kennels, catteries, aviaries or farm products processing industries. It also includes the sale of goods produced on the site , except where sale takes place via access to a State Highway. |
| Fertiliser NPS | means a substance or biological compound or mix of substances or biological compounds in solid or liquid form, that is described as, or held out to be suitable for, sustaining or increasing the growth, productivity or quality of soils, plants or, indirectly, animals through the application to plants or soil of any of the following: a. nitrogen, phosphorus, potassium, sulphur, magnesium, calcium, chlorine, and sodium as major nutrients; or b. manganese, iron, zinc, copper, boron, cobalt, molybdenum, iodine, and selenium as minor nutrients; or c. fertiliser additives to facilitate the uptake and use of nutrients; or d. non-nutrient attributes of the materials used in fertiliser . It does not include livestock effluent, human effluent, substances containing pathogens, or substances that are plant growth regulators that modify the physiological functions of plants. |
| Finished Floor Level | in relation to flood inundation the height as measured to the underside of the floor joists for wooden structures or to the bottom of a concrete slab |
| Flood Hazard Extent | the area identified within the District Plan (Part 5) Hazard Maps. This identifies the area: • susceptible to the average flood return interval of 100 years (1 in 100-year flood), incorporating climate change to 2090 and freeboard; but, Excludes land within that area where the flood depth is not anticipated to exceed 100mm. |
| Flood mitigation works | work undertaken by local and regional authorities such as Greater Wellington Regional Council and Upper Hutt City Council or their nominated contractors where the primary purpose is to improve the ability and capacity of a stream or river to convey flood flows or reduce flooding across land , often in accordance with a relevant adopted Floodplain Management Plan. |
| Food and beverage activity | means any activity where the primary business is selling food or beverages for immediate consumption on or off-site. It includes: a. restaurants ; b. cafes ; c. bars ; d. taverns ; and e. take-away food bars It excludes: f. retail activities ; g. supermarkets ; and h. drive-through restaurants . |
| Forestry | the management of forests for: • Soil conservation . • Forest protection. • Regulation of water . • Production of timber or other forest products. |

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| | <ul style="list-style-type: none"> Recreational, aesthetic or scientific purposes. <p>It does not include forest products industries or on-site milling.</p> |
| Freshwater | has the same meaning as fresh water in section 2 of the RMA (as set out in the box below) |
| NPS | means all water except coastal water and geothermal water . |
| Front allotment | <p>any site abutting a road that complies with the relevant subdivision standard (for the minimum frontage) of a front allotment in the relevant zone, but excludes any rear allotment or corner allotment.</p> <p style="text-align: center;">Front lot</p> |
| Functional need | means the need for a proposal or activity to traverse, locate or operate in a particular environment because the activity can only occur in that environment . |
| NPS | |
| Gabites Block Natural Area | means an area of significant indigenous vegetation or significant habitat of indigenous fauna that meets the criteria in Policy 23 of the Regional Policy Statement for the Wellington Region and identified in DEV3-ECO-APPENDIX1. It excludes wetlands and other waterbodies . |
| Gabites Block Rail Corridor Buffer Area | means an area in the Station Flats Area identified on the Gabites Block Development Area Structure Plan in DEV3-APPENDIX1. The area runs approximately parallel to the Wellington to Woodville rail corridor measured as a distance of 50m from the boundary of the railway corridor designation. |
| Gang fortification | any building or site which is used by groups for accommodation as a base or headquarters, and which is typified by high fencing and other fortification. |
| Garden centre | any land and/or buildings used principally for the storage, display and sale of shrubs, plants, seedlings, and associated home garden supplies. |
| General residential zone | <u>means the areas identified as General Residential Zone on the Planning Maps.</u> |
| General title land (in relation to Papakāinga) | <u>means land that is owned by Māori but which is not held under Te Ture Whenua Māori Act 1993.</u> |
| Green infrastructure | means a natural or semi-natural area, feature or process, including engineered systems that mimic natural processes, which are planned or managed to: <ul style="list-style-type: none"> a. provide for aspects of ecosystem health or resilience, such as maintaining or improving the quality of water, air or soil, and habitats to promote biodiversity; and b. provide services to people and communities, such as stormwater or flood management or climate change adaptation. |
| NPS | |
| Greywater | means liquid waste from domestic sources including sinks, basins, baths, showers and similar fixtures, but does not include sewage , or industrial and trade waste . |
| NPS | |
| Gross floor area | means the sum of the total area of all floors of a building or buildings (including any void area in each of those floors, such as service shafts, liftwells or stairwells), measured: <ul style="list-style-type: none"> a. where there are exterior walls, from the exterior faces of those exterior walls; b. where there are walls separating two buildings, from the centre lines of the walls separating the two buildings; c. where a wall or walls are lacking (for example, a mezzanine floor) and the edge of the floor is discernible, from the edge of the floor. |
| NPS | |
| Ground level | means: <ul style="list-style-type: none"> a. the actual finished surface level of the ground after the most recent subdivision that created at least one additional allotment was completed (when the record of title is created); b. if the ground level cannot be identified under paragraph (a), the existing surface level of the ground; c. if, in any case under paragraph (a) or (b), a retaining wall or retaining structure is located on the boundary, the level on the exterior surface of the retaining wall or retaining structure where it intersects the boundary. |
| NPS | |
| Groundwater | means water occupying openings, cavities, or spaces in soils or rocks beneath the surface of the ground. |
| NPS | |
| Habitable building | any building where people live, work or may assemble, but does not include buildings associated with the storage or use of dangerous goods on the site . |
| Habitable room | means any room used for the purposes of teaching or used as a living room, dining room, sitting room, bedroom, office or other room specified in the Plan to be a similarly occupied room. |
| NPS | |
| Hazardous substance | has the same meaning as in section 2 of the RMA (as set out in the box below) |
| NPS | includes, but is not limited to, any substance defined in section 2 of the Hazardous Substances and New Organisms Act 1996 as a hazardous substance . The Hazardous Substances and New Organisms Act 1996 defines hazardous |

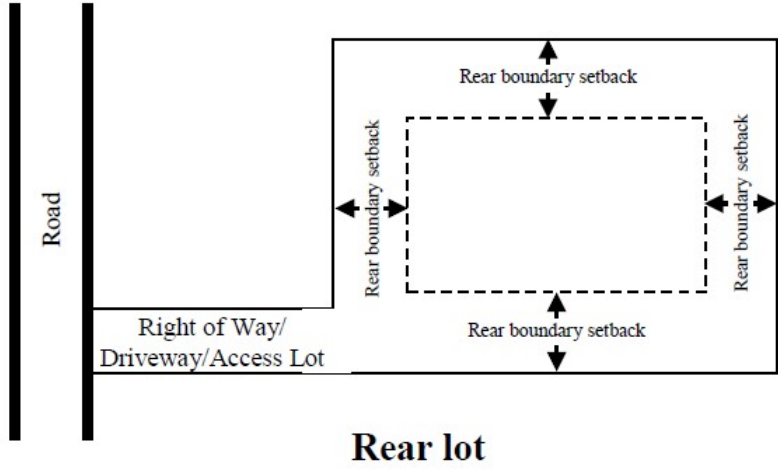
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| | <p>substances as meaning, unless expressly provided otherwise by regulations or an EPA notice, any substance—</p> <ol style="list-style-type: none"> with 1 or more of the following intrinsic properties: <ol style="list-style-type: none"> explosiveness; flammability; a capacity to oxidise; corrosiveness; toxicity (including chronic toxicity); ecotoxicity, with or without bioaccumulation; or 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 the properties specified in paragraph (a). |
| Health and safety sign | <p>A sign affixed to a structure or building for the sole purpose of providing a health and safety warning or identifying hazardous substances that is required by legislation or the regulations made under those Acts. This includes but is not limited to the Health and Safety at Work Act 2015 and the Hazardous Substances and New Organisms Act 1996. A health and safety sign excludes any additional advertising or content not required by the relevant legislation (which would be assessed as a 'sign' and those provisions would apply) and is not directly illuminated, digital or contains changing content.</p> |
| Healthcare activity | <p>means the use of land and/or buildings for providing physical or mental health or welfare services, including:</p> <ol style="list-style-type: none"> medical practitioners; dentists and dental technicians; opticians; physiotherapists; medical social workers and counsellors; midwives; paramedical practitioners; alternative therapists; providers of health and wellbeing services; diagnostic laboratories; and ancillary office activities; <p>but excluding hospitals.</p> |
| Height NPS | <p>means the vertical distance between a specified reference point and the highest part of any feature, structure or building above that point.</p>  |
| Height in relation to boundary NPS | <p>means the height of a structure, building or feature, relative to its distance from either the boundary of a:</p> <ol style="list-style-type: none"> site; or another specified reference point. |
| High density residential zone | <p>means the areas identified as high density residential zone on the Planning Maps.</p> |
| Historic heritage NPS | <p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <ol style="list-style-type: none"> means those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, deriving from any of the following qualities: <ol style="list-style-type: none"> archaeological; architectural; cultural; historic; scientific; technological; and includes— <ol style="list-style-type: none"> historic sites, structures, places, and areas; and archaeological sites; and sites of significance to Māori, including wāhi tapu; and surroundings associated with the natural and physical resources. |
| Home business NPS | <p>means a commercial activity that is:</p> <ol style="list-style-type: none"> undertaken or operated by at least one resident of the site; and incidental to the use of the site for a residential activity. |
| Hydraulic neutrality | <p>the principle of means managing stormwater runoff from all new hotments subdivision or and development areas through either on-site disposal or stored on-site and storage, so that stormwater is released from the site at a rate that does not exceed the pre-development peak stormwater runoff when compared to for the pre-development or subdivision situation 10% and 1% rainfall Annual Exceedance Probability event.</p> |
| Impervious surface | <p>means a surface which prevents or significantly constrains the soakage or filtration of water into the ground. It includes:</p> <ol style="list-style-type: none"> Roofs; Paved areas including driveways and sealed or compacted metal parking areas and patios; Tennis or netball courts; Sealed and compacted—metal roads; |

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| | <p>e. Engineered layers such as compacted clay.</p> <p>It excludes:</p> <p>f. Grass or bush areas;</p> <p>g. Gardens and other landscape areas;</p> <p>h. Permeable artificial surfaces, fields or lawns;</p> <p>i. Slatted decks;</p> <p>k. Swimming pools, ponds and dammed water; and</p> <p>l. Rain tanks.</p> |
| Indigenous biodiversity precinct | <u>means the areas identified on the Maps as Precinct 1 - Indigenous Biodiversity Precinct.</u> |
| Indigenous vegetation | a plant community of any species or genetic variants of plants found naturally in New Zealand. |
| Indigenous Vegetation clearance | <p>the removal, damage or destruction of indigenous vegetation, but excluding where such work is undertaken solely in relation to any one or more of the following:</p> <ul style="list-style-type: none"> • Clearance of diseased, dead or dying vegetation; • Clearance undertaken for the purpose of flood control undertaken or approved by local authorities; • Clearance where necessary to maintain or restore existing essential services or for emergency work to avoid injury to persons or damage to property; • Clearance of regenerating vegetation under the canopy of a plantation forest; • Clearance of indigenous vegetation that has been planted and managed specifically for the purposes of harvesting. |
| Industrial activity NPS | means an activity that manufactures, fabricates, processes, packages, distributes, repairs, stores, or disposes of materials (including raw, processed, or partly processed materials) or goods. It includes any ancillary activity to the industrial activity . |
| Industrial and trade waste NPS | means liquid waste, with or without matter in suspension, from the receipt, manufacture or processing of materials as part of a commercial, industrial or trade process, but excludes sewage and greywater . |
| Intensive animal Farming | any farming operation where animals are kept and/or fed in a building or outdoor enclosures, where the stocking density precludes the maintenance of pasture or vegetative ground cover. |
| Intensive indoor primary production NPS | means primary production activities that principally occur within buildings and involve growing fungi, or keeping or rearing livestock (excluding calf-rearing for a specified time period) or poultry. |
| Iwi Authority | <u>means the same as in the Resource Management Act 1991.</u> |
| Kaitiakitanga | has the same meaning provided in section 2 of the Resource Management Act 1991. |
| Kohanga reo | premises where pre-school children are taught and cared for in accordance with tikanga Maori (Maori customs). |
| LA90 NPS | has the same meaning as the 'Background sound level' in New Zealand Standard 6801:2008 Acoustics — Measurement of Environmental Sound. |
| LAEQ NPS | has the same meaning as 'time-average A-weighted sound pressure level' in New Zealand Standard 6801:2008 Acoustics - Measurement of Environmental Sound. |
| LAF(MAX) NPS | has the same meaning as the 'maximum A-frequency weighted, F-time weighted sound pressure level' in New Zealand Standard 6801:2008 Acoustics — Measurement Of Environmental Sound. |
| Lake NPS | <p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <p>means a body of fresh water which is entirely or nearly surrounded by land.</p> |
| Land NPS | <p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <p>a. includes land covered by water and the airspace above land; and</p> <p>b. in a national environmental standard dealing with a regional council function under section 30 or a regional rule, does not include the bed of a lake or river; and</p> <p>c. in a national environmental standard dealing with a territorial authority function under section 31 or a district rule, includes the surface of water in a lake or river.</p> |
| Land disturbance NPS | means the alteration or disturbance of land (or any matter constituting the land including soil, clay, sand and rock) that does not permanently alter the profile, contour or height of the land . |
| Landfill NPS | means an area used for, or previously used for, the disposal of solid waste. It excludes cleanfill areas . |
| Landscaping | the provision of tree and shrub planting, and may include ancillary lawn, rocks, paved areas or amenity features. |
| Large format retail | <u>is means any individual retail activity with a retail activity store or activities, located within a standalone building or complex of buildings, where the individual tenancy exceeding 500m² gross floor area of each retail activity is no less than 750m².</u> |
| LDN NPS | has the same meaning as the 'Day night level, or day-night average sound level' in New Zealand Standard 6801:2008 Acoustics — Measurement of Environmental Sound. |
| Light industrial activity | <u>means industrial activity that does not involve the use of heavy machinery and does not generate objectionable odour, dust or noise.</u> |
| Line | means 'line' as defined in Section 5 of the Telecommunications Act 2001 or Section 2 of the Electricity Act 1992. |
| Loading | the loading and unloading of a vehicle including adjusting, covering or tying its load. |
| LPEAK NPS | has the same meaning as 'Peak sound pressure level' in New Zealand Standard 6801:2008 Acoustics — Measurement of Environmental Sound. |
| Maintenance | as it applies to network utilities , means the replacement, repair or renewal of existing network utilities and where the effects of that utility remain the same or similar in character, intensity and scale, and excludes ' minor upgrading ' and ' upgrading '. |

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| Mana whenua | has the same meaning as in section 2 of the RMA : means customary authority exercised by an iwi or hapū in an identified area. |
| Marae | customarily means the open space in front of a meeting house upon which various ceremonial occasions are centred, but for the purpose of the District Plan a marae also consists of a Maori meeting house and/or hall together with the associated area of open ground. |
| Mast | any pole, tower or similar structure which is fixed to the ground specifically designed to carry an antenna to facilitate the transmission of telecommunication and radiocommunication signals. |
| Medium density residential standards (MDRS) | <u>means the requirements, conditions and permissions set out in Schedule 3A of the Resource Management Act 1991.</u> |
| Minor above ground line | means a line that provides an above ground connection to a site , including any connection to a building within that site , from an existing or permitted new above ground line provided that no more than one new support structure is required for that connection. |
| Minor residential unit NPS | means a self-contained residential unit that is ancillary to the principal residential unit , and is held in common ownership with the principal residential unit on the same site . |
| Minor structures | means any structure of less than 5m ² in area with a height of less than 1.2m. <ul style="list-style-type: none"> • Any fence or wall with a height of less than 2m. • Any retaining wall with a height of less than 1.5m above the finished ground level. • Any tank or pool, and any structural support: <ul style="list-style-type: none"> ◦ Which has a capacity of less than 25,000 litres and is supported directly by the ground. ◦ Which has a capacity of less than 2,000 litres and is supported at a height of less than 2.0 metres from the base of its structure. ◦ Which has a capacity of less than 500 litres and is supported at a height of less than 4.0 metres from the base of its supporting structure. ◦ <u>Any non-enclosed and uncovered decks with a height of 1.0m or less above ground level.</u> |
| Minor upgrading | <p>means an increase in the carrying capacity, efficiency or security of electricity and telecommunication lines, which utilise the existing or replacement support structures and includes:</p> <ol style="list-style-type: none"> 1. The re-conductoring of the line with higher capacity conductors; and 2. The re-sagging of conductors; and 3. The addition of longer and more efficient insulators; and 4. A support structure replacement within 5 metres of the support structure that is to be replaced; and 5. The addition of earthwires, which may contain telecommunication lines, earthpeaks and lightning rods; and 6. The addition of electrical or telecommunication fittings; and 7. Support structure replacement in the same location or within the existing alignment of the transmission line corridor; and 8. The replacement of existing cross arms, including with cross arms of an alternative design; and 9. An increase in tower height to achieve compliance with the clearance distances specified in NZECP34:2001; and 10. An increase in the height of replacement poles in the road reserve by a maximum of 1m, for the purpose of achieving road controlling authority clearance requirements, provided the permitted height in Rule 30.4 is not exceeded; 11. An increase in voltage of electricity lines from 11kV to no more than 33kV and 12. The addition of a new overhead telecommunication fibre optic line provided that: <ol style="list-style-type: none"> i. the maximum number of fibre optic lines on existing support structures does not exceed two lines; ii. the diameter of new fibre optic lines does not exceed 25mm; and iii. the location of the new fibre optic line is consistent with the following figure <p>Figure 1: Location of new fibre optic line</p>  <p>LEGEND</p> <ul style="list-style-type: none"> — Proposed Chorus Fibre Optic Line (Overhead) - - - Copper Line (Overhead and Underground) - - - Electricity Line (Overhead and Underground) <p>Minor upgrading shall not include:</p> <ol style="list-style-type: none"> i. Any increase in the voltage of the line unless the line was originally constructed to operate at the higher voltage but has been operating at a reduced voltage, or ii. Any increase in any individual wire, cable, or other similar conductor to a diameter that exceeds 35mm, or iii. The bundling together of any wire, cable, or other similar conductor so that the bundle exceeds 43mm in diameter, or iv. The bundling together of any wire, cable, or other similar conductor so that the bundle exceeds 43mm in diameter, or v. The addition of any new circuits, lines or utility structures, where this results in an increase in the number of circuits, lines or utility structures except as provided for in (12) above. <p>Note: The Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009 applies to the existing National Grid, transmission lines that were operational, or able to be operated, on 14 January 2010.</p> |
| Motor vehicle wrecking | any land and/or building used for the dismantling and storage of wrecked motor vehicles for private or commercial purposes. |
| Nationally significant infrastructure | <u>means the same as in the National Policy Statement on Urban Development 2020.</u> |

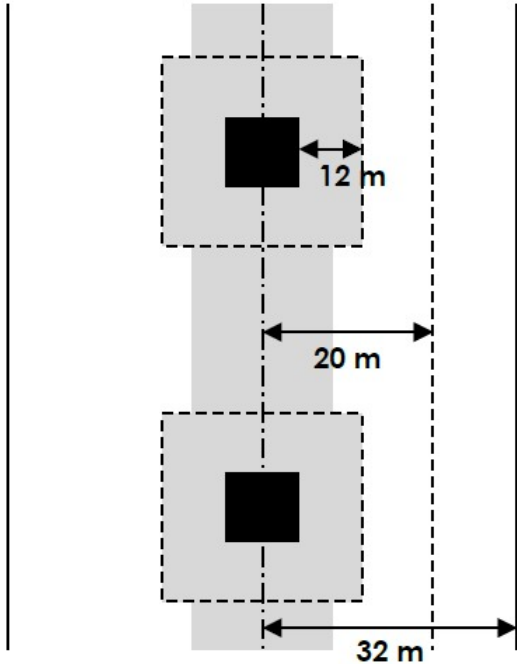
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| Natural and physical resources | has the same meaning as in section 2 of the RMA (as set out in the box below) |
| NPS | Includes land, water , air, soil, minerals, and energy, all forms of plants and animals (whether native to New Zealand or introduced), and all structures . |
| Natural hazard | has the same meaning as in section 2 of the RMA (as set out in the box below) |
| NPS | means any atmospheric or earth or water related occurrence (including earthquake, tsunami, erosion, volcanic and geothermal activity , landslip, subsidence, sedimentation, wind, drought, fire, or flooding) the action of which adversely affects or may adversely affect human life, property , or other aspects of the environment . |
| Net floor area | means the sum of any gross floor area ; and |
| NPS | <p>a. includes:</p> <ul style="list-style-type: none"> i. both freehold and leased areas; and ii. any stock storage or preparation areas; but <p>b. excludes:</p> <ul style="list-style-type: none"> i. void areas such as liftwells and stair wells, including landing areas; ii. shared corridors and mall common spaces; iii. entrances, lobbies and plant areas within a building; iv. open or roofed outdoor areas, and external balconies, decks, porches and terraces; v. off street loading areas; vi. building service rooms; vii. parking areas and basement areas used for parking, manoeuvring and access; and viii. non-habitable floor spaces in rooftop structures. |
| Net site area | means the total area of the site, but excludes: |
| NPS | <ul style="list-style-type: none"> a. any part of the site that provides legal access to another site; b. any part of a rear site that provides legal access to that site; c. any part of the site subject to a designation that may be taken or acquired under the Public Works Act 1981. |
| Network utility | means any activity undertaken by a network utility operator as defined in s166 of the RMA, relating to: <ol style="list-style-type: none"> 1. Distribution or transmission by pipeline of natural or manufactured gas, petroleum, biofuel or geothermal energy, or 2. Telecommunication as defined in section 5 of the Telecommunications Act 2001; or radiocommunications as defined in section (2)(1) of the Radiocommunications Act 1989, or 3. works as defined in section 2 of the Electricity Act 1992 for the conveyancing of electricity, or 4. The distribution of water for supply including irrigation, or 5. Sewerage or drainage reticulation, or 6. Construction and operation of roads and railway lines, or 7. The operation of an airport as defined by the Airport Authorities Act 1966, or 8. the provision of any approach control service within the meaning of the Civil Aviation Act 1990, or 9. Undertaking a project or work described as a 'network utility operation' by regulations made under the Resource Management Act 1991 and includes: <ul style="list-style-type: none"> ◦ Lighthouses, navigation aids, beacons, signal and trig stations and natural hazard emergency warning devices, ◦ Meteorological services, ◦ all associated structures; and ◦ regionally significant network utilities |
| Network utility operator | has the same meaning as in s166 of the RMA (as set out in the box below) |
| NPS | means a person who— <ol style="list-style-type: none"> a. undertakes or proposes to undertake the distribution or transmission by pipeline of natural or manufactured gas, petroleum, biofuel, or geothermal energy; or b. operates or proposes to operate a network for the purpose of— <ol style="list-style-type: none"> i. telecommunication as defined in section 5 of the Telecommunications Act 2001; or ii. radiocommunication as defined in section 2(1) of the Radiocommunications Act 1989; or c. is an electricity operator or electricity distributor as defined in section 2 of the Electricity Act 1992 for the purpose of line function services as defined in that section; or d. undertakes or proposes to undertake the distribution of water for supply (including irrigation); or e. undertakes or proposes to undertake a drainage or sewerage system; or f. constructs, operates, or proposes to construct or operate, a road or railway line; or g. is an airport authority as defined by the Airport Authorities Act 1966 for the purposes of operating an airport as defined by that Act; or h. is a provider of any approach control service within the meaning of the Civil Aviation Act 1990; or i. undertakes or proposes to undertake a project or work prescribed as a network utility operation for the purposes of this definition by regulations made under this Act,— <p>and the words network utility operation have a corresponding meaning.</p> |
| Network utility structure | means any structure associated with a network utility and includes, but is not limited to, pipes, valves, meters, regulator stations, support poles and towers for lines, transformers (other than pole mounted transformers), substations (other than overhead substations), compressor stations, pumping stations, navigational aids, meteorological installations, containers, cabinets , and similar structures . It does not include lines, antennas and masts . |
| Noise | has the same meaning as in section 2 of the RMA (as set out in the box below) |
| NPS | includes vibration. |
| Noise rating level | means a derived noise level used for comparison with a noise limit. |
| NPS | |
| Notional boundary | means a line 20 metres from any side of a residential unit or other building used for a noise sensitive activity , or the legal boundary where this is closer to such a building . |
| NPS | |
| Office activity | means an activity conducted within a building and focusing on business, government, professional or financial services and includes the personal service elements of these activities. |
| Official sign | means all signs required or provided for under any statute or regulation, or are otherwise related to aspects of public safety. |
| NPS | |
| Operational need | means the need for a proposal or activity to traverse, locate or operate in a particular environment because of technical, logistical or operational characteristics or constraints. |
| NPS | |

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| Organised fireworks display | The public display of fireworks conducted by a suitably qualified person. |
| Outdoor living space NPS | means an area of open space for the use of the occupants of the residential unit or units to which the space is allocated. |
| Overflow path | the area defined on the District Plan Part 5 Hazard Maps. The overflow paths are areas identified as conveying moving flood water across land during a flood event and may be fast and/or deep. |
| Papakāinga | <u>means housing and ancillary activities (including social, cultural, educational, recreational, and commercial activities) for tangata whenua on their ancestral land.</u> |
| Partial or total demolition | in relation to Historic Heritage - means the removal, destruction or taking down of any significant historic heritage feature, either in total or in part, except, in the case of a building , where permitted for " repair or maintenance " or within the definition of " addition or alteration ." |
| Passenger car unit (PCU) | <u>means the conversion of different types of vehicles into their equivalent passenger cars in terms of operating characteristics. A car or other light vehicle is 1 PCU, while a heavy vehicle or bus is 2.0 PCU. A car entering and leaving a site generates 2 PCU, while a heavy vehicle or bus generates 4 PCU.</u> |
| Passive recreation | comprises all forms of informal recreational activity that are passive in nature, including the use of walkways, bridle paths and picnic areas, swimming and fishing activities , cycling and outdoor education. It excludes facilities for organised, competitive sports. |
| Peak particle velocity NPS | means, to the extent used for the assessment of the risk of structural damage to a fixed structure , the instantaneous maximum velocity reached by a vibrating surface as it oscillates about its normal position. |
| Pinehaven Catchment Overlay | the area encompassing the upper sub-catchments of the Pinehaven stream catchment. |
| Places of assembly | land and/or buildings used for the public and/or private assembly of people primarily for worship, religious, educational, recreational, social and cultural purposes. This definition includes marae , churches and associated halls and grounds. |
| Ponding area | the area defined on the District Plan Part 5 Hazard Maps comprising areas of still, shallow or slow moving water during a flood event. |
| Primary production NPS | means: a. any aquaculture, agricultural, pastoral, horticultural, mining, quarrying or forestry activities ; and b. includes initial processing, as an ancillary activity , of commodities that result from the listed activities in a); c. includes any land and buildings used for the production of the commodities from a) and used for the initial processing of the commodities in b); but d. excludes further processing of those commodities into a different product. |
| Property | all of that land held in one ownership |
| Public street | <u>has the same meaning as road with respect to the Outlook Space (per residential unit standard).</u> |
| Qualifying matter | <u>means a matter referred to in section 771 or 770 of the RMA.</u> |
| Qualifying matter area | <u>Means a qualifying matter listed below:</u> a. flood hazard extents identified on the Planning Maps comprising the: i. River Corridor ; ii. Stream Corridor ; iii. Overflow Path ; and iv. Erosion Hazard Area ; b. Ponding areas ; c. Pinehaven Flood Hazard Extent ; d. Mangaroa Flood Hazard Extent ; e. 1% (1 in 100 year) flood extent of the Hutt River ; f. Fault band identified on the Planning Maps; g. Significant Heritage Features listed in Schedule HH-SCHED1; h. Notable Trees listed in TREE-SCHED1; i. Urban Tree Groups listed in UTG-SCHED1; j. Indigenous vegetation that is not on an Urban Environment Allotment ; k. Rare or Threatened Indigenous Vegetation and Fauna in ECO-SCHED-2 where not on an Urban Environment Allotment ; l. The areas within 20 metres of the bank of any waterbody with an average width of 3 metres or more ; m. The widths specified for esplanade reserves and esplanade strips in SUB-GEN-S1; n. The areas within 20 metres of a high voltage (110kV or greater) electricity transmission line ; o. The areas within 12-32m of a high voltage (110kV or greater) electricity transmission line ; p. The Open Space Zone as identified on the Planning Maps ; q. The Natural Open Space Zone as identified on the Planning Maps ; r. The Sport and Active Recreation Zone as identified on the Planning Maps . |
| Quarry NPS | means a location or area used for the permanent removal and extraction of aggregates (clay, silt, rock or sand). It includes the area of aggregate resource and surrounding land associated with the operation of a quarry and which is used for quarrying activities . |
| Quarrying activities NPS | means the extraction, processing (including crushing, screening, washing, and blending), transport, storage, sale and recycling of aggregates (clay, silt, rock, sand), the deposition of overburden material, rehabilitation, landscaping and cleanfilling of the quarry , and the use of land and accessory buildings for offices, workshops and car parking areas associated with the operation of the quarry . |
| Raft NPS | has the same meaning as in section 2 of the RMA (as set out in the box below) means any moored floating platform which is not self-propelled; and includes platforms that provide buoyancy support for the surfaces on which fish or marine vegetation are cultivated or for any cage or other device used to contain or restrain fish or marine vegetation; but does not include booms situated on lakes subject to artificial control which have been installed to ensure the safe operation of electricity generating facilities. |

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| Rear allotment | <p>any site situated generally to the rear of another site, which does not comply with the relevant subdivision standard (for the minimum frontage) for a front or corner allotment in the relevant zone. It also includes any site, the net site area of which is accessed from a road by an access strip (i.e. right of way, access leg or access allotment) that is less than the relevant subdivision standard (for the minimum frontage) for a front or corner allotment.</p>  <p>The diagram illustrates a 'Rear lot' situated behind a 'Road'. A 'Right of Way/ Driveway/ Access Lot' provides access from the road to the rear lot. The rear lot is bounded by a dashed line representing its boundary. Arrows indicate 'Rear boundary setback' on all four sides of the lot. The road is shown as a vertical strip on the left side of the diagram.</p> |
| Regional park | <p>land which is managed and administered by the Wellington Regional Council in accordance with a Regional Park management plan.</p> |
| Regionally significant network utilities | <p>includes:</p> <ul style="list-style-type: none"> • pipelines for the distribution or transmission of natural or manufactured gas or petroleum • the National Grid, as defined by the National Policy Statement on Electricity Transmission • facilities for the generation and transmission of electricity where it is supplied to the network, as defined by the Electricity Governance Rules 2003 • the local authority water supply network and water treatment plants • the local authority wastewater and stormwater networks, systems and wastewater treatment plants <p>the Strategic Transport Network, detailed in Appendix 1 to the Wellington Regional Land Transport Strategy 2010-2040</p> |
| Relevant residential zone | <p><u>means the general residential zone and the high density residential zone.</u></p> |
| Relocated building | <p>any building or other structure, over two years old or which has been occupied for more than two years, which is intended to be removed and re-erected on another site.</p> |
| Renewable electricity generation | <p>means generation of electricity from solar, wind, hydro, geothermal, biomass, tidal, wave, or ocean current sources.</p> |
| Renewable electricity generation activities | <p>has the same meaning as under the National Policy Statement for Renewable Electricity Generation and means the construction, operation and maintenance of structures associated with renewable electricity generation. This includes small and community-scale distributed renewable generation activities and the system of electricity conveyance required to convey electricity to the distribution network and/or the national grid and electricity storage technologies associated with renewable electricity.</p> |
| Renewable energy | <p>is defined in section 2 of the Resource Management Act 1991</p> |
| Repair or maintenance | <p>in relation to Historic Heritage - means any repair of a structural element of a significant historic heritage feature (including the facade, exterior wall, roof and internal load bearing walls), using building materials similar to the existing ones.</p> |
| Residential activity <i>NPS</i> | <p>means the use of land and building(s) for people's living accommodation.</p> |
| Residential Centres Precinct | <p><u>an area identified on the planning maps as Residential Centres Precinct.</u></p> |
| Residential unit <i>NPS</i> | <p>means a building(s) or part of a building that is used for a residential activity exclusively by one household, and must include sleeping, cooking, bathing and toilet facilities.</p> |
| Rest home | <p>any nursing or convalescent home for aged and infirm persons or similar facility.</p> |
| Restaurants | <p>the use of land and/or buildings for the sale of food, mainly prepared on the premises, to the public. The food may be consumed on or off the premises. Cafes, coffee bars and take away food places are included. The premises may or may not be licensed under the Sale of Liquor Act.</p> |
| Retail | <p><u>refers to any means land, building or part of a building activities where goods, merchandise, equipment or services are sold, displayed or offered for sale or direct hire to the public. The definition does not include the sale and hire of motor vehicles, boats, caravans, motor homes and accessories and motor vehicle spare parts, home business, restaurants or service stations.</u></p> |
| Retirement village <i>NPS</i> | <p>means a managed comprehensive residential complex or facilities used to provide residential accommodation for people who are retired and any spouses or partners of such people. It may also include any of the following for residents within the complex: recreation, leisure, supported residential care, welfare and medical facilities (inclusive of hospital care) and other non-residential activities.</p> |
| Reverse sensitivity | <p>means the vulnerability of an existing lawfully established activity to other activities in the vicinity which are sensitive to adverse environmental effects that may be generated by such existing activity, thereby creating the potential for the operation of such existing activity to be constrained.</p> |
| Reverse sensitivity | <p><u>means the vulnerability of an existing lawfully established activity to other activities in the vicinity which are sensitive to adverse environmental effects that may be generated by such existing activity, thereby creating the potential for the operation of such existing activity to be constrained.</u></p> |
| River | <p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> |

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| NPS | means a continually or intermittently flowing body of fresh water ; and includes a stream and modified watercourse; but does not include any artificial watercourse (including an irrigation canal, water supply race, canal for the supply of water for electricity power generation, and farm drainage canal). |
| River Corridor | the area as defined on the District Plan (Part 5) Hazard Maps as ' River Corridor '. |
| Road NPS | has the same meaning as in section 2 of the RMA (as set out in the box below) has the same meaning as in section 315 of the Local Government Act 1974; and includes a motorway as defined in section 2(1) of the Government Roding Powers Act 1989 Section 315 of the Local Government Act 1974 road definition: road means the whole of any land which is within a district, and which— a. immediately before the commencement of this Part was a road or street or public highway; or b. immediately before the inclusion of any area in the district was a public highway within that area; or c. is laid out by the council as a road or street after the commencement of this Part; or d. is vested in the council for the purpose of a road as shown on a deposited survey plan; or e. is vested in the council as a road or street pursuant to any other enactment;— and includes— f. except where elsewhere provided in this Part, any access way or service lane which before the commencement of this Part was under the control of any council or is laid out or constructed by or vested in any council as an access way or service lane or is declared by the Minister of Works and Development as an access way or service lane after the commencement of this Part or is declared by the Minister of Lands as an access way or service lane on or after 1 April 1988; g. every square or place intended for use of the public generally, and every bridge, culvert, drain , ford, gate, building , or other thing belonging thereto or lying upon the line or within the limits thereof;— but, except as provided in the Public Works Act 1981 or in any regulations under that Act, does not include a motorway within the meaning of that Act or the Government Roding Powers Act 1989 Section 2(1) of the Government Roding Powers Act 1989 motorway definition motorway— a. means a motorway declared as such by the Governor-General in Council under section 138 of the Public Works Act 1981 or under section 71 of this Act; and b. includes all bridges, drains , culverts, or other structures or works forming part of any motorway so declared; but c. does not include any local road , access way, or service lane (or the supports of any such road , way, or lane) that crosses over or under a motorway on a different level. |
| Roading hierarchy | the classification of roads according to their intended function within the City's roading network (see Transport and Parking Chapter TP-SCHED1). |
| Rural industry NPS | means an industry or business undertaken in a rural environment that directly supports, services, or is dependent on primary production . |
| Service station | <u>means any land and buildings</u> where the predominant activity is the retail sale of motor vehicle fuels (including petrol, LPG, CNG and diesel) and may also include <u>as ancillary activities:</u> a. The mechanical repair and servicing of motor vehicles (other than panel beating, trimming or spray painting, heavy engineering such as engine restoring and crankshaft grinding). b. The sale or hire of any goods, including the preparation and sale of food and beverages. c. Car wash facilities. • The hire of light trailers and motor vehicles. |
| Setback | the minimum distance from a particular boundary of a site . |
| Sewage NPS | means human excrement and urine. |
| Shape factor | a square with sides of the specified dimension which can be fitted within the net site area . |
| Sign NPS | means any device, character, graphic or electronic display, whether temporary or permanent, which: a. is for the purposes of: i. identification of or provision of information about any activity , property or structure or an aspect of public safety; ii. providing directions; or iii. promoting goods, services or events; and b. is projected onto, or fixed or attached to, any structure or natural object; and c. includes the frame, supporting device and any ancillary equipment whose function is to support the message or notice. |
| Significant Exterior Alteration | In the Gateway Precinct of the Wallaceville Structure Plan Development Area , any horizontal or vertical extension to, or demolition of, a wall(s) or roof of a building and any recladding, repair or maintenance of a building , or the replacement of windows or doors (including their framing) where the new materials are not the same or similar in appearance to the existing materials. It does not include any works to existing, or installation of new, mechanical structures relating to ventilation, or means of ingress and egress for the building (including lift shafts). |
| Site NPS | means: a. an area of land comprised in a single record of title under the Land Transfer Act 2017; or b. an area of land which comprises two or more adjoining legally defined allotments in such a way that the allotments cannot be dealt with separately without the prior consent of the council ; or c. the land comprised in a single allotment or balance area on an approved survey plan of subdivision for which a separate record of title under the Land Transfer Act 2017 could be issued without further consent of the Council ; or d. despite paragraphs (a) to (c), in the case of land subdivided under the Unit Titles Act 1972 or the Unit Titles Act 2010 or a cross lease system, is the whole of the land subject to the unit development or cross lease. |
| Small Scale Renewable Energy Generation | means small scale renewable energy generation development for the purpose of using or generating electricity on a particular site (single household or business premise) with or without exporting back into the distribution network . |
| Small scale wind turbines | means wind turbines that are capable of generating up to 10kW of electricity. |
| Solar Panel | means a panel exposed to radiation from the sun, used to heat water or, when mounted with solar cells, to produce electricity direct |
| Special audible characteristic NPS | has the same meaning as ' special audible characteristic ' in section 6.3 of New Zealand Standard 6802:2008 Acoustics — Environmental Noise. |
| St Patrick's Estate Development Area | <u>means the area identified as St Patrick's Estate Development Area on the Planning Maps.</u> |
| Stormwater | means run-off that has been intercepted, channelled, diverted, intensified or accelerated by human modification of a land surface, or run-off from the surface of any structure , as a result of precipitation and includes any contaminants contained |

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| NPS | within. |
| Stream Corridor | the area as defined on the District Plan Part 5 Hazard Maps as 'Stream Corridor'. |
| Structure | has the same meaning as in section 2 of the RMA (as set out in the box below) |
| NPS | means any building , equipment, device, or other facility, made by people and which is fixed to land ; and includes any raft . |
| Subdivision | has the same meaning as "subdivision of land" in section 218 of the RMA (as set out in the box below) |
| NPS | means— <ul style="list-style-type: none"> a. the division of an allotment— <ul style="list-style-type: none"> i. by an application to the Registrar-General of Land for the issue of a separate certificate of title for any part of the allotment; or ii. by the disposition by way of sale or offer for sale of the fee simple to part of the allotment; or iii. by a lease of part of the allotment which, including renewals, is or could be for a term of more than 35 years; or iv. by the grant of a company lease or cross lease in respect of any part of the allotment; or v. by the deposit of a unit plan, or an application to the Registrar-General of Land for the issue of a separate certificate of title for any part of a unit on a unit plan; or b. an application to the Registrar-General of Land for the issue of a separate certificate of title in circumstances where the issue of that certificate of title is prohibited by section 226. |
| Supermarket | means a retail shop selling a wide range of foodstuffs and non-food grocery items for consumption and use off-site, where foodstuffs comprise more than 90 percent of the total retail floor space. Foodstuffs include: <ul style="list-style-type: none"> a. fresh produce, meat, fish and dairy; and b. chilled, frozen, packaged, canned and bottled foodstuffs and beverages. Non-food grocery items include: <ul style="list-style-type: none"> a. cooking, cleaning and washing products; b. kitchenwares; and c. toiletries. |
| Sustainable management | has the same meaning as in section 5 of the RMA (as set out in the box below) |
| NPS | means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while— <ul style="list-style-type: none"> a. sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and b. safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and c. avoiding, remedying, or mitigating any adverse effects of activities on the environment. |
| Tangata whenua | has the same meaning provided in section 2 of the Resource Management Act 1991. |
| Taonga | treasure or valued highly by Maori. |
| Temporary event | an organised event that is of a temporary nature, has a limited duration and that includes public entertainment events, cultural events and organised competitive sporting and recreational events, but excludes commercial promotional events and temporary military training activities . |
| Temporary military training activity | means a temporary activity undertaken for the training of any component of the New Zealand Defence Force (including with allied forces) for any defence purpose. Defence purposes are those purposes for which a defence force may be raised and maintained under section 5 of the Defence Act 1990 which are: <ul style="list-style-type: none"> a. the defence of New Zealand, and of any area for the defence of which New Zealand is responsible under any Act; b. the protection of the interests of New Zealand, whether in New Zealand or elsewhere; c. the contribution of forces under collective security treaties, agreements, or arrangements; d. the contribution of forces to, or for any of the purposes of, the United Nations, or in association with other organisations or States and in accordance with the principles of the Charter of the United Nations; e. the provision of assistance to the civil power either in New Zealand or elsewhere in time of emergency; f. the provision of any public service. |
| Temporary renewable energy assessment and research structures | means structures for the investigation, identification and assessment of potential sites and energy sources for renewable electricity generation by existing and prospective generators and includes the following activities : <ul style="list-style-type: none"> • Erecting an anemometer • Digging test pits, drilling boreholes, constructing investigation drives and removing samples to investigate geological conditions. • Installing instruments into drill holes for monitoring groundwater levels and land • Erecting survey monuments and installing instruments to monitor land • Erecting telemetry stations for the transmission of instrument data. • Installing microseismic stations to measure microseismic activity and ground noise. • Erection of signs or notices giving warning of danger |
| Temporary Sign | means a sign in connection with any of the purposes identified in the definition of sign , but for a short duration only and with the purpose relating to a one-off or temporary activity , event or provision of information. |
| Territorial authority | has the same meaning as in section 5 of the Local Government Act 2002 (as set out in the box below) |
| NPS | means a city council or a district council named in Part 2 of Schedule 2. |
| Tikanga/Tikanga Māori | means Māori customary values and practices . |
| Tino rangatiratanga | means self-determination, sovereignty, self-government, Māori governance by Māori over Māori affairs . |
| Tipuna/Tupuna | means ancestors . |
| Topsoil removal | the removal, relocation or stockpiling of topsoil for purposes other than in conjunction with conventional domestic gardening or the planting, cropping or drainage of land in connection with farming and forestry operations. |
| Tourism facilities | land and/or structures used for ventures, features, events and services primarily intended to attract tourists, visitors and travellers. |
| Trade supplier | means a business engaged in sales to businesses and institutional customers (but may also include sales to the general public) and consists only of suppliers of goods in one or more of the following categories: <ul style="list-style-type: none"> a. automotive and/or marine suppliers; b. building suppliers; c. catering equipment suppliers; d. farming and agricultural suppliers; |

| | |
|---|--|
| | <p>e. <u>garden and patio suppliers;</u> f. <u>hire services (except hire or loan of books, videos, DVDs and other similar home entertainment items);</u> g. <u>industrial clothing and safety equipment suppliers; and</u> h. <u>office furniture, equipment and systems suppliers.</u></p> |
| Transmission line | <p>has the same meaning as in section 3 of the Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009.</p>  <p style="text-align: center;"> = Tower support structure </p> <p>Note: The measurement of setback distances from electricity transmission lines shall be taken from the centre line of the electricity transmission line and from the outer edge of any support structure. The centre line at any point is a straight line between the centre points of the two support structures at each end of the span. The diagram above depicts setback distances.</p> |
| Upgrading | <p>as it applies to network utilities, upgrading means the improvement or physical works that result in an increase in carrying capacity, operational efficiency, security or safety of existing network utilities but excludes:</p> <ul style="list-style-type: none"> • 'maintenance' (as it relates to network utilities); and • 'minor upgrading'; and <p>any other activity specifically otherwise provided for under Rules NU-R1-R31</p> |
| Urban environment allotment | <p>means an allotment within the meaning of section 218</p> <ol style="list-style-type: none"> 1. that is no greater than 4 000 m²; and 2. that is connected to a reticulated water supply system and a reticulated sewerage system; and 3. on which there is a building used for industrial or commercial purposes or as a dwelling house; and 4. that is not reserve (within the meaning of section 2(1) of the Reserves Act 1977) or subject to a conservation management plan or conservation management strategy prepared in accordance with the Conservation Act 1987 or the Reserves Act 1977. |
| Vehicle movement | <p>a movement of a vehicle between a road and a site, with the number of movements per day being calculated over a 24 hour period as follows:</p> <p>1 car to and from a site = 2 vehicle movements 1 truck to and from a site = 6 vehicle movements 1 truck and trailer to and from a site = 10 vehicle movements</p> |
| Verandah | <p>a permanent structure, constructed of weatherproof material, which is either cantilevered or supported on posts or pillars, which extends from a building facade, usually on the street frontage and at first floor level, and overhangs a footpath or other similar public pedestrian accessway or space.</p> |
| Visitor accommodation <i>NPS</i> | <p>means land and/or buildings used for accommodating visitors, subject to a tariff being paid, and includes any ancillary activities.</p> |
| Waahi tapu | <p>a place which is particularly sacred or spiritually meaningful to tangata whenua. It includes burial grounds, tribal altars and locations where significant events have taken place.</p> |
| Walkable catchment | <p><u>means areas within the high density residential zone that are specified in Urban Form and Development Policy UFD-P2.</u></p> |
| Wallaceville Structure Plan Development Area | <p>the area of land defined in the Wallaceville Structure Plan Map (refer to DEV1 Wallaceville Structure Plan Development Area)</p> |
| Warehouse | <p><u>means any building or part of a building, or land, where materials, articles or goods are stored. A warehouse may include offices and showrooms. Wholesale outlets may be included if incidental to, and a part of, the principal use of the site as a warehouse.</u></p> |
| Wastewater <i>NPS</i> | <p>means any combination of two or more the following wastes: sewage, greywater or industrial and trade waste.</p> |

| | |
|---------------------------------|--|
| Water NPS | has the same meaning as in section 2 of the RMA (as set out in the box below) a. means water in all its physical forms whether flowing or not and whether over or under the ground: b. includes fresh water , coastal water , and geothermal water : c. does not include water in any form while in any pipe, tank, or cistern. |
| Water catchment | land managed and administered by the Wellington Regional Council for water supply purposes, protection and enhancement of native vegetation, forestry , and passive recreation uses, according to any management plan adopted by the Wellington Regional Council. |
| Water sensitive design | means a collaborative approach to freshwater management. It is applied to land use planning and development at complementary scales including region, catchment, development and site. Water sensitive design seeks to protect and enhance natural freshwater systems, sustainably manage water resources, and mimic natural processes to achieve enhanced outcomes for ecosystems and communities. |
| Waterbody NPS | has the same meaning as in section 2 of the RMA (as set out in the box below) means fresh water or geothermal water in a river , lake , stream , pond, wetland , or aquifer , or any part thereof, that is not located within the coastal marine area. |
| Wetland NPS | has the same meaning as in section 2 of the RMA (as set out in the box below) includes permanently or intermittently wet areas, shallow water , and land water margins that support a natural ecosystem of plants and animals that are adapted to wet conditions. |
| Whakapapa | <u>means genealogy.</u> |
| Yard oriented activities | are activities where the goods sold are sold in bulk and where internal retail (being retailing undertaken entirely from within a building but does not include goods stored outside under cover) does not occupy more than 20% of the area occupied by the activity . Yard oriented retailing is primarily for the sale of natural materials such as gravel, sand, shingle, rock, concrete, coal, fire wood and timber for construction purposes. |

3.2 Abbreviations

| Abbreviation | Meaning |
|---------------------|---|
| CON | Controlled activity |
| DIS | Discretionary activity |
| <u>MDRS</u> | <u>Medium density residential standards</u> |
| NC | Non-complying activity |
| NESs | National Environmental Standards |
| NPS | National Planning Standards |
| NPSs | National Policy Statements |
| <u>NPS-UD</u> | <u>National Policy Statement on Urban Development</u> |
| NZCPS | New Zealand Coastal Policy Statement |
| RDIS | Restricted Discretionary activity |
| PER | Permitted activity |
| PR | Prohibited activity |
| RMA | The Resource Management Act 1991 |

4.1 National Policy Statements

National policy statements (NPSs) and the New Zealand Coastal Policy Statement (NZCPS) form part of the Resource Management Act's policy framework and are prepared by Central Government. NPSs and the NZCPS contain objectives, policies and methods that must be given effect to by policy statements and plans. NPSs and the NZCPS must also be given regard to by consent authorities when making decisions on resource consent applications, alongside other considerations. The following table provides an overview of whether any relevant review/s of the Upper Hutt District Plan has been undertaken in relation to NPSs and the NZCPS.

| National policy statements and New Zealand Coastal Policy Statement | |
|---|---|
| National policy statements (NPSs) and the New Zealand Coastal Policy Statement (NZCPS) form part of the Resource Management Act's policy framework and are prepared by central government. NPSs and the NZCPS contain objectives, policies and methods that must be given effect to by policy statements and plans. NPSs and the NZCPS must also be given regard to by consent authorities when making decisions on resource consent applications, alongside other considerations. The following table provides an overview of whether any relevant review/s of the Upper Hutt District Plan has been undertaken in relation to NPSs and the NZCPS. | |
| National Policy Statement on Urban Development 2020 | The plan has not yet been reviewed <u>in part</u> . |
| National Policy Statement for Freshwater Management 2020 | The plan has not yet been reviewed |
| National Policy Statement for Renewable Electricity Generation 2011 | The plan has been reviewed - Plan Change 38 completed on 15/5/16 |
| New Zealand Coastal Policy Statement 2010 | This national policy statement does not apply to the plan |
| National Policy Statement on Electricity Transmission 2008 | The plan has been reviewed - Plan Change 32 completed on 26/10/12 |
| Hauraki Gulf Marine Park Act 2000 (sections 7 and 8) | This national policy statement does not apply to the plan |

UFD — Urban Form and Development

UFD-01 HOUSING BOTTOM LINES

In order to achieve sufficient development capacity to meet expected housing demand, the following housing bottom lines (including competitiveness margins) apply within Upper Hutt City:

| Short — Medium Term (2021-2030) | Long Term (2031-2051) |
|---------------------------------|-----------------------|
| 4713 | 7510 |

Explanation

The National Policy Statement on Urban Development 2020 (NPS-UD) requires Tier 1 local authorities to set housing bottom lines over the short-medium (next 10 years) and long term (10 to 30 years). Upper Hutt City Council is a Tier 1 local authority as it is part of the Wellington Tier 1 urban environment as described in the Appendix of the NPS-UD. The housing bottom lines in Objective UFD-O1 refer to the development capacity that must be provided for by the Council within the given timeframes, rather than the amount of housing that is to be built in that time.

The short-medium term (2021-2031) and long term (2031-2051) housing bottom lines are drawn from the Council's 2022 housing capacity update of the Housing and Business Development Capacity Assessment (HBA) that has been prepared in accordance with Subpart 5 of the NPS-UD. Changes to the District Plan to give effect to the housing bottom lines must be made using an RMA Schedule 1 process.

Objectives

UFD-O1 *A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.*

[s80H(1)(a)(ii) note: this provision incorporates the objectives in clause 6 of Schedule 3A of the Act]

UFD-O2 *Relevant residential zones provide for a variety of housing types and sizes that respond to:*

1. *Housing needs and demand; and*
2. *The neighbourhood's planned urban built character, including 3-storey buildings.*

[s80H(1)(a)(ii) note: this provision incorporates the objectives in clause 6 of Schedule 3A of the Act]

UFD-O3 *The high density residential zone provides for higher density housing types and sizes that respond to:*

1. *Identified housing needs and demand.*
2. *The proximity and walkability to the following train stations and zones:*
 - a. *Silverstream Station*
 - b. *Heretaunga Station*
 - c. *Trentham Station*
 - d. *Wallaceville Station*
 - e. *Upper Hutt Station*
 - f. *City Centre Zone*
3. *The planned urban built character of the zone including buildings up to 8 storeys.*

UFD-O4 *Qualifying matters continue to be provided for via qualifying matter areas to:*

1. *ensure the ongoing recognition and provision for Matters of National Importance under Section 6 of the RMA;*
2. *give effect to national policy statements;*
3. *ensure the safe and efficient operation of nationally significant infrastructure; and*
4. *open space is provided for public use.*

Policies

UFD-P1 *Provide for and encourage medium and high density residential development that is:*

1. *Consistent with the Council's Medium and High Density Design Guide in Appendix 1.*
2. *Accessible by active and public transport.*

UFD-P2 *Provide for heights and densities of urban built form that enable more people to live in, and more businesses and community services to be located in, the City's urban environments, by:*

1. *enabling the greatest building heights and densities, including unlimited height of buildings, to occur within the city centre zone;*
2. *enabling building heights of at least 20 metres and greater densities within the high density residential zone. The high density residential zone comprises areas within a walkable catchment of the following train stations and centres:*
 - a. *Silverstream Station;*
 - b. *Heretaunga Station;*
 - c. *Trentham Station;*
 - d. *Wallaceville Station;*
 - e. *Upper Hutt Station;*
 - f. *City Centre Zone;*
3. *enabling greater building heights and densities, including building heights of up to 22 metres, to occur in the town centre zone and local centre zone;*
4. *enabling increased building heights and densities, including building heights of up to 12 metres, to occur within the neighbourhood centre zone; and*
5. *enabling a variety of building heights and densities, including 3-storey buildings, to occur within the general residential zone; while avoiding inappropriate locations, heights and densities of buildings and development within qualifying matter areas as specified by the relevant qualifying matter area provisions.*

RESIDENTIAL

The residential areas within the City are characterised by mainly low rise residential units sited on individual allotments. Past architectural styles, settlement patterns and geographical factors have resulted in diverse residential characteristics and form, resulting in a range of individual neighbourhoods.

Demand for higher density residential development is increasing in the City and the manner in which the District Plan provides for higher medium density residential development is important to housing within the character and amenity of existing established neighbourhoods general residential zone. Higher density residential

development is becoming more desirable to certain sectors of the community and it is also desirable in establishing a variety of housing types and styles, thereby providing a greater variety to the housing stock of the City.

Higher density residential development is best located in close proximity to provided for within walkable catchments of retail, service and public transport centres specifically near the City Centre Zone (central business district), neighbourhood centres and major transport nodes. Higher density residential development is provided for in these areas via the form of Comprehensive Residential Development and by way of an increased high density for residential development zone.

Within the General Residential Zone general residential zone and high density residential zone qualifying matter areas may limit the Residential Conservation and Residential Hill Precincts reflect the particular environmental and topographical characteristics amount of those areas. The City's residential areas are also characterised by the presence of non-residential activities and community facilities. These activities tend to provide essential community services, including shops, churches, schools, doctors' surgeries, day care centres and halls. In some areas motels and hotels have been established. Many non-residential activities and community facilities are generally accepted within residential areas provided they do not give rise to significant adverse effects permitted development possible on an allotment.

The indigenous biodiversity precinct contains the City's urban significant natural areas within urban environment allotments. This precinct contains areas of continuous significant indigenous vegetation and significant habitats of indigenous fauna that have been identified in accordance with the requirements of the Regional Policy Statement for the Wellington Region.

The indigenous biodiversity precinct puts in place additional policy direction and guidance to encourage the maintenance of indigenous biodiversity values. This is in response to the increased risk placed on these areas resulting from the greatly increased permitted activity development enabled through the incorporation of the medium density residential standards into the District Plan.

As a Matter of National Importance under section 6(c) of the Resource Management Act 1991, the inclusion of the indigenous biodiversity precinct acts as a placeholder and an acknowledgement of the Council's function to maintain indigenous biodiversity under the RMA until the Council progresses its comprehensive significant natural areas plan change. In the meantime, the relevant Urban Environment Allotment and Urban Tree Group indigenous vegetation clearance rules continue to apply under chapters ECO-Ecosystems and Indigenous Biodiversity, and UTG — Urban Tree Groups.

The City's residential areas are also characterised by the presence of non-residential activities and community facilities. These activities tend to provide essential community services, including shops, churches, schools, doctors' surgeries, day care centres and halls. In some areas motels and hotels have been established. Many non-residential activities and community facilities are generally accepted within residential areas provided they do not give rise to significant adverse effects.

The amount of land suitable for urban use is influenced by servicing, topographical, ecological and other constraints. The General Residential Zone covers the existing residential areas as well as undeveloped land suitable for residential use in the future. Expansion of existing urban areas will be encouraged in appropriate environments with the existing urban areas being the preferred location for higher density development.

The primary role of the General Residential Zone general residential zone is to provide opportunities for residential activity in a way that enables all people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety. Residents want a range of living styles to reflect their various needs, while maintaining high levels of amenity and residential character. In the General Residential Zone general residential zone, the provisions of the Plan seek to ensure that new development will be provided for in a manner that will respect existing forms is consistent with the planned urban built form, including 3-storey buildings.

Certain non-residential activities are most appropriately located within the General Residential Zone provided that the effects of these activities, such as noise and traffic, are appropriately managed.

Within the General Residential Zone general residential zone of the City are environments with special character. The Residential Conservation Precinct includes the areas adjoining Trentham Memorial Park, Palfrey Street, Chatsworth Road and parts of Pinehaven. These areas have a mature landscape and townscape, contain native flora and fauna, natural watercourses, as well as larger sections. They also include residential development on the hills surrounding the urban area. These areas require a lower density of development in order to maintain their important landscape and ecological values.

In contrast, the Residential Hill Precinct is characterised by more recent development which recognises the topographical constraints by having a lower density of development. This Precinct also contains areas undergoing development as well as some earmarked for future development.

Higher density housing may suit the needs of certain groups of the community. It is important to locate higher density housing in appropriate areas. The Plan identifies areas where higher density housing is specifically encouraged due to the proximity of these areas to retail and service centres and transport nodes.

To ensure that new higher medium and high-density residential development is well designed, use of the design outcomes identified within the Appendix 1 - Medium and High Density Design Guide will be encouraged for permitted activity medium density residential development, including Comprehensive Residential Development, is well designed and achieves a high degree of amenity. Assessment against the Design Guide for Residential Developments will be required a matter of discretion for medium and high density residential development that requires a resource consent.

The Wallaceville Structure Plan Development Area comprises a mix of residential and commercial zoning and provides opportunity for higher density living. It has a number of site specific values, constraints and opportunities. It is also a very important land resource within the City's urban boundary. Its development should therefore occur in a manner that is consistent with the Wallaceville Structure Plan, in an integrated way that does not compromise the amenity or servicing requirements of future development stages. Particular regard must be paid to the potential for reverse sensitivity issues arising from interfaces within adjoining land uses.

The Wallaceville Structure Plan was developed to provide for development in a logical and coherent manner that takes into account the historical, cultural, environmental and landscape characteristics of the area. The intentions and outcomes for each of the precincts provide an outline of the development that the Wallaceville Structure Plan is seeking to achieve. These are the key considerations for development in this area.

RURAL

The rural sector is in transition as a diverse range of rural and rural lifestyle activities gradually replace traditional farming activities. The rural area contains much of the City's agriculture and primary productive land resources which are an important part of the City's economic and social wellbeing, both now and in the future. It also forms the immediate backdrop to the City in terms of landscape. Areas for rural lifestyle, passive and active recreation and leisure opportunities, and other mixed urban/rural activities also form part of the character of this environment.

The rural environment has been highly modified by changes in land use and exhibits a range of characteristics.

The valley floors are characterised by a patchwork of fields under pasture with farm and other buildings dotting the landscape. The hillsides are marked by more extensive pastureland, regenerating scrub, exotic forestry plantations and indigenous forest.

While the appearance of the rural environment is subject to considerable change and evolution, some characteristics remain constant. These are the open, expansive nature of the countryside with a relatively low density of buildings and with vegetation being the dominant feature. Open spaces, a key feature of rural character, serve to mitigate adverse effects which may be generated by farming activities, forestry and other activities commonly located in the rural environment. Loss of this

open space through more intensive **subdivision** and subsequent residential development may create an **environment** in which the **effects** of rural **activities** are no longer acceptable.

The rural **environment** is characterised by important ecological values. These include significant areas of **indigenous vegetation** and areas of significant habitat for indigenous fauna. Such areas can be degraded or partially or totally destroyed by clearance, milling or pest and weed infestation.

The rural area comprises **natural and physical resources** which are often the subject of competing demands and uses. For example, areas may have value to some as a residential **environment**, while to others the value may be as a recreational **environment**. Others still may value the productive or economic return from a **land area**, or recognise a particular cultural significance. Competing demands are greatest for flat **land**, which is suitable for a wide range of **activities**, from **farming activities** and business, to tourist and residential uses. A range of opportunities are therefore required to enable the community to make use of the rural **land** resource. It is necessary to provide for both rural and non-rural **activities** while ensuring that rural character and amenity is maintained and enhanced, and natural ecosystems are protected.

Subdivision and development in the Blue Mountains Precinct is restricted due to constraints associated with **land** stability, drainage, existing **allotment** sizes and roading and access. There is difficulty with **sewage** disposal due to poor soakage, as well as limited opportunities to draw **groundwater**. Blue Mountains Road requires major **upgrading** to accommodate further development and this may result in significant adverse environmental **effects**. The Blue Mountains Precinct is separately identified in the Plan. Because of its physical constraints, development can only be contemplated where adverse **effects** can be adequately mitigated. The present capacity of Blue Mountains Road is a limiting factor in considering development proposals in the areas served by it.

The Rural Zones cover the non-urban areas of the City, ranging from relatively intensively developed areas through to more extensive **land** holdings.

The Rural Zones provide opportunities for rural-based **activities** to occur. It is not a sustainable use of the rural **land** resource to allow the **land** to be degraded or used in a manner which will significantly limit the choices of future generations.

The Settlement Zone provides predominantly for areas of **residential activities** in the rural locations.

The Gabites Block Development Area provides for low density residential and rural residential development while maintaining and protecting the natural and landscape values of the Gabites Block in its Maymorn context. The location and density of development is required to be in accordance with the Gabites Block Development Area Structure Plan.

COMMERCIAL AND INDUSTRIAL

Businesses within the City are located in the Central Business District (CBD), commercial and industrial areas, and suburban areas. Some parts of the business areas include hotels, tourist facilities and other **activities**.

Historically, the location of industry in Upper Hutt has been influenced by two factors, **land** availability in southern and eastern Upper Hutt and the close proximity of transportation links.

Business **activities** in general, while vital to the well-being of the community, may have a range of adverse **effects** on the surrounding **environment**, including residential areas. These **effects** need to be identified and managed to ensure that **amenity values** are not diminished.

The efficient use of the existing infrastructure and resources of the commercial and industrial areas, including new development, is considered to be an important resource management matter.

The variety of **activities** which exist in the commercial areas contributes to the vitality and convenience of the City. A number of distinct commercial and industrial areas are found in the City.

Some commercial areas within the City are characterised by pedestrian orientated **activities** and amenities. Large-scale industrial, warehousing and storage facilities, which are vehicle orientated, may adversely impact on the pedestrian environment of the CBD. It is therefore important to recognise the particular elements which affect the **amenity values** of an area.

The business areas within the City are divided into three specific zones to reflect the Plan's policies:

- The Commercial zone focuses on **retail** and service functions which support the local community. This includes suburban centres which provide for a limited range of shopping and business needs. Local shops and dairies provide day-to-day convenience shopping.
- The CBD accommodates a variety of **activities** in a compact, convenient layout which is characterised by pedestrian orientated traffic. **Commercial activities** are also provided for at Silverstream and other suburban areas. These areas provide for a limited range of shopping and business needs. The smaller neighbourhood shops, including dairies, provide for day-to-day convenience shopping.
- The Industrial zone incorporates **land** which is used for a range of business activities, but in particular larger scale industrial, warehousing, storage and **commercial activities** which are vehicle rather than pedestrian orientated. There are limited **retail activities** within these areas and the environmental standards are less stringent than those within the Commercial zone.

For the **commercial and mixed use zones** the following strategic objectives apply:

Strategic Objectives — Commercial and Mixed Use

CMU-01 Well-functioning Urban Environments

The Commercial and Mixed Use Zones are well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future

CMU-02 Business Land Capacity

Sufficient feasible commercial and mixed use land development capacity is available to meet Upper Hutt's anticipated business land needs in the short, medium and long term

CMU-03 Centres Hierarchy

Upper Hutt has a hierarchy of centres that

1. *Promote a diverse and thriving economy;*
2. *Are the preferred location for shopping, leisure, cultural, entertainment and social experiences;*
3. *Support the establishment and consolidation of well-functioning urban environments;*
4. *Provide for the community's employment and economic needs;*

5. Contribute to meeting the community's housing needs;
6. Contribute to the City's social wellbeing and prosperity; and
7. Are well serviced by existing or planned public and active transport.

CMU-O4 Centre Zones Hierarchy

Upper Hutt establishes a hierarchy of centres as follows:

1. The City Centre Zone is the principal centre and main focal point of the city and provides for a wide range of commercial, cultural, community, recreational, civic and residential activities that serve the city's employment, economic and social needs.
2. The Silverstream Town Centre is a commercial centre that provides key services to the immediate and neighbouring suburbs and accommodates a wide range of commercial and community activities as well as residential activities.
3. The Local Centres Zones provide goods and services mainly to surrounding local residents while also accommodation community and residential activities.
4. The Neighbourhood Centre Zones are smaller in scale than the other centre zones and provides for the day to day needs of their immediate residential neighbourhoods, and includes provision for residential activities.

CMU-O5 Mixed Use Zone

Upper Hutt's Mixed Use Zone complements the centres hierarchy by providing for a wide range of activities including residential activities, and activities that are less compatible with the character of other commercial centres such as vehicle oriented activities, large format retail and light industrial activities.

OPEN SPACE

Upper Hutt's open spaces are important to the quality of community life and add to the City's interest, diversity and character. They are used for both passive and **active recreation activities**, as well as having **conservation** and aesthetic values.

Within the urban area there are many neighbourhood parks and reserves which separate developed areas. Within the rural **environment** there are significant areas of open space including **land** administered by the Department of Conservation and the Wellington Regional Council.

The **river corridors** within the City provide valuable open space for a variety of uses, including those undertaken on the **water** surface. They include the surfaces of the Hutt, Akatarawa, Whakatikei, Pakuratahi and Mangaroa Rivers and adjoining riverbanks.

The Te Marua Speedway is located to the north of the City. This area is used primarily for car racing and is an open space resource which differs in character from other open spaces within the City.

Continued growth and development in the City increases the demand for open spaces and recreation opportunities. Infill development in residential areas can cause a loss of private open space. Consequently there is an increased need for public open space within the built **environment**. This places greater demands on reserves. Increased use of open spaces can impact on surrounding **properties**, particularly in residential areas.

Land to be set aside for open spaces can be acquired by the **Council** through the reserve fund. This can provide for particular recreational requirements, and protect significant landscapes and **indigenous vegetation**.

The hours and days of Te Marua speedway operation are different to **activities** taking place in the surrounding **environment**, with **noise** from the Speedway affecting the residents. For a number of years the speedway operators and residents have met together to discuss these matters, and this has resulted in the development of mutually agreed **noise** standards and hours of operation.

SPECIAL ACTIVITIES

The main characteristics of the Special Activity Zone are the form and scale of **building** development, the nature and intensity of **activities** on the **sites** and their **effects** on the **environment**.

Major **activities** in the Zone include Trentham Military Camp, Rimutaka Prison, New Zealand International Campus (the former Central Institute of Technology (CIT) complex), St Patrick's College, Trentham Racecourse, Heretaunga Golf Course and the Silver Stream Railway. These **activities** make an important and positive economic, social and cultural contribution to the City.

~~The area adjoining and including St Patrick's College covers approximately 65 hectares of land, 45 hectares of which is undeveloped. This land is referred to in the Plan as the St Patrick's Estate Area. The land borders the Hutt River and forms part of the flood plain.~~

The Hutt City Council have a designation for an excess **wastewater** flow storage facility adjacent to the Eastern Hutt Road.

The Trentham Military Camp, Rimutaka Prison, and the New Zealand International Campus (former Central Institute of Technology (CIT) site) are located in close proximity to each other. The scale and nature of **activities** associated with these uses requires the management of the area in a sustainable manner which avoids, remedies or mitigates any adverse environmental **effects** on the surrounding residential areas.

Many of the areas are designated, and **activities** can take place as long as they are in accordance with the designation. The Plan's controls therefore relate mainly to **activities** not consistent with the designation.

The approach of the Plan in relation to the New Zealand International Campus (former CIT **site**), which is not designated, is similarly to provide for the operation and development of the facility in a sustainable manner that avoids, remedies or mitigates any adverse environmental **effects**.

NU — Network Utilities

Background

This chapter outlines the provisions of the District Plan that relate to **network utilities** within Upper Hutt City. **Network utilities** provide the infrastructure which enables a community to undertake its everyday **activities** and functions and allows people to provide for their social and economic wellbeing, and their health and safety. **Network utilities** which are managed through this chapter include those defined through reference in section 166 of the Resource Management Act 1991. A definition of **network utilities** is included in Section 3.1, Definitions.

The City has a range of **network utilities** that serve an important function locally, regionally and nationally, some of which are critical and life-supporting. In particular, State Highway 2 and the Wairarapa Railway Line provide the link from Wellington and Hutt City to Upper Hutt and the Wairarapa. There are also a number of transmission assets associated with the National Grid located within the City.

The Regional Policy Statement for the Wellington Region recognises the importance of regionally significant infrastructure within the Region, as forming part of national or regional networks that enable communities to provide for their social, economic and cultural wellbeing and their health and safety. There are a number of **network utilities** within Upper Hutt City that are identified as being regionally significant infrastructure in the Regional Policy Statement. The Regional Policy Statement requires that the benefits of such regionally significant infrastructure be recognised and protected in the District Plan.

The **Council** is required to give effect to any National Policy Statement. The National Policy Statement on Electricity Transmission came into force in 2008 and applies to “**effects** on and **effects** of the transmission network”. The National Policy Statement on Electricity Transmission’s objective is to recognise the national significance of the National Grid by facilitating the operation, **maintenance** and upgrade of the existing transmission network and the establishment of new transmission resources to meet the needs of present and future generations while: managing the adverse environmental **effects** of the network; and managing the adverse **effects** of other **activities** on the network.

There are many providers of **network utilities** within Upper Hutt City including the **Council**, Crown agencies, the Greater Wellington Regional Council, State Owned Enterprises, trading enterprises and private companies. The **Council** is in itself a major provider of **network utilities** and services, supplying **water**, **sewage** and **stormwater** reticulation, waste disposal and **roads**.

Other utilities that are managed through this chapter because of their nature and function are navigation aids, beacons, signal stations and **natural hazard** warning devices and meteorological services¹. These other utilities are owned and / or operated by Maritime New Zealand, local authorities or the Meteorological Service in order to provide for the health, safety and wellbeing of the local community, region and nation.

The successful functioning of the City depends on **network utilities**. It is therefore very important that construction, **maintenance**, upgrade and operation of these services be effectively provided for, technical and geographical constraints on the operation of **network utilities** are acknowledged and that the benefits that derive from them are adequately recognised. **Network utilities** can be vulnerable to reverse sensitivity **effects** when new **buildings** or **structures** and **activities** (that are sensitive to the **effects** of the existing **network utility**) are established nearby, leading to constraints on the operation of the **network utility**. However, **network utilities** can also have adverse environmental **effects** resulting from their construction, operation or associated **maintenance activities**.

For example, **network utilities** may typically include **buildings**, poles, overhead wires, pylons, pipes or **antennas**, which may have an adverse visual impact depending on their location and proximity to other **land use activities**. The installation and **upgrading** of **network utilities** will also typically involve **earthworks**. However, **network utilities** may also involve few **structures** and have limited visual impact, such as underground power and telecommunication **lines**. **Network utilities** are also often seen as a necessary and normal part of the **environment**, such as a **road**.

The **network utility** rules apply where **network utility operators** do not hold a designation for their **activities** under the designation procedures of the Act. They may, however, also be used by **Council** to help assess any notices of requirement for new designations.

The provisions in this chapter apply to **network utilities** throughout all zones of the City. The underlying zone objectives, policies and rules do not apply to **network utilities**, including **roads**, unless specifically referred to. City wide rules, such as those relating to **earthworks**, notable trees, flooding and fault band hazards, the Southern Hills Overlay and Protected Ridgelines, **historic heritage** and **hazardous substances** will still apply. As identified in **Council**’s Planning Maps, all **activities** that take place within **roads** are subject to the relevant zone rules which pertain to the area in which the **road** is situated, as well as the City-wide rules. Where a **road** separates different zones on opposite sides of the **road**, the centre line of the **road** defines the boundary of the two zones.

Resource Management Issues

NU-1 *Balancing the national, regional and local benefits of network utilities with effects on the local environment.*

An important issue is managing the actual and potential adverse environmental **effects** arising from **network utilities** while also recognising the key role they play and benefits they have locally, regionally and nationally, and to ensure the technical and operational requirements of the **network utility** concerned is not unreasonably restricted. Failing to adequately provide for **network utilities** may result in the desired level of well-being and quality of life not being achieved within the City. This is because **network utilities** provide essential services to people’s homes and businesses, such as **water**, transport means, electricity, gas and telecommunications, and are critical for the effective functioning and liveability of the City.

The high voltage electricity **transmission lines** that form part of the national grid play a vital role in the well-being of the community. The adverse **effects** of the high voltage electricity **transmission lines** are often local, while the benefits may be in a different locality and/or extend beyond the local to the regional and national.

However, the construction, operation and/or **maintenance** of **network utilities** can have adverse **effects** and adversely affect the amenity of areas of the City, as a result of, for example, **noise**, emissions, and visual dominance. Some **network utilities** are relatively large, visually prominent and capable of generating significant adverse **effects** on the surrounding **environment**. They may also have potential or perceived adverse **effects** on public health and safety. Adverse **effects** may only occur at the time of construction or installation of the **network utility**, but in some instances may continue throughout its operation or during **maintenance** and upgrade works. In some cases, it might not be entirely possible to avoid, remedy or mitigate all adverse **effects** associated with a **network utility**, meaning there may be some level of residual adverse **effect** on the surrounding **environment**. In such circumstances, there is a need to carefully consider both the benefits the **network utility** will provide and the significance of the adverse **effects** on the surrounding **environment**.

Network utilities and their on-going functioning can be affected by flood hazards. It is also possible for **network utilities** to increase the impact of flood hazards, particularly where linear infrastructure crosses stream or **river corridors**. The **effect** of flood hazards on new **network utilities** and the impact of new **network utilities** on the flood hazards needs to be avoided or mitigated.

NU-2 *Managing adverse effects including reverse sensitivity effects on regionally significant network utilities.*

Inappropriate use and development in the vicinity of **regionally significant network utilities** may lead to adverse **effects** including reverse sensitivity

effects that have the potential to impact upon the effective and efficient operation of such utilities. Inappropriate use and development may result in adverse **effects** on **regionally significant network utilities** and / or restrict access to such **network utilities** including the ability to undertake **maintenance** or upgrade work. Reverse sensitivity can occur when sensitive or inappropriate **activities** locate near to or intensify by existing **network utilities** and seek to or constrain the operation or expansion of these utilities. This may mean that the local, regional and national benefits of those **regionally significant network utilities** may be compromised. The City has a lot of well-established **regionally significant network utilities** located in close proximity to existing **land use activities**. The **Council** is predominantly concerned with new more intensive **land use activities** establishing in proximity to existing **regionally significant network utilities** that may lead to reverse sensitivity **effects** on those utilities.

NU-13 *The efficient, convenient and safe movement of people, vehicles and goods in the City.*

The location, design and characteristics of **activities**, **subdivision** and development can adversely affect the safety, accessibility and efficiency of the roading network and the quality of the **environment**. Appropriately located **activities**, and well-designed development, can contribute to the convenience and viability for access by walking, cycling and public transport. **Roads** themselves (including the State Highway network) contribute to the convenience, viability, and access to **activities** enjoyed by City residents.

NU-14 *The limits that rural roading places on development.*

Mangaroa Hill Road, Blue Mountains Road, Akatarawa Road, and parts of Moonshine Hill Road and Mount Cecil Road require major **upgrading** to be able to accommodate further significant development. Such **upgrading** may have significant adverse environmental **effects**.

The limits that the rural roading system places on further development not only apply to formed and sealed **roads**, but also to the large number of 'paper roads' within the City. The pressure to subdivide with access to these paper **roads** can pose a public interest issue. **Council** could be placed in a position where it may have to spend public money on **road upgrading** where the community would receive little benefit in return. The limited access provisions applying to State Highway 2 and the nature of other **roads** in the Kaitoke area impose limits on further development in this part of the City.

NU-15 *The potential adverse effects generated by development in close proximity to high voltage (110kV or greater) electricity transmission lines.*

There can be a risk to the health and safety of nearby people and **property** when development occurs within close proximity to high voltage electricity **transmission lines**. Equally, development located under or in close proximity to high voltage electricity **transmission lines** can pose a risk to the efficient operation of the national grid.

Additionally, development in close proximity to high voltage electricity **transmission lines** generally does not provide a good level of amenity, particularly in the case of residential development or other sensitive **activities**.

Objectives

NU-01 *To recognise and protect the benefits of regionally significant network utilities and ensure their functions and operations are not compromised by other activities.*

This objective seeks to identify the importance of **regionally significant network utilities** within the City and to give **effect** to the Regional Policy Statement. The objective and supporting policies are focused on recognising the benefits that these **regionally significant network utilities** have locally, regionally and nationally and ensuring that they are protected from incompatible **subdivision**, use and development.

NU-02 *The sustainable, secure and efficient use and development of the high voltage (110kV or greater) electricity transmission lines which avoids, remedies or mitigates adverse effects on the environment and recognises the technical and operational requirements and constraints of the network.*

The efficient transmission of electricity on the national grid plays a vital role in the social, economic and cultural well-being of people. Technical, operational and security requirements associated with high voltage electricity **transmission lines** can limit the extent to which it is feasible to avoid or mitigate all adverse environmental **effects**.

NU-03 *To recognise and provide for the sustainable, secure and efficient use, operation, maintenance and upgrading and development of network utilities within the City.*

This objective requires that the benefits of **network utilities** including those that are not identified as regionally significant be recognised and provided for. **Network utility** services form an essential part of the City's physical resource and provide for the community's social, cultural and economic well-being. They provide essential services to people's homes and businesses, such as **water**, transport means, electricity, gas, radiocommunications and telecommunications and are critical for the functioning and liveability of the City. **Natural hazards** such as flooding can threaten the continued security and operation of the **network utilities**. Failing to adequately provide for **network utilities** and protect them from **natural hazards** may result in the desired level of well-being and quality of life not being achieved within the City.

NU-04 *To manage any adverse effects on the environment resulting from the design, location, construction, operation, upgrading and maintenance of network utilities.*

This Objective recognises that the construction, operation, upgrade and **maintenance** of **network utilities** can adversely affect the **environment** and amenity, and seeks to manage potential adverse **effects**, particularly through design and location. This recognises that some **network utilities** are relatively large, visually prominent and capable of generating significant **effects** on the **environment**. They may also have adverse **effects** on public health and safety. Adverse **effects** may only occur at the time of construction or installation of the utility, but in some instances may continue throughout its operation or during **maintenance** and / or upgrade works. For new lineal infrastructure, adverse **effects** are often best able to be mitigated through the route selection process. However, in some cases, it might not be entirely possible to avoid, remedy or mitigate all adverse **effects** associated with a **network utility**, meaning there may be some level of residual adverse **effect** on the surrounding **environment**. In such circumstances, there is a need to consider both the benefits the **network utility** will provide and the significance of the adverse **effects** on the surrounding **environment**.

NU-05 *To ensure the continued operation of network utilities, and the development and operation of new network utilities, in flood hazard extents and to maintain the function of the floodplain to convey flood waters.*

Network utilities have the potential to impede or block **water** during a flood event and increase the risk to surrounding people and **properties**. This is particularly so, when linear **structures** cross a **river** or **stream corridor** and have not been designed to take into account the 1:100 year flood **height**.

Network utilities play a critical role in the functioning of community. **Network utilities** that are damaged or destroyed during flood event may slow the ability for the community to recover or worsen the **effects** from flooding (for example sewerage in floodwaters).

Policies

NU-P1 *Identify regionally significant network utilities within the City on Council planning maps, as practicable.*

The Council has identified **regionally significant network utilities** within the City on its planning maps. The majority of any new and extensions to existing **regionally significant network utilities** are expected to be identified on Council planning maps by **network utility operators** through a notice of requirement for designation process. In the case of the National Grid, which is not designated, this network is specifically recognised and mapped, as required by the National Policy Statement on Electricity Transmission. Due to the scale of the planning maps and the extensive nature of some **regionally significant network utilities**, it is however not feasible to identify all **regionally significant network utilities** on Council planning maps, particularly the local gas distribution lines.

NU-P2 *Recognise the national, regional and local benefits of regionally significant network utilities.*

Regionally significant network utilities provide benefits within the City, regionally and nationally. These are benefits that are to be considered in respect of any matter relating to **regionally significant network utilities**. Some of the benefits are:

1. That people and goods can travel to, and from and around the City and Region efficiently and safely;
2. That community well-being and public health and safety is maintained through the provision of essential services including supply of potable **water** and the collection, transfer and appropriate treatment of **sewage** and **stormwater**; and
3. People have access to electricity and gas to meet their needs.

NU-P3 *Avoid, or as appropriate, remedy or mitigate, the potential for any adverse effects including reverse sensitivity effects on regionally significant network utilities from inappropriate new subdivision, use and development occurring under, over, or adjacent to regionally significant network utilities.*

Any potential adverse **effects** including reverse sensitivity **effects**, on **regionally significant network utilities** are to be appropriately managed, with priority given to avoiding adverse **effects**, where practicable, on those utilities. The location of inappropriate new use or development in proximity to existing **regionally significant network utilities** has the potential to compromise the efficient operation and use of the **network utility** including restricting access and result in the benefits of that **network utility** being reduced. In addition, the safety and **amenity values** of the community may be adversely affected by locating in too close proximity to **regionally significant network utilities**. The potential for adverse **effects** including reverse sensitivity **effects** may arise when the pattern and density of **land use activities** changes through the rezoning of **land**. At the time of rezoning, the Council will seek to introduce new provisions to manage those potential adverse **effects** on existing or designated **regionally significant network utilities**. Any applications that involve potential intensification located in proximity to **regionally significant network utilities** will require assessment in terms of the potential **effects** on those utilities as well as consultation with the relevant **network utility operator**.

NU-P4 *To manage development within close proximity to existing high voltage (110kV or greater) electricity transmission lines to protect both:*

1. the safe, secure and efficient use and development of the electricity transmission network; and
2. the safety and **amenity values** of the community.

A corridor management approach involves setting minimum buffer distances from high voltage electricity **transmission lines** to manage development both in the immediate proximity of and adjacent to the **lines**.

NU-P5 *To recognise and provide for the:*

1. need for new and the **maintenance** and **upgrading** of existing **network utilities**; and
2. technical and operational requirements and constraints of **network utilities** in assessing their location, design, development, construction and appearance; and
3. benefits that **network utilities** provide to the economic, social and cultural functioning of the City, Region and Nation.

The provision of new and the **upgrading** of existing **network utilities** is necessary to meet the needs of City, both now and into the future. In considering any proposals for new or upgrades to existing **network utilities**, the technical and operational requirements that may constrain where and how they can locate and be designed need to be recognised. In some cases, some level of adverse **effects** may need to be accepted to recognise the necessity for and benefits derived from, some **network utilities** and meet their operational requirements. This policy also recognises the benefits that all **network utilities** have.

NU-P6 *Enable the efficient construction, installation, operation, upgrading and maintenance of network utilities.*

Network utilities have an important role in providing for the wellbeing of the City's community and beyond. **Network utilities** form an essential part of the efficient functioning of the City and their **maintenance** and development allows their benefits to be realised. There are a range of **network utilities** that enable communities to undertake everyday **activities** and functions and provide essential services to people's homes and businesses. It is therefore important that the District Plan provides for **network utilities** to be constructed, installed, operated, upgraded and maintained.

NU-P7 *Ensure that the provision and operation of utilities that cross jurisdictional boundaries is managed in an integrated manner.*

Most **network utilities** cross jurisdictional boundaries between councils. Cross boundary issues can result for **network utility** providers and for the community, particularly where different councils have different rules or processes for how they recognise and provide for **network utilities** and manage their **effects**. It is important that councils work together in an integrated manner both when developing plan provisions and when dealing with proposals for new or upgrades to existing **network utilities**.

NU-P8 *Encourage the appropriate use of designations for new network utilities and extensions to existing network utilities that are not designated.*

Network utility operators, particularly those who operate **regionally significant network utilities**, should use the notice of requirement for designation process, where appropriate when they seek to develop new or extend existing **network utilities**. This is particularly encouraged for operators where such new or extended **network utilities** involve restrictions on the use of privately owned **land** and may require **land** acquisition. It is recognised that not all **network utility operators** use designations, particularly those that do not operate linear infrastructure.

NU-P9 *Ensure that network utilities are designed, developed, constructed, located, upgraded, operated and maintained to avoid, remedy or mitigate any actual or potential adverse effects on the environment.*

There are a range of different **network utilities** with different potential adverse **effects** on the **environment**. For instance, above ground **network utilities** can have adverse **effects** including visual, **noise**, traffic, odour and amenity, depending on their size, location, frequency and their scale in comparison with the character of a particular **environment**. A different activity status applies to some **network utilities** in the Southern Hills Overlay Area, Open Space, and **General Residential Zones, to Zone and High Density Residential Zone to** reflect that these zones have special **environments** that are more vulnerable to adverse **effects** and associated loss of amenity.

NU-P10 *Manage effects on health and safety by ensuring network utilities, in particular those emitting electric and magnetic fields, are designed, located, upgraded, operated and maintained to comply with relevant national environmental standards and to meet other nationally recognised standards and*

guidelines.

Some network utilities may adversely affect health and safety. For example, telecommunication facilities generate radio frequency emissions which may have detrimental **effects** on health. Any potential health **effects** arising from radiofrequency emissions are addressed by Regulation 4 of the Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2008. Electricity transmission/distribution activities can present a risk to health and safety, primarily through the risk of electrocution from direct contact with conductors or as a result of a flashover. The National Policy Statement on Electricity Transmission, and the National Environmental Standard for Electricity Transmission require that the exposures be limited to the guidelines of the International Commission on Non- Ionising Radiation Protection (ICNIRP) to prevent the potential for public health **effects**. Other possible health and safety risks are accidental spillage or leakage of hazardous substances from gas or petroleum pipelines, explosions from gas or petroleum pipelines, accidental overflow from sewage pump stations, and flooding from damaged/inoperative stormwater systems. Chemicals used in conjunction with some **network utilities**, such as water treatment plants for example, also pose a risk if an accidental spill occurs. There are a number of relevant national and international standards and guidelines addressing health and safety matters that are external to the District Plan but that must be complied with, including the Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2008, and the New Zealand Electrical Code of Practice. The International Commission on Non-Ionising Radiation Protection (ICNIRP) Guidelines provide best practice guidance.

NU-P11 *Enable the co-location or multiple use of **network utilities** where this is efficient, technically feasible and practicable and assists with avoiding, remedying or mitigating adverse **effects** on the **environment**.*

The co-location and co-siting of **network utilities** may provide environmental benefits in terms of reduced visual impacts and consolidation of **network utilities** in existing areas thereby reducing adverse effects on amenity by reducing the need for more **network utility structures**. While co-location is encouraged it needs to be understood that technical requirements will generally mean that associated **structures** may need to be taller or bulkier to avoid interference between the two or more providers, such as radio-frequency bands. It is also recognised that co-location is not always possible due to operational issues such as radiofrequency interference, electrical interference, lease arrangements, safety and structural capacity.

NU-P12 *Require the underground placement of new **network utilities** unless*

1. *there are natural or physical features or **structures**, or technological and operational constraints that makes underground placement impractical or unreasonable;*
2. *they are of a temporary nature and required for emergency purposes or critical events; and*
3. *they are of a nature that they can only operate aboveground.*

The adverse visual **effects** of certain **network utilities** can often be managed by putting the services underground. With some exceptions, this is the required approach for those **network utilities**, such as those with cables that can be located underground. For those **network utility structures** that need to be located aboveground, particular attention should be given to their design, location and minimising of any adverse visual **effects** as outlined in Policy NU-P9. This can be achieved in a number of ways including, where practical, through screening, careful placement, size and appearance and applying different activity status. With the exception of Protected Ridgelines and the Southern Hills, new overhead **lines**, including electricity lines below 110kV, are provided for as a permitted activity in the Rural and Open Space Zones, recognising the more visual absorptive capacity of those locations, and the practicality of needing to provide for a cost effective means of enabling service development and maintenance in remote less densely populated areas.

New customer connections to existing **lines** and **minor upgrading** of existing **lines** are provided for within the City in recognition that this is an efficient use of an existing resource. However, new above ground **lines** and their associated supporting **structures** in areas that do not have existing above ground **lines** are generally considered to be unacceptable within the City. However it is recognised The policy recognises that particular consideration needs to be given to the efficient use of resources and that there are situations where placing **lines** underground is, or may be, impracticable or unreasonable.

NU-P13 *Encourage the use of roads as **network utility** corridors in accordance with the National Code of Practice for Utility Operators' Access to Transport Corridors.*

Locating **network utilities** in the road corridor can assist to minimise the adverse **effects** of **network utilities** on amenity and other values as these locations generally have a range of existing **network utilities** and are less sensitive to new **network utilities**. However, the **effects** of these activities require some management to ensure conflicts with the primary function of the road corridor and with each other are avoided.

NU-P14 *Encourage **network utility** providers to consult with local communities on the appropriate placement, location and design of new **network utilities**.*

In some cases, engaging early with the community about a proposed new **network utility** may result in an alternative more appropriate location to be identified that both meets the needs of the **network utility operator** and addresses any concerns that the community may have. In encouraging consultation, the Council recognises that it cannot require **network utility operators** to consult on permitted activities.

NU-P15 ***Network utility structures** crossing **streams** within identified **Flood Hazard Extents** must be installed in a way to avoid contributing to blockages or restricting flood flows or compromising **flood mitigation works**.*

This policy ensures that **network utility structures** that cross river and **stream corridors** do not contribute to blockages or exacerbate the effects from flooding on people or property.

This policy also recognises the need for **Network Utility Structures** to be designed in a manner that does not compromise **flood mitigation works**. This is to ensure that the installation of **Network Utility Structures** does not inadvertently increase the risk to the local community by lowering an existing level of protection that may be provided by the **flood mitigation works**.

It is also recognised that attaching **Network Utility Structures** to existing lawfully established **structures** crossing a stream or river will not increase the **effect** on flooding as long as the **Network Utility Structure** is not positioned any closer to the stream or river than the existing **structure**.

NU-P16 *To manage the design and location of **network utilities** in identified **Flood Hazard Extents** to ensure their resilience to the **effects** of flood events.*

It is important that **network utilities** are able to continue to operate during and after a flood event to help the community respond and recover. This policy ensures directive for the **network utilities** in **Flood Hazard Extents** to ensure they are appropriately located and designed.

Rules

District-wide matters

Each **activity** shall comply with the relevant permitted activity standards in the District-wide matters of the Plan as listed below.

| |
|---------------------------------------|
| District-wide matters |
| EW - Earthworks |
| HH - Historic Heritage |
| TREE - Notable Trees |
| NFL - Natural Features and Landscapes |
| NOISE - Noise |
| NH - Natural Hazards |
| CL — Contaminated Land |
| HS - Hazardous Substances |
| WM — Waste Management |
| SUB - Subdivision |
| AIR - Air |
| LIGHT - Light |

Activities Tables

Policies NU-P1, NU-P2, NU-P4, NU-P5, NU-P6, NU-P9

| Permitted Activities | | | Zones |
|---|--|-----|---|
| Removal, maintenance , operation and upgrading | | | |
| NU-R1 | The removal of existing network utilities , including any existing structures | PER | All |
| NU-R2 | The operation and maintenance of network utilities | PER | All |
| NU-R3 | The minor upgrading of existing electricity and telecommunication lines | PER | All |
| NU-R4 | The upgrading of all other network utilities , excluding: 1. electricity and telecommunication lines and 2. gas distribution and transmission pipelines at a pressure exceeding 2000 kilopascals | PER | All |
| General | | | |
| NU-R5 | Cabinets and other network utility structures not otherwise listed in this table that meet the relevant standards | PER | All |
| NU-R6 | Network utilities located within existing buildings | PER | All |
| NU-R7 | Aerial crossings necessary for network utilities , located on or within existing bridges and structures or across watercourses, and including regulator stations, but not compressor stations. | PER | All |
| Underground Utilities | | | |
| NU-R8 | The construction, installation and development, of new underground network utilities , except for: 1. electricity transmission lines above 110kV; and 2. gas distribution and transmission pipelines at a pressure exceeding 2000 kilopascals. | PER | All |
| Radiocommunication, Telecommunication and Electricity Distribution and Transmission | | | |
| NU-R9 | Masts with or without associated antennas | PER | General Rural Rural Production Rural Lifestyle Commercial City-Centre and Mixed Use General Industrial Special Activity Development Area 1 (Gateway Precinct only) Development Area 2 Development Area 3-4 |
| NU-R10 | Antenna and support structure(s) attached to buildings | PER | All |
| NU-R11 | New above ground lines , excluding electricity transmission lines above 110kV. | PER | General Rural Rural Production Rural Lifestyle Open Space Development Area 2 |
| NU-R12 | Minor above ground lines | PER | All |
| NU-R13 | Temporary above ground lines | PER | All |
| Gas Distribution and Transmission | | | |
| NU-R14 | Underground gas distribution and transmission pipelines at a pressure not exceeding 2000 kilopascals, including aerial crossings of bridges, structures or streams, and ancillary equipment, including regulator stations but not compressor stations. | PER | All |
| Meteorological Activities | | | |
| NU-R15 | Meteorological enclosures and buildings ; automatic weather stations and anemometer masts , voluntary observer sites and associated microwave links | PER | All |
| Extreme Adverse Weather Warning Devices | | | |
| NU-R16 | Extreme adverse weather warning devices | PER | All |

| Standards for Permitted Activities | |
|---|---|
| <p>NU-S1</p> <p><i>Policies</i> TP-P1 TP-P3 NU-P9</p> | <p>Development associated with network utilities shall comply with the Council's Code of Practice for Civil Engineering Works where that development involves assets which are managed by or to be vested in Council.</p> |
| <p>NU-S2</p> <p><i>Policies</i> NU-P9 NU-P10</p> | <p>Health and Safety</p> <p>Where relevant, network utilities shall comply with the following standards:</p> <ol style="list-style-type: none"> 1. The maximum exposure levels shall not exceed the levels specified in NZS 2772:1999 2. Network utilities that emit electric and magnetic fields shall comply with the International Commission on Non-ionising Radiation Protection Guidelines for limiting exposure to time-varying electric and magnetic fields (1 Hz — 100 Hz), Health Physics 99(6):818-836; 2010, and the recommendations from the World Health Organisation monograph Environmental Health Criteria (No 238, 2007). <p>Note: The Resource Management (National Environmental Standards for Telecommunications Facilities) Regulations 2008, separate to this District Plan controls all radio-frequency emissions from telecommunication facilities through specific exposure standards.</p> |

| NU-S3 Policy NU-P9 | Maximum Height above ground level of Network Utilities 1. The maximum height above ground level of any utility structure listed in the table below shall include any antenna and support structures and exclude any lightning rod | | | | | | |
|---------------------------------|--|-------------|---|--|---|------------|--|
| | Network utility | City Centre | Commercial/ Neighbourhood Centre Local Centre Mixed Use Town Centre General Industrial Development Area 1 (Gateway Precinct only) | General Residential High Density Residential Development Area 1 (excluding Gateway Precinct) | General Rural / Rural Lifestyle/ Rural Production Development Area 2 Development Area 3 | Open Space | Special Activity |
| | Masts, antennas, lines and single-pole support structures | 20m | 25m | n/a | 15m | n/a | 20m 15m 15 m in the St Patrick's Estate's College Area |
| | Masts and antennas (where there are two or more providers) | 25m | 30m | n/a | 20m | n/a | 25m (other than in the St Patrick's Estate's College Area) |
| | Maximum height above ground level of an antenna and support structure measured from the highest point of the building to which it is attached. | 5m | | 3.5m | | | |
| | Cabinets, and network utility structures located within road reserve, that are | 2.0m | | 1.8m | 2.0m | | |

| | | | | | |
|---|------|-----|-----|-----|-----|
| not otherwise provided for | | | | | |
| Cabinets, and network utility structures, that are not otherwise provided for. | 3.5m | | | | |
| Anemometer masts | 15m | 30m | 12m | 15m | 12m |
| Maximum height above ground level of an extreme adverse weather measured from the point of attachment. | 4m | | | | |

| | | | | | | |
|---|--|------------------------------|---|--|--|--|
| NU-S4 <i>Policy</i> <i>NU-P9</i> | Maximum Size and Diameter of Network Utilities | | | | | |
| | 1. The maximum size and diameter of network utilities for each zone is outlined in the table below. | | | | | |
| | Network utility | City Centre | Commercial / Neighbourhood Centre Local Centre Mixed Use Town Centre General Industrial Development Area 1 (Gateway Precinct only) | General Residential High Density Residential Development Area1 (excluding Gateway Precinct) | General Rural / Rural Lifestyle/ Rural Production Development Area 2 Development Area 3 | Open Space |
| Masts | Diameter of mast <600mm from 6m in height | Diameter of mast 1.5m | n/a | Diameter of mast <600mm from 6m in height | n/a | Diameter of mast 1.5m Except in the St Patrick's Estate's College Area: Diameter of mast <600mm from 6m in height |
| Masts (where | Diameter of mast | Diameter of mast | n/a | Diameter of mast | n/a | Diameter of mast |

| | | | | | | |
|---|--|--|--|--|--|---|
| there are two or more providers) | <600mm from 6m in height | 1.5m | | <600mm from 6m in height | | 1.5m |
| Antenna attached to masts | Antenna located within a horizontal diameter circle of 750mm around the mast | Antenna located within a horizontal circle of 5m around the mast | n/a | Antenna located within a horizontal circle of 5m around the mast | n/a | Antenna located within a horizontal circle of 5m around the mast Except in the St Patrick's Estate College Area — Antenna located within a horizontal circle of 750mm around the mast |
| Antenna attached to buildings | Antenna diameter of 2m or area of 1.8m ² | Antenna diameter of 1m or area of 0.8m ² | Antenna diameter of 1.3m or area of 1.2m ² | Antenna diameter of 1m or area of 0.8m ² | Antenna diameter of 2m or area of 1.8m ² | |
| Cabinets, and network utility structures located within road reserve (not otherwise provided for) | 2m ² | 1.4m ² | 2m ² | | | |
| Cabinets and other network utility structures (not otherwise provided for) that are not located within road reserve | 15m ² | | | | | |
| Cabinets located within the road Reserve containing an electricity Distribution substation | 5m ² | | | | | |

| | | | |
|---|---|---|---|
| | Meteorological enclosures and buildings | 30m ² | |
| | Extreme adverse Weather warning devices | No greater dimension than 2.5m x 1.5m | |
| NU-S5 Policy NU-P9 | Separation distance and setbacks from boundaries 1. No network utilities shall be located within an esplanade or strip. 2. The following table applies to masts and antenna attached to masts and any cabinet or other network utility structure that is over 5m ² in area with a height of more than 1.2m that are not located in the road reserve or <u>or</u> rail corridor: | | |
| Setback distance or setback for masts and antenna attached to masts and Zone | | Setback distance or setback for cabinets and other masts and network utility structures ; antenna attached to masts | Zone Setback distance or setback for cabinets and other network utility structures |
| Not located within an esplanade reserve or strip All | | All Not located within an esplanade reserve or strip | |
| No less than 10m from a Commercial and Mixed Use City Centre General Residential Zone boundary Industrial Development Area 1 (Gateway Precinct only) | No less than 2 metres to any boundary in 10m from a General Residential, General Rural, Rural Production, Rural Lifestyle, general residential zone or high density residential zone Open Space and Special Activity Zone and to a road or service lane boundary . | Commercial No less than 2 metres to any boundary in a General Residential, High Density Residential, General Rural, Rural Production, Rural Lifestyle, Open Space and Special Activity Zone and to a road or service lane boundary . City Centre General Industrial Development Area 1 (Gateway Precinct only) | |
| No less than 10m from any property boundary General Rural Rural Lifestyle Under 15m in height - no less than 20m from the closest wall of a dwelling residential unit (excluding balconies and decks) Rural Production Development Area 2 Over 15m in height - no less than 50m from the closest wall of a dwelling residential unit (excluding balconies and decks) | No less than 2 metres to all 10m from any boundaries property boundary Under 15m in height - no less than 20m from the closest wall of a residential unit (excluding balconies and decks) Over 15m in height - no less than 50m from the closest wall of a residential unit (excluding balconies and decks) | General Rural No less than 2 metres to all boundaries Rural Lifestyle Rural Production Development Area 2 Development Area 3 | |
| No less than 10m from a General | No less than 2 metres to all 10m from a | General Residential No less than 2 metres | |

| | | | |
|--|---|---|--|
| | <p>Residential or General Rural, Rural Production or Rural Lifestyle Zone boundary.</p> <p>High Density Residential</p> <p>Open Space</p> <p>Special Activity</p> <p>Development Area1 (excluding Gateway Precinct)</p> | <p>General Residential, boundaries High Density Residential, or General Rural, Rural Production or Rural Lifestyle Zone boundary.</p> | <p>to all boundaries</p> <p>Open Space</p> <p>Special Activity</p> <p>Development Area1 (excluding Gateway Precinct)</p> |
|--|---|---|--|

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|---|---|
| <p>NU-S6</p> <p><i>Policies</i> NU-P9 NU-P12</p> | <p>Specific standards for temporary above ground lines</p> <ol style="list-style-type: none"> The line(s) shall be in place for no longer than six calendar months from the date of erection until its removal. |
| <p>NU-S7</p> <p><i>Policies</i> TP-P1 NU-P13</p> | <p>Where any work is undertaken on a road or service lane the persons responsible for the work shall notify Council at least 10 working days before work begins.</p> |
| <p>NU-S8</p> <p><i>Policy</i> NU-P15</p> | <p>Network utility structures (excluding cabinets) that:</p> <ol style="list-style-type: none"> Cross a stream or river; and Are within an identified flood hazard area; <p>must either;</p> <ol style="list-style-type: none"> Be located underground; or Positioned above the 1 in 100-year flood level, except when attached to existing lawfully established crossing structures such as bridges in which case the Network Utility Structure must not be fixed or positioned any closer to the stream bed or river bed than the lowest point of the existing crossing structure |

| Controlled Activities | | | Zones |
|---|--|-------------------|-------------------|
| <p>NU-R17</p> <p><i>Policies</i> NU-P5, NU-P6, NU-P9</p> | <p>The removal, operation and maintenance of network utilities and the minor upgrading of electricity and telecommunication lines that does not meet permitted activity standards</p> <p>Council may impose conditions over the following matters:</p> <ol style="list-style-type: none"> Earthworks and sediment and erosion control Noise Any adverse effects on a heritage site or area of native vegetation | <p>CON</p> | <p><i>All</i></p> |

| Restricted Discretionary Activities | | | Zones |
|---|---|--------------------|-------------------|
| General | | | |
| <p>NU-R18</p> <p><i>Policies</i> NU-P5, NU-P6, NU-P9</p> | <p>The upgrading of network utilities that do not meet the permitted activity standards, excluding:</p> <ol style="list-style-type: none"> electricity transmission lines above 110kV; and gas distribution and transmission pipelines at a pressure exceeding 2000 kilopascals. <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> The degree, extent and effects of the non-compliance with the Permitted Activity Standards The extent to which there are difficult ground conditions, technical or financial constraints that make compliance impracticable/ unreasonable Earthworks and erosion and sediment control Any adverse effects on an identified heritage site or an area of native vegetation | <p>RDIS</p> | <p><i>All</i></p> |
| <p>NU-R19</p> <p><i>Policies</i> NU-P5, NU-P6, NU-P9</p> | <p>The upgrading of:</p> <ol style="list-style-type: none"> electricity transmission lines above 110kV; and gas distribution and transmission pipelines at a pressure exceeding 2000 kilopascals. <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> Risks to public health and safety Rehabilitation of the site following any construction or future maintenance period. The extent to which the affected persons / community has been consulted with. Earthworks and erosion and sediment control. Any potential interference with public use and enjoyment of the land and the operation of land uses in the vicinity Any adverse effects on an identified heritage site or an area of native vegetation Local, national and / or regional benefits derived from the activity Any constraints arising from technical and operational requirements of the network which may limit measures to avoid, remedy or mitigate environmental effects. | <p>RDIS</p> | <p><i>All</i></p> |
| <p>NU-R20</p> <p><i>Policies</i> NU-P5, NU-P6, NU-P9, NU-P15</p> | <p>Cabinets and other network utility structures not otherwise listed in this table that do not meet all of the relevant standards.</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> The degree, extent and effects of the non-compliance with the Permitted Activity Standards Risks to public health and safety Any effect on heritage and cultural values Design and external appearance Visual effect including impacts on: <ol style="list-style-type: none"> The residential and recreational use of land in the vicinity of the proposed utility; The existing character, landscape, streetscape and amenity values of the locality; Key public places, public viewing points and significant recreational areas Amenity effects, including noise vibration, odour, dust, earthworks and lighting Any potential interference with public use and enjoyment of the land and the operation of land uses in the vicinity Measures to mitigate the bulk and scale of the utility, including screening, colour and finish treatment, earth mounding and/or planting, viewing distances, the location of support structures Whether the size and scale of the proposal is generally compatible with other development in the area Any adverse effects on traffic and pedestrian safety including sight lines and the visibility of traffic signsage. The extent to which the affected persons/community has been consulted with. Except in the case of cabinets, where located within an identified Flood Hazard Extent: <ol style="list-style-type: none"> The extent to which the utility or network utility structure will be adversely impacted during a flood event; Where proposed to cross a river or stream, the extent to which the Network Utility Structure will adversely contribute to blockages or obstructing flood flows; The extent to which the utility will adversely impact the flood hazard area, exacerbating | <p>RDIS</p> | <p><i>All</i></p> |

| | | | |
|---|---|--------------------|--|
| | <p>the effect on people and property on adjacent sites and/or adversely affect the function of the flood hazard extent.</p> <p>d. The extent to which locating the Network Utility Structure within the Flood Hazard Extent will provide any local, regional or national benefit.</p> | | |
| Radiocommunication, Telecommunication and Electricity Distribution and Transmission | | | |
| <p>NU-R21 Policies NU-P5, NU-P6, NU-P9</p> | <p>Masts with or without associated antennas which meet the following criteria</p> <ol style="list-style-type: none"> 1. Have a maximum height above ground level of 12m 2. The diameter of the mast is <600mm, from 6m in height above ground level 3. The antenna are located within a horizontal circle of 750mm 4. Are located no less than 10m from a General Residential, High Density Residential or General Rural, Rural Lifestyle or Rural Production Zone boundary <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> 5. Risks to public health and safety 6. The maximum height above ground level, area or diameter of any antenna 7. Design and external appearance 8. Any effect on heritage and cultural values 9. Visual effects including impacts on: <ol style="list-style-type: none"> a. The residential and recreational use of land in the vicinity of the proposed utility; b. The existing character, landscape, streetscape and amenity values of the locality; c. Key public places, public viewing points, and significant recreational areas 10. Amenity effects, including noise, vibration, odour, dust, earthworks and lighting 11. Cumulative effects 12. Whether the size and scale of the proposal is generally compatible with other development in the area 13. Any adverse effects on traffic and pedestrian safety including sight lines and the visibility of traffic signs 14. The extent to which alternative locations, routes or other options have been appropriately considered 15. Any potential interference with public use and enjoyment of the land and the operation of land uses in the near vicinity 16. The extent to which it is technically, economically and practically reasonable for the masts or antennas can be co-sited with similar structures or other buildings. 17. The extent to which the affected persons/community has been consulted with. | <p>RDIS</p> | <p><i>General Residential</i> <i>High Density Residential</i> <i>Open Space Development Area 1 (excluding Gateway Precinct)</i></p> |
| <p>NU-R22 Policies NU-P5, NU-P6, NU-P9</p> | <p>Masts, with or without associated antennas that do not comply with the standards to be a permitted activity.</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> 1. The degree, extent and effects of the non-compliance with the Permitted Activity Standards 2. Risks to public health and safety 3. The maximum height above ground level of the mast and area or diameter of any antenna 4. The maximum height above ground level, area or diameter of any antenna 5. Any effect on heritage and cultural values 6. Visual effects including impacts on: <ol style="list-style-type: none"> a. The residential and recreational use of land in the vicinity of the proposed utility; b. The existing character, landscape, streetscape and amenity values of the locality; c. Key public places, public viewing points and significant recreational areas 7. Amenity effects, including noise, vibration, odour, dust, earthworks and lighting 8. Cumulative effects 9. Any potential interference with public use and enjoyment of the land and the operation of land uses in the near vicinity 10. Measures to mitigate the bulk and scale of the utility, including screening, colour and finish treatment, earth mounding and / or planting, viewing distances, the location of support structures. 11. Whether the size and scale of the proposal is generally compatible with other development in the area. 12. Any adverse effects on traffic and pedestrian safety including sight lines and the visibility of traffic signs. 13. The extent to which alternative locations, routes or other options have been appropriately considered. 14. The extent to which it is technically, economically and practically reasonable for the masts or antennas can be co-sited with similar structures or other buildings. 15. The extent to which the affected persons / community has been consulted with. | <p>RDIS</p> | <p><i>General Rural</i> <i>Rural Production</i> <i>Rural Lifestyle</i> <i>Commercial and Mixed Use</i> <i>City Centre</i> <i>General Industrial</i> <i>Special Activity Development Area 1 (Gateway Precinct only)</i> <i>Development Area 2</i> <i>Development Area 3</i></p> |
| <p>NU-R23 Policies NU-P5, NU-P6, NU-P9</p> | <p>Antenna and support structure(s) attached to buildings that do not comply with the standards to be a permitted activity.</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> 1. The degree, extent and effects of the non-compliance with the Permitted Activity Standards 2. Risks to public health and safety 3. The maximum height above ground level, area or diameter of any antenna 4. Design and external appearance 5. Any effect on heritage and cultural values 6. Visual effects including impacts on: <ol style="list-style-type: none"> a. The residential and recreational use of land in the vicinity of the proposed utility; b. The existing character, landscape, streetscape and amenity values of the locality; c. Key public places, public viewing points, and significant recreational areas. 7. Amenity effects, including noise, vibration, odour, dust, earthworks and lighting 8. Cumulative effects 9. Any potential interference with public use and enjoyment of the land and the operation of land uses in the vicinity 10. Measures to mitigate the bulk and scale of the utility, including screening, colour and finish treatment, earth mounding and / or planting, viewing distances, the location of support structures. 11. Whether the size and scale of the proposal is generally compatible with other development in the area. 12. Any adverse effects on traffic and pedestrian safety including sight lines and the visibility of traffic signs. 13. Where antennas are proposed to be sited on the top of a building, the extent to which they can be designed or screened so that they form an integral part of the total building design. | <p>RDIS</p> | <p><i>All</i></p> |

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| 14. The extent to which the affected persons / community has been consulted with. | | | |
| Gas Distribution and Transmission | | | |
| NU-R24 <i>Policies NU-P5, NU-P6, NU-P9</i> | Underground gas distribution and transmission pipelines at a pressure exceeding 2000 kilopascals, including aerial crossings of bridges, structures or streams, and ancillary equipment, including compressor compounds with compressor houses. Council will restrict its discretion to, and may impose conditions on: 1. Risks to public health and safety 2. Any effect on heritage and cultural values 3. Amenity effects , including noise , vibration, odour, dust, earthworks and lighting 4. Cumulative effects 5. Any potential interference with public use and enjoyment of the land and the operation of land uses in the vicinity 6. The extent to which alternative locations, routes or other options have been appropriately considered. 7. Earthworks and erosion and sediment control. 8. The extent to which the work is able to be conveniently accommodated underground without adversely affecting existing underground utility services. 9. Any adverse effects on an identified heritage site or an area of native vegetation. | RDIS | <i>All</i> |
| Water, Wastewater and Stormwater | | | |
| NU-R25 <i>Policies NU-P5, NU-P6, NU-P9</i> | Water reservoirs. Council will restrict its discretion to, and may impose conditions on: 1. Risks to public health and safety 2. Design and external appearance 3. Any effect on heritage and cultural values 4. Visual effects including impacts on: a. The residential and recreational use of land in the vicinity of the proposed utility; b. The existing character, landscape, streetscape and amenity values of the locality; c. Key public places, public viewing points, and significant recreational areas 5. Amenity effects , including noise , vibration, odour, dust , earthworks and lighting 6. Cumulative effects 7. Any potential interference with public use and enjoyment of the land and the operation of land uses in the vicinity 8. Measures to mitigate the bulk and scale of the utility, including screening, colour and finish treatment, earth mounding and / or planting, viewing distances, the location of support structures 9. The extent to which alternative locations, routes or other options have been appropriately considered. 10. Rehabilitation of the site following any construction or future maintenance period. 11. The extent to which the affected persons / community has been consulted with. 12. Earthworks and erosion and sediment control. 13. Any adverse effects on an identified heritage site or an area of native vegetation. | RDIS | <i>All</i> |
| Meteorological Activities | | | |
| NU-R26 <i>Policies NU-P5, NU-P6, NU-P9</i> | Meteorological enclosures and buildings , automatic weather stations and anemometer masts voluntary observer sites and associated microwave links that are not permitted activities. Council will restrict its discretion to, and may impose conditions on: 1. The degree, extent and effects of the non-compliance with the Permitted Activity Standards 2. Risks to public health and safety 3. The maximum height above ground level of the mast and area or diameter of any antenna 4. Design and external appearance 5. Any effect on heritage and cultural values 6. Visual effects including impacts on: a. The residential and recreational use of land in the vicinity of the proposed utility; b. The existing character, landscape, streetscape and amenity values of the locality; c. Key public places, public viewing points, and significant recreational areas 7. Amenity effects , including noise , vibration, odour, dust, earthworks and lighting 8. Cumulative effects 9. Any potential interference with public use and enjoyment of the land and the operation of land uses in the vicinity 10. Measures to mitigate the bulk and scale of the utility, including screening, colour and finish treatment, earth mounding and / or planting, viewing distances, the location of support structures . 11. Whether the size and scale of the proposal is generally compatible with other development in the area. 12. The extent to which the affected persons / community has been consulted with. | RDIS | <i>All</i> |

| Discretionary Activities | | | Zones |
|--|--|------------|--------------|
| General | | | |
| NU-R27 | All network utilities that are not otherwise listed as a permitted, controlled, restricted discretionary or non-complying activity | DIS | <i>All</i> |
| Radiocommunication, Telecommunication and Electricity Distribution and Transmission | | | |
| NU-R28 | New or additional above ground lines that are not otherwise permitted, or restricted discretionary activities | DIS | <i>All</i> |
| NU-R29 | New and additional lines (above ground and underground) and support structures for conveying electricity at a voltage above 110kV | DIS | <i>All</i> |
| NU-R30 | New and upgraded transformers, substations and switching stations distributing electricity and ancillary buildings , except for those encased within a cabinet or located on a line that is otherwise a permitted activity. | DIS | <i>All</i> |

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|--------|---------------------------------------|-----|-----|
| NU-R31 | Water and wastewater treatment plants | DIS | All |
|--------|---------------------------------------|-----|-----|

| Matters for Consideration | |
|---|--|
| Matters that may be relevant in the consideration of any discretionary activity resource consent may include the following: | |
| NU-MC1 | <p>Network Utilities</p> <ol style="list-style-type: none"> 1. Compliance with the Code of Practice for Civil Engineering Works. 2. Whether alternative locations or other options are physically or technically possible. 3. Whether the size and scale of the development is generally compatible with other development in the area. 4. Whether the local topography, existing vegetation or screening will diminish the impact of the new structure. 5. The extent to which the development can be designed to reflect the form of development in the immediate locality and/or harmonise with the natural or built features of the area. 6. The degree to which the proposed activity is appropriately located in terms of visibility. Where ridges or hilltop locations are necessary, Council encourages the co-siting of utilities to reduce the effect on visual amenities. 7. Whether the utility structure damages habitats or ecosystems or causes the loss of significant vegetation that contributes to the amenity of an area. 8. All those matters listed for restricted discretionary activities. |
| NU-MC2 | <p>Traffic generation and access</p> <ol style="list-style-type: none"> 1. Accessibility for public transport, cyclists and pedestrians. 2. Any vehicle/pedestrian/cyclist conflict. 3. Accessibility to the site. 4. Current traffic problems in the area. 5. Ability of the existing roading network to cater for increased traffic generation. 6. Ingress and egress to and from the site. 7. Neighbourhood amenity. |

| Non-complying Activities | | Zones | |
|--------------------------|---|-------|-----|
| General | | | |
| NU-R32 | All network utilities which do not comply with the permitted activity standards for radiofrequency and electro-magnetic fields in NU-S2. | NC | All |

| Advice note |
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| For any activity within the Stream/River Corridor, Overflow Path, Ponding Area or Erosion Hazard Area, applicants are advised to consult the Wellington Regional Council to determine if regional consent is also required. |

| Notes |
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| <p><i>Resource Management Regulations — National Environmental Standards</i></p> <ul style="list-style-type: none"> • The operation, maintenance, upgrading, relocation or removal of an electricity transmission line and ancillary structures that existed prior to 14 January 2010 is largely controlled by the Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009, separate to this District Plan. • The installation and operation of telecommunications facilities (antennas attached to existing structures and cabinets in the road reserve) is largely controlled by the Resource Management (National Environmental Standards for Telecommunications Facilities) Regulations 2008, separate to this District Plan. It also controls all radio-frequency emissions from telecommunication facilities through specific exposure standards. • Upper Hutt City Council is responsible for enforcing these standards. For clarification, where there is conflict or perceived conflict between the provisions of this Plan and the requirements of the NESs identified above, the provisions of the NES shall apply. • The National Environmental Standards are available for viewing at www.mfe.govt.nz and at Upper Hutt City Council offices. • Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances 34:2001 is mandatory for buildings, earthworks and mobile plants within close proximity to all electricity lines. • Compliance with the Electricity (Hazards from Trees) Regulations 2003 is mandatory for tree trimming and planting in proximity to electricity transmission and distribution lines. • To discuss works, including tree planting, near electrical lines especially within 20m of those lines, contact the line operator. • The following two standards are relevant for work in proximity to gas pipelines: <ul style="list-style-type: none"> ◦ NZS/AS 2885 Pipelines — Gas and Liquid petroleum ◦ NZS 5258:2993 Gas Distribution Network • Upper Hutt City Council is not responsible for enforcing these regulations or standards. |

Methods

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|-------|---|
| NU-M1 | <p>District Plan provisions consisting of the following:</p> <ol style="list-style-type: none"> 1. Planning Maps that identify the location of both designated and undesignated regionally significant network utilities within the District to the extent practicable. 2. Encourage designations for new network utilities and extensions to existing network utilities that are not currently designated. 3. Management of the location of traffic generating uses through zoning rules and the resource consents process to avoid, remedy or mitigate adverse effects on the safety and efficiency of the transport system. 4. Regulatory Assessment Framework that includes rules and matters of control and discretion to guide assessment of the construction, operation, upgrading and maintenance of network utilities, and inappropriate subdivision, use and development within Electricity Transmission Corridors and subdivision that occurs in proximity to regionally significant network utilities. The framework utilises permitted, controlled, restricted discretionary, discretionary and non-complying activity status and specific matters of control and discretion to assess and manage the actual and potential adverse effects. 5. Plan change(s) to introduce new provisions to manage reverse sensitivity effects on regionally significant network utilities where there are pressures for new or intensification of existing development in proximity to regionally significant infrastructure. 6. Provision of appropriate infrastructure at the time of subdivision. 7. Financial contributions for the upgrading or extension of public infrastructure, or the avoidance, remedying, or mitigation of any adverse effects on public infrastructure. 8. Identification of designations on the Planning Maps and the inclusion of their details in the Designations (DES)-Chapters. 9. Identification of high voltage (110kV or greater) electricity transmission lines on the Planning Maps. 10. Management of buildings, structures, earthworks and vegetation within a determined transmission corridor either side of the centreline of high voltage (110kV or greater) electricity transmission lines. 11. Administer, monitor and enforce compliance with the Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2008 and the Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009. |
|-------|---|

- 12. Information requirements for certificates of compliance and resource consents for **network utilities**.
- 13. Advice notes identifying the relevant national and international codes and standards that also apply to **network utilities** in addition to the District Plan’s Regulatory Assessment Framework. Monitoring and review of the District Plan **network utility** provisions to assist in assessing the effectiveness of the **network utilities** provisions in the Plan.

- NU-M2** Planning for the efficient development of infrastructure by liaison and consultation with requiring authorities.
- NU-M3** **Council** provision and **maintenance** of transportation infrastructure through its Annual and Strategic Plans and the strategies of roading infrastructure providers.
- NU-M4** The **Code of Practice for Civil Engineering Works**.
- NU-M5** Efficient management of **Council**'s works and utilities. This would include **Council** demonstrating a leadership role in the sustainable management and use of its infrastructure.
- NU-M6** Consultation with Transpower when applying policies relating to the transmission network within the City with the potential to adversely affect transmission assets.
- NU-M7** Compliance with relevant national and international codes and standards that also apply to **network utilities** within the City.
- NU-M8** Education of and building relationships with **network utility** providers.
- NU-M9** Encouraging **network utility** providers to engage with the local community when considering new **network utilities** within the City.
- NU-M10** Where appropriate, hold joint hearings with adjacent territorial authorities in instances where **network utilities** cross territorial boundaries and undertake joint plan changes to achieve consistency.

Anticipated Environmental Results

The following results are expected to be achieved by the objective, policies and methods in this chapter. The means of monitoring whether this Plan achieves the anticipated environmental results are also set out below.

| Anticipated environmental results | | Monitoring indicators | Data source |
|-----------------------------------|---|--|---|
| NU-AER1 | The sustainable management of network utilities throughout the City | Complaints and enforcement procedures Types of network utility development System failures Consultation with regional and national organisations to ensure utilities management is coordinated and consistent | Council complaints register Council records |
| NU-AER2 | The avoidance, remedying, or mitigation of the adverse effects of developing and maintaining the City’s network utilities | Complaints and enforcement procedures Assessment of the effectiveness of selected methods in implementing policies relating to network utilities | Council complaints register Council resource consent records |
| NU-AER3 | The avoidance of potential conflicts between regionally significant network utilities and incompatible development, use and subdivision | Complaints and enforcement procedures Assessment of the effectiveness of selected methods in implementing policies relating to regionally significant network utilities | Council complaints register Council resource consent records |
| NU-AER4 | The avoidance of the potential for network utilities to increase flood hazard risk or impact on flood hazard structures . | System failures in flood events Number of resource consent applications approved or declined in areas identified in the District Plan as being susceptible to natural hazards and whether these numbers change with time | Council records |

¹ The Meteorological Service is a requiring authority for its network operation of a system comprising telecommunication links to permit telecommunication and radiocommunication. Therefore, these aspects of meteorological service **activities** and facilities are **network utilities**.

REG — Renewable Energy Generation

Background

Energy is vital to the efficient functioning of our country. As both a natural and physical resource, the generation and use of energy is a relevant resource management matter. In particular, section 7(j) of the Resource Management Act requires decision-makers to give particular regard to the benefits derived from the use and development of renewable energy.

This chapter is focused on **renewable electricity generation**; and in particular, the conversion of natural resources into electricity. Energy generation from non-renewable sources, energy efficiency and energy conservation are addressed in other Plan chapters.

The National Policy Statement for Renewable Electricity Generation came into force in May 2011 and forms part of central government's strategic target to achieve 90% of electricity generated is from renewable energy sources by 2025. The **Council** is required to give **effect** to any national policy statement. The objective of the National Policy Statement is to recognise the national significance of **renewable electricity generation activities** by providing for the development, operation, **maintenance** and **upgrading** of new and existing **renewable electricity generation activities**, such that the proportion of New Zealand's electricity generated from renewable energy sources increases to a level that meets or exceeds the New Zealand Government's national target for **renewable electricity generation**. Policy D of the National Policy Statement requires that decision makers shall, to the extent reasonably possible, manage **activities** to avoid reverse sensitivity **effects** on consented and on existing **renewable electricity generation activities**.

The Regional Policy Statement for the Wellington Region recognises the importance of energy within the Region, and in particular that the benefits from renewable energy, from small to large scale generation, be recognised. Upper Hutt City Council is required to give **effect** to the Regional Policy Statement and include policies and/or methods to ensure these benefits are recognised. These benefits include security of supply and diversification of energy sources, reducing dependency on imported energy sources and reducing greenhouse gas emissions.

Although energy is essential to our communities, its generation has the potential to have both adverse and positive environmental **effects**. The positive **effects** of **renewable electricity generation** are often felt nationally (and/or globally) as well as locally, however adverse **effects** are generally more localised. Given the nature of **renewable electricity generation activities**, many developments are unlikely to be able to internalise all potential adverse **effects** that they may generate within the **site**, and may include **effects** on amenity, landscape, ecology, cultural and heritage values. The benefits of any development therefore need to be weighed up against potential adverse **effects**.

The application of renewable energy can be in a number of different forms. At the domestic or small scale, there are various passive approaches including orientating **buildings** to assist passive heating and cooling, and natural lighting and more active approaches such as solar **water** heating and panels, and wind turbines. The passive approaches are addressed through other chapters in the District Plan. This chapter addresses the active approaches to **renewable electricity generation**, primarily in the form of electricity generation. At present, **renewable electricity generation** facilities in Upper Hutt City are limited to **small scale wind turbines** and **solar panels**. There are no existing larger scale **renewable electricity generation activities** within the City.

A study of the Wellington Region's renewable energy sources undertaken by the Energy Efficiency and Conservation Authority in August 2006 identifies wind and solar as the primary renewable energy sources within Upper Hutt City that fall within the functions of the Upper Hutt City Council. Other options such as large scale solar generation or biomass energy may become more viable in the future, and this chapter should be amended to address the various resource management issues that may arise as more information about these options becomes available. This chapter therefore focusses on wind and small-scale solar resources.

The provisions in this chapter apply to **renewable electricity generation activities** throughout all zones of the City. The underlying zone objectives, policies and rules do not apply to **renewable electricity generation activities** unless specifically referred to. City wide rules, such as those relating to **historic heritage**, notable trees, **earthworks** and **hazardous substances** will still apply.

Resource Management Issues

REG-I1 *Balancing conflicts created by the **effects** of **renewable electricity generation** with its local, regional and national benefits.*

Upper Hutt City contains some renewable energy resources, the use of which would provide benefits locally, regionally and nationally. However, the use of such resources can also have adverse environmental **effects**, which are generally felt at a local level. These **effects** can create conflicts between **renewable electricity generation** and a wide range of biophysical and community held values, and raise issues of scale and location.

Objectives

REG-O1 *Provide for the development of **renewable electricity generation** that is designed, located, constructed, operated, maintained and upgraded so as to:*

1. *Avoid, remedy or mitigate adverse **effects** on the **environment**; and*
2. *Promote the local, regional, and national benefits of the use and development of renewable energy resources.*

There are significant benefits available at the local, regional and national level from **renewable electricity generation activities**. The benefits from any **renewable electricity generation** proposal can range from large significant contributions, to small incremental gains, but they are all cumulative. New renewable generation capacity can contribute to the New Zealand Energy Strategy target, and to increasing the diversity of supply. The City offers opportunities in particular for wind and solar generation.

The nature and scale of **effects** from **renewable electricity generation** will vary depending on the scale and location of the **activity** and the characteristics of the surrounding area. Potential **effects** include adverse visual impacts, impacts on indigenous flora and fauna, culturally and historically significant areas and **noise effects**.

The District Plan provides for **renewable electricity generation activities** at different scales, ranging from commercial-scale **activities** where the purpose is to generate electricity for financial gain to small scale **activities** which provide for domestic energy needs. Different activity statuses are used to reflect the nature, scale and associated levels of **effects** of the different scales of **renewable electricity generation activities**.

REG-O2 *Enable small-scale **renewable electricity generation** and the identification and assessment of potential renewable energy sources and **sites** in appropriate locations within the City.*

This objective recognises that there are parts of the City where **small scale renewable energy generation activities** may be viable to serve the electricity needs of individuals and local areas. The objective also recognises the importance of enabling the identification and assessment of potential renewable energy sources and sites for the Upper Hutt community.

Policies

REG-P1 *Recognise the local, regional and national benefits of **renewable electricity generation activities**.*

Renewable electricity generation activities have the potential to provide a range of benefits within the City, regionally and nationally. These benefits need to be considered by decision makers when determining any application for a new **renewable electricity generation activity** within the City. Some of the benefits of renewable energy generation **activities** include:

1. Maintaining and increasing security of electricity supply;
2. Using renewable rather than finite energy sources;
3. Reducing dependency on imported energy sources;
4. Reducing greenhouse gas emissions; and
5. The reversibility of the adverse **effects** of some **renewable electricity generation technologies**.

REG-P2 *Enable small-scale **renewable electricity generation** to be developed and operated in a manner that avoids, remedies or mitigates adverse environmental **effects**.*

Small-scale renewable energy generation particularly from wind and the sun provides an opportunity for Upper Hutt City to become partially self-reliant for energy supply. Technologies that currently exist and enable individuals to harness energy sources are likely to improve and become more cost-effective into the future. As demand for energy increases, self-reliance will have economic benefits for both individuals and the City.

Small-scale renewable energy generation activities may still have adverse environmental **effects** that should be avoided, remedied or mitigated. The District Plan includes such controls as are necessary to manage the potential **effects** of **small-scale renewable energy generation activities**.

REG-P3 *Enable the identification and assessment of potential renewable energy sources and sites in a manner that avoids, remedies or mitigates adverse environmental **effects**.*

A precursor to developing **renewable electricity generation activities** is identifying and subsequently assessing potential renewable energy sources. This may require testing over a number of years, for instance, to determine whether wind speeds are of an appropriate velocity and are consistent enough to efficiently and effectively generate electricity.

While the equipment needed for identification and assessment is generally of a lesser overall scale than a **renewable electricity generation** facility itself, the equipment has the potential to generate adverse environmental **effects** that need to be appropriately managed. Accordingly, the District Plan includes controls as are necessary to avoid, remedy or mitigate adverse **effects**.

REG-P4 *Provide for the operation, **maintenance** and development of community scale and commercial scale **renewable electricity generation activities**.*

Some parts of the City, particularly those that are elevated, are potentially suited to the development of renewable energy sources, particularly commercial scale **renewable electricity generation activities** where wind is the energy source. There is little potential in the City for the community or commercial scale use of solar energy for electricity generation.

REG-P5 *Manage the adverse environmental **effects** of community scale and commercial scale **renewable electricity generation activities** by recognising that these **activities** have the potential to cause significant adverse **effects** on the **environment**. In particular, **activities** that use wind as a source of energy have the potential for significant adverse **effects** on landscape, ecology and **amenity values**, and **noise** (including any low frequency **noise**) and may be inappropriate in some locations.*

While the Plan permits some **renewable electricity generation activities**, those that are of a significant scale or do not meet the standards to be a permitted activity, will require a full assessment of their environmental **effects** through the resource consent process. This will allow the **Council** to weigh the benefits of any new generation **activity** with its environmental **effects**. A non-complying activity status applies to **activities** located within the Southern Hills Overlay Area and on **sites** containing listed Heritage Features and where turbines do not comply with NZS6808:2010, as these are likely to have significant adverse **effects** on the **environment**.

REG-P6 *Recognise the technical and operational constraints of **renewable electricity generation**, including the location of the resource, development and **maintenance** of facilities and the location of the electricity **distribution network**.*

The locational, functional and technical constraints on the siting of **renewable electricity generation** facilities also need to be considered when development proposals are assessed and conditions of consent are imposed. This recognition includes considering the need for **renewable electricity generation** facilities to be located where such resources are available and the location of existing **structures** and infrastructure. The District Plan includes relevant matters of discretion which ensures the **Council** recognises these technical and operational constraints associated with any application.

REG-P7 *Encourage community and commercial scale **renewable electricity generation** providers to consult early with the local community, including Maori, on the appropriate placement, location and design of **renewable electricity generation activities**.*

*In some cases, engaging early with the community about a proposed new **renewable electricity generation activity** may result in an alternative more appropriate location to be identified that both meets the needs of the developer and addresses any concerns that the community may have. In encouraging consultation, the **Council** recognises that it cannot require providers or individuals to consult on permitted activities.*

REG-P8 *Protect consented and existing **renewable electricity generation activities** from incompatible **land** use and development.*

The Plan recognises that new **land** use and development **activities** can result in reverse sensitivity **effects** on existing and consented **renewable electricity generation** facilities and may result in the benefits of facilities being reduced. In addition, community **amenity values** may be adversely affected by locating in too close proximity to **renewable electricity generation** facilities.

At present, the City only contains **small scale renewable energy generation** facilities with no established community scale or commercial facilities. It is likely any such larger scale facilities would be established in the rural areas and that any reverse sensitivity **effects** would arise from subsequent new **subdivision**, **land** use and development which would provide an opportunity for assessment of any such potential **effects**.

REG-P9 *Ensure that the provision and operation of **renewable electricity generation activities** that cross jurisdictional boundaries is managed in an integrated manner.*

Some **renewable electricity generation activities** and the **effects** arising from them may cross jurisdictional boundaries between councils. Cross boundary issues can result for **renewable electricity generation** providers and for the community, particularly where different councils have different rules or processes for how they recognise and provide for **renewable electricity generation activities** and manage their **effects**. It is important that councils work together in an integrated manner both when developing plan provisions and when dealing with proposals for new or upgrades to existing **renewable electricity generation activities**.

Rules

Activities Tables

Policies REG-P1, REG-P2, REG-P3, REG-P4, REG-P5

| Permitted Activities | | | Zone |
|----------------------|---|-----|---|
| REG-R1 | The operation and maintenance of existing renewable electricity generation facilities | PER | All |
| REG-R2 | Any solar panel mounted to any building | PER | All |
| REG-R3 | Roof-mounted small scale wind turbines | PER | All |
| REG-R4 | Freestanding small scale wind turbines | PER | All |
| REG-R5 | Temporary renewable energy assessment and research structures | PER | General Rural Rural Production Rural Lifestyle Commercial City Centre and Mixed Use General Industrial Open Space Development Area 1 (Gateway Precinct only) Development Area 2 Development Area 4 |

| Standards for permitted activities | | | Zone |
|------------------------------------|--|--|------|
| REG-S1 <i>Policy REG-P4</i> | The operation and maintenance of existing renewable electricity generation activities 1. The permitted activity standards for the zone must be complied with | | All |
| REG-S2 <i>Policy REG-P2</i> | Any solar panel mounted to any building 1. The permitted building height may be exceeded by no more than 1m 2. The sunlight access or height in relation to boundary standard may be exceeded by no more than 1m. 3. *Where located on a heritage building listed in the Schedule of Significant Heritage Features HH-SCHED1, any solar panel shall: a. Be located on a roof plane which is not visible from any adjacent public areas b. Aligned with the plane of the roof | | All |
| REG-S3 <i>Policy REG-P2</i> | Roof-mounted small scale wind turbines 1. The sunlight access, setback height in relation to boundary, setback and noise standards for the zone in which the site is located shall be complied with 2. The permitted building height may be exceeded by no more than 2m 3. There shall be no more than one turbine per site . 4. *Shall not be located on a site containing an item listed in the Schedule of Significant Heritage Features HH-SCHED1 | | All |
| REG-S4 <i>Policy REG-P2</i> | Freestanding small scale wind turbines 1. The sunlight access, height in relation to boundary, setback and noise standards for the zone that the site is located in must be complied with. 2. The permitted building height for the zone may be exceeded by up to, but no more than, 2m. 3. There shall be no more than one turbine per site 4. *Shall not be located on a site containing an item listed in the Schedule of Significant Heritage Features HH-SCHED1. | | All |
| REG-S5 <i>Policy REG-P3</i> | Temporary renewable energy assessment and research structures 1. Shall comply with the following New Zealand Standards as well as any others relevant to emissions: a. NZS6808:2010 Acoustics — Wind Farm Noise b. NZS 2772:1999 Radiofrequency Fields 2. Must comply with the noise standards for the zone in which they are located. 3. Shall not be located on a site containing an item listed in the Schedule of Significant Heritage Features HH-SCHED1. 4. Any anemometer must not exceed 80 metres in height . 5. All structures shall comply with the sunlight access, height in relation to boundary, height control plane and setback requirements for the zone in which they are located. 6. Any public road damaged in such investigation or assessment activity shall be reinstated to a condition of a similar or improved standard to that which existed prior to commencement of the work; 7. No such investigation or assessment period shall exceed five years 8. All equipment and structures shall be removed at the end of the investigation and the site shall be restored and rehabilitated to a condition no less than that which existed prior to the works commencing. | | All |

| Restricted Discretionary Activities | | | Zones |
|--|---|-------------|-------|
| REG-R6 <i>Policies REG-P1, REG-P2, REG-P5</i> | Solar panels that do not comply with one or more of the permitted activity standards Council will restrict its discretion to, and may impose conditions on: 1. Any positive effects to be derived from the activity . 2. The contribution to achieving national, regional and local energy policy objectives and renewable energy targets; 3. Health and safety; 4. Layout, design and location of proposed structure ; 5. Effects on historic heritage ; 6. Visual, character and amenity effects ; | RDIS | All |

| | | | |
|--|--|-------------|---|
| | 7. Adequacy of the methods of mitigation/remediation or ongoing management. | | |
| REG-R7 <i>Policies</i> REG-P1, REG-P2, REG-P5 | Small scale roof-mounted and freestanding wind turbines that do not comply with one or more of the permitted activity standards Council will restrict its discretion to, and may impose conditions on: 1. All those matters under REG-MC1, and: 2. Extent of any earthworks 3. Noise and lighting effects | RDIS | All |
| REG-R8 <i>Policies</i> REG-P1, REG-P3, REG-P4, REG-P5 | Temporary renewable energy assessment and research structures that do not comply with one or more of the permitted activity standards and are not located on a site . Council will restrict its discretion to, and may impose conditions on: 1. All those matters under REG-MC1, and: 2. Traffic effects 3. Effects on public access 4. Effects on natural character 5. Suitability of the site for the proposed activity , including consideration of geotechnical and natural hazard constraints | RDIS | All |
| REG-R9 <i>Policies</i> REG-P1, REG-P3, REG-P4, REG-P5 | Land based structures that support in-stream hydro or marine energy generation provided that they are not located: 1. On a site containing an item listed in the Schedule of Significant Heritage Features HH-SCHED1 2. Within an esplanade reserve or strip 3. Within any riparian setback 4. On any legal road (formed or unformed) Council will restrict its discretion to, and may impose conditions on: 5. All those matters under REG-MC1, and: 6. Traffic effects 7. Effects on public access 8. Effects on natural character | RDIS | General Rural Rural Production Rural Lifestyle Open Space Commercial City-Centre and Mixed Use General Industrial Development Area 1 (Gateway Precinct only) Development Area 2 Development Area 4 |
| REG-R10 <i>Policies</i> REG-P1, REG-P3, REG-P4, REG-P5 | Community scale renewable energy generation activities , including associated construction and commissioning activities provided that they are not located: 1. On a site containing an item listed in the Schedule of Significant Heritage Features HH-SCHED1 2. Within an esplanade reserve or strip 3. On any legal road (formed or unformed) and any structures are set back at a distance of not less than three times the height of any generating device or support structure from any site boundary . and any structures are set back at a distance of not less than three times the height of any generating device or support structure from any site boundary . Council will restrict its discretion to, and may impose conditions on: 4. All those matters under REG-MC1, and: 5. Traffic effects 6. Effects on public access 7. Effects on natural character | RDIS | General Rural Rural Production Rural Lifestyle Development Area 2 |

| Discretionary Activities | | | Zones |
|--------------------------|--|------------|--|
| REG-R11 | The installation or upgrading of any commercial scale renewable electricity generation activities , including associated construction and commissioning activities , whereby for any activity where wind is the energy source, the activity complies with NZS6808:2010. | DIS | General Rural Rural Production Rural Lifestyle Development Area 2 |
| REG-R12 | Any renewable electricity generation activity that is not otherwise provided for as a permitted, restricted discretionary or non-complying activity. | DIS | All |

| Matters for Consideration | | | |
|---|---|--|--|
| Matters that may be relevant in the consideration of any discretionary activity resource consent may include the following: | | | |
| REG-MC1 <i>Policies</i> REG-P1, REG-P4, REG-P5 | <ol style="list-style-type: none"> Any positive effects to be derived from the activity; The contribution to achieving national, regional and local energy policy objectives and renewable energy targets; Health and safety; Noise effects, including compliance with NZS 6808:2010 (Acoustics — wind farm noise); The impact on reserves and other protected public and private land, and recreation areas, community facilities, infrastructure and services; The impact on public access to, and along, the margins of the coast, lakes and rivers or to natural and physical features; The impact on landscape values and natural features; The potential impact of natural hazard events and the effect the activity itself may have on exacerbating or relieving natural hazards; Any geotechnical constraints of the affected area; Impacts of earthworks and the modification of natural landforms, including proposed remedial and mitigation measures; Impacts on the amenity values of the surrounding environment, including a consideration of electromagnetic interference, vibration, aviation navigation lighting and turbine blade shadow or glare flicker; Ecological impacts, particularly impacts on water bodies, impacts associated with native vegetation removal and impacts on indigenous avifauna, indigenous fauna and their habitats; Impacts on archaeological and historic features and items, and sites of significance to tangata whenua; Traffic impacts (including construction and post-construction traffic) and impacts on the roading network, including the nature and extent of vehicle movements, access, management and mitigation measures; road safety and levels of service; and impacts associated with traffic distraction; Impacts on aviation and navigation; Construction effects, including construction noise (and the ability to meet NZS 6803:1999 Acoustics — Construction Noise); Any cumulative effects | | |

| Non-complying Activities | | | Zones |
|--------------------------|--|----|-------|
| REG-R13 | The installation of or upgrading of any community and commercial scale renewable electricity generation activities , including associated construction and commissioning activities , renewable electricity generation activity : 1. located on a site containing an item listed in the Schedule of Significant Heritage Features HH-SCHED1; or 2. located within the Southern Hills Overlay; or 3. that does not comply with NZS6808:2010, where wind is the energy source. | NC | All |
| REG-R14 | Any renewable electricity generation activity located on a site containing an item listed in the Schedule of Significant Heritage Features HH-SCHED1 | NC | All |

Methods

| | |
|--------|--|
| REG-M1 | District Plan provisions which include a Regulatory Assessment Framework that includes rules and matters of control and discretion to guide assessment of renewable electricity generation activities . The framework utilises permitted, controlled, restricted discretionary, discretionary and non-complying activity status and specific matters of control and discretion to assess and manage the actual and potential adverse effects . |
| REG-M2 | Plan change(s) to introduce new provisions to manage reverse sensitivity effects on renewable electricity generation activities where there are pressures for new or intensification of existing development in proximity to consented or existing renewable electricity generation activities . |
| REG-M3 | Monitoring and review of the District Plan renewable electricity generation provisions to assist in assessing the effectiveness of the renewable electricity generation provisions in the Plan. |
| REG-M4 | Education of, and building relationships with, renewable electricity generation providers. |
| REG-M5 | Encouraging renewable electricity generation providers to engage with the local community when considering new renewable electricity generation activities within the City. |
| REG-M6 | Education of the local community about renewable energy. |

Anticipated Environmental Results

The following results are expected to be achieved by the objective, policies and methods in this chapter. The means of monitoring whether this Plan achieves the anticipated environmental results are also set out below.

| Anticipated environmental results | Monitoring indicators | Data Source |
|--|--|--|
| REG-AER1 The benefits to be derived to Upper Hutt City from renewable electricity generation activities are realised. | Types of renewable electricity generation activities Consultation with regional and national organisations to ensure renewable electricity generation activities are co-ordinated and consistent. | Council records Customer surveys Council resource consent records and monitoring compliance |
| REG-AER2 The Upper Hutt City community is able to provide for its social, economic, cultural and environmental wellbeing. | Types of renewable electricity generation activities located within Upper Hutt City Level of update of renewable electricity generation activities . | Council records Council resource consent records and monitoring compliance Community surveys |
| REG-AER3 The health and safety of Upper Hutt City's community is not adversely affected by the construction, operation, upgrading and maintenance of renewable electricity generation activities . | Complaints and enforcement procedures System failures | Council complaints register Council resource consent records and monitoring compliance. |

TP — Transport and Parking

Background

As identified in Council's Planning Maps, all **activities** that take place within **roads** are subject to the relevant zone rules which pertain to the area in which the **road** is situated, as well as the City-wide rules. Where a **road** separates different zones on opposite sides of the **road**, the centre line of the **road** defines the boundary of the two zones.

Status of Council roads

Council roads are not designated. For the purposes of clarity, formed **Council roads** have also been shown without zoning colours on the Planning Maps (i.e. — they are white). However, **activities** which take place within them are still subject to the relevant zone rules which pertain to the area in which the **road** is situated, as well as the City-wide rules. Where a **road** separates different zones on opposite sides of the **road**, the centre line of the **road** defines the boundary of the two zones.

Resource management issues

TP-I1 *The efficient, convenient and safe movement of people, vehicles and goods in the City.*

The location, design and characteristics of **activities**, development can adversely affect the safety, accessibility and efficiency of the roading network and the quality of the **environment**.

Appropriately located **activities**, and well-designed development, can contribute to the convenience and viability for access by walking, cycling and public transport. **Roads** themselves (including the State Highway network) contribute to the convenience, viability, and access to **activities** enjoyed by City residents.

TP-I2 *The limits that rural roading places on development.*

Mangaroa Hill Road, Blue Mountains Road, Akatarawa Road, and parts of Moonshine Hill Road and Mount Cecil Road require major upgrading to be able to accommodate further significant development. Such **upgrading** may have significant adverse environmental **effects**.

The limits that the rural roading system places on further development not only apply to formed and sealed roads, but also to the large number of 'paper roads' within the City. The pressure to subdivide with access to these paper roads can pose a public interest issue. Council could be placed in a position where it may have to spend public money on **road upgrading** where the community would receive little benefit in return.

The limited access provisions applying to State Highway 2 and the nature of other **roads** in the Kaitoke area impose limits on further development in this part of the City.

Objectives

TP-O1 *To recognise and protect the benefits of **regionally significant network utilities** and ensure their functions and operations are not compromised by other **activities**.*

This objective seeks to identify the importance of **regionally significant network utilities** within the City and to give **effect** to the Regional Policy Statement. The objective and supporting policies are focused on recognising the benefits that these **regionally significant network utilities** have locally, regionally and nationally and ensuring that they are protected from incompatible use and development.

Policies

TP-P1 *To promote the safe and efficient use and development of the transportation network.*

The transportation network is a major physical resource in the City. The **land** and other resources used for transportation need to be sustainably managed.

There are a number of reasons for promoting a safe and efficient transportation network, including:

1. The **land** and associated resources required by the existing transport system represent a significant level of investment and commitment. To promote the purpose of **the Act**, it is desirable that existing systems are used and developed efficiently.
2. The efficient use of energy and resources in the design, management and use of transportation systems should be promoted.
3. Efficiency would be promoted through the integration of different modes and types of transport and by improving the network. The beneficial **effects** of any development such as increases in safety or reduction in travel times must also be taken into account.

The transport system also needs to be maintained and developed without creating significant adverse **effects** on the **environment**.

Minor changes to the transport system can be undertaken without the need for stringent controls, although they may need monitoring to identify and manage their cumulative **effects**. However, large-scale transportation projects, or developments within areas of environmental sensitivity, require careful assessment to identify potential **effects** and possible mitigation measures.

Rural **roads** place limits on further development in certain areas of the City because of their condition or potential capacity. Closer **subdivision** in these areas may be restricted because of the demand that it would place on these **roads** and the likely costs incurred by the **Council**. Other rural **activities** can cause damage to **roads** or create dangerous situations where **roads** are not designed to accommodate such traffic. The **upgrading** of such **roads** can place a heavy financial burden on the community and have significant adverse environmental **effects**. Therefore, a requirement for financial contributions and/or limitations on development is an appropriate response.

TP-P2 *To promote accessibility within the City and between the City and neighbouring areas.*

Access into and around the Central Business District, suburban shopping areas and industrial areas is important for both businesses and the community. This is facilitated by the availability of adequate car parking facilities and the close proximity of railway stations and the bus interchange.

In certain circumstances, car parking can have an adverse **effect** on the **environment** of an area. The proliferation of on-street car parking can adversely affect the visual and **amenity values** of an area, generate **noise** and make manoeuvring of vehicles difficult and unsafe.

The ability of people to have access to a variety of transport modes enables greater choice and means that transportation services can be used in a more efficient manner.

Most of Upper Hutt is well suited to cycling because of its topography. The bicycle is a useful, efficient and environmentally friendly form of transport. Although cycling is catered for within the present roading system, conflict can arise between cyclists, pedestrians and vehicular traffic. These conflicts need to be minimised or avoided to promote safety and encourage people to use dedicated cycling facilities. Convenient cycling and walking routes to community focal points need to be provided by linking streets, reserves, car parking areas and shopping centres.

TP-P3 To ensure that the use and development of **land** is served by safe and adequate access from the roading network

The roading network provides access to a wide range of **activities**. It is important to ensure that connections to the network are located, designed and maintained so as to provide for the safety of all **road** users.

TP-P4 To promote a safe and efficient roading network which avoids, remedies or mitigates the adverse **effects** of **road** traffic on residential areas.

Traffic on **roads**, whether mobile or stationary, can have major impacts on the **amenity values** of residential areas.

An efficient residential roading network of a high standard will meet the mobility needs of the City's residents, give access to available transport services, provide safety for those using the network and mitigate the adverse **effects** of traffic on the **environment**.

TP-P5 To promote a sustainable pattern of development that protects environmental values and systems, protects the potential of resources, and has regard for walking, cycling, public transport and transportation networks.

TP-P6 To promote the development of a safer and more secure environment for the community.

Part of the environmental amenity of urban areas is dependent on the degree to which pedestrians feel comfortable moving from place to place. **Buildings, roads** and the network of pedestrian accessways within the built **environment** can significantly affect the way people feel about where they live and work, and their ease of movement, safety and security. Safety and security is also an issue. Promotion of good design is a key method to implement the policy. This also applies to safety and the perception of public safety.

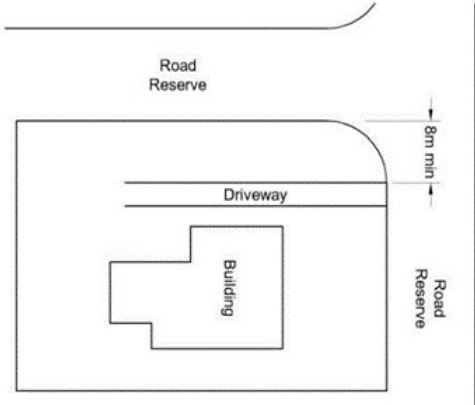
Rules

Activities Tables

Policies DC-P1, TP-P1, TP-P2

| Permitted Activities | | | Zones |
|--|---|------------|--|
| Roading, and Traffic and Transport Structures | | | |
| TP-R1 | Traffic control signals and devices, light and decorative poles and associated structures and fittings, post boxes, landscaped gardens, artworks and sculptures, bus stops and shelters, phone boxes, public toilets, road furniture located within the road reserve or rail corridors | PER | All |
| Car Parking Activities | | | |
| TP-R2 | Car park provisions in accordance with standards TP-S3 to TP-S10 shall be made for all activities | PER | All except Development Area 3 |
| <u>Site Access</u> | | | |
| TP-R3 | <u>Activities and buildings and structures if site access is compliant with TP-S1</u> | PER | <u>Commercial and Mixed Use Development Area 4</u> |
| <u>Loading</u> | | | |
| TP-R4 | <u>Non-residential activities and non-residential or mixed use buildings if compliant with TP-S2</u> | PER | <u>Commercial and Mixed Use Development Area 4</u> |

Standards for Permitted Activities

| <p>TP-S1</p> | <p>Where site access is required or provided the following standards apply:</p> <ol style="list-style-type: none"> All accessways and manoeuvring areas shall be formed and surfaced in accordance with the Code of Practice for Civil Engineering Works. Exemption – the requirement for accessways serving sites solely occupied by unstaffed utilities shall be that the accessway shall be surfaced with permanent all weather surfacing for a minimum length of 5m from the edge of the road carriageway seal. Sites shall have practical vehicle access to car parking and loading spaces (where provided or required), in accordance with the Code of Practice for Civil Engineering Works. This requirement does not apply to sites solely occupied by unstaffed utilities, provided that vehicles associated with utilities shall not obstruct the footpath or create a traffic hazard on the road. Vehicular access to a corner allotment shall be located no closer than 8m from the street corner. Where a site is located on an intersection of a primary or secondary arterial traffic route (as identified in the Transport and Parking (TP) Chapter) the siting of the vehicular access shall be located as far as practicable from the corner of the street. The 8 metre setback shall be measured from where the two front boundaries of the site (refer to the definition of a corner allotment) join, or in accordance with the diagram below.  <ol style="list-style-type: none"> Where a corner allotment is located at an intersection of a national, primary or secondary arterial traffic route, as identified in TP-SCHED 1 – Roading Hierarchy, no building, fence or other structure is to be erected and no vegetation allowed to grow so as to obstruct a traffic sight line. At the intersection of a road or rail level crossing, no building, fence or other obstructions which block sight lines for trains shall be erected, placed or grown in the hatched area marked in TP-Diagram 1. Land use activities with direct access to a State Highway shall comply with the access and visibility standards set out in TP-Diagrams 2 to 9. | <p><i>Commercial and Mixed Use Development Area 4</i></p> | | | | | | | | | | |
|---|---|---|-------------------------|---------------------------------------|-----|--|---------|---|----------|------------------------------|---|---|
| <p>TP-S2</p> | <p>Loading provisions for non-residential activities and for non-residential or mixed use buildings</p> <ol style="list-style-type: none"> The number of loading spaces needed for non-residential activities and for non-residential or mixed use buildings shall be as follows: <table border="1" data-bbox="312 1205 1254 1400"> <thead> <tr> <th>Floor area</th> <th>Loading spaces required</th> </tr> </thead> <tbody> <tr> <td>Up to and including 500m²</td> <td>Nil</td> </tr> <tr> <td>Between 501m² and 1000m²</td> <td>1 space</td> </tr> <tr> <td>Between 1001m² and 2000m²</td> <td>2 spaces</td> </tr> <tr> <td>More than 2000m²</td> <td>2 spaces or 4 spaces for retail activities or buildings</td> </tr> </tbody> </table> <ol style="list-style-type: none"> Every loading space requires a manoeuvring space for ingress and egress. The extent of the manoeuvring space is to be in accordance with the Code of Practice for Civil Engineering Works. All loading spaces are required to be formed and surfaced in accordance with the Code of Practice for Civil Engineering Works. <p>Notes:</p> <ul style="list-style-type: none"> Loading areas must be kept clear and must be available at all times for vehicles used in association with the building during which time the building is being used for the activity to which the car parking and loading spaces relate. Direct access to each loading space may be allowed from any vested service lane | Floor area | Loading spaces required | Up to and including 500m ² | Nil | Between 501m ² and 1000m ² | 1 space | Between 1001m ² and 2000m ² | 2 spaces | More than 2000m ² | 2 spaces or 4 spaces for retail activities or buildings | <p><i>Commercial and Mixed Use Development Area 4</i></p> |
| Floor area | Loading spaces required | | | | | | | | | | | |
| Up to and including 500m ² | Nil | | | | | | | | | | | |
| Between 501m ² and 1000m ² | 1 space | | | | | | | | | | | |
| Between 1001m ² and 2000m ² | 2 spaces | | | | | | | | | | | |
| More than 2000m ² | 2 spaces or 4 spaces for retail activities or buildings | | | | | | | | | | | |
| <p>TP-S3 <i>Policy NU-P1</i></p> | <p>All car parks and loading areas shall be surfaced and maintained so they do not create a dust nuisance or allow vehicles to carry deleterious materials such as mud, stone, chips or gravel onto any road, footpath or service lane.</p> | | | | | | | | | | | |
| <p>TP-S4 <i>Policies DC-P1, TP-P1, TP-P2</i></p> | <p>Two or more owners or occupiers of any one site may jointly make provision, by way of formal agreement, for car parks or loading facilities for their buildings or activities. The car parks may be located on land other than the site but must be within 150m of it.</p> | | | | | | | | | | | |
| <p>TP-S5 <i>Policy NU-P1</i></p> | <p>Provision shall be made for vehicles associated with any permitted activity in the General Rural, Rural Production or Rural Lifestyle Zones to be manoeuvred on the site.</p> | | | | | | | | | | | |
| <p>TP-S6 <i>Policy NU-P1</i></p> | <p>Every car park shall be designed and constructed in accordance with the Code of Practice for Civil Engineering Works.</p> | | | | | | | | | | | |
| <p>TP-S7</p> | <p>Every car park shall be designed to ensure that vehicles are not required to reverse onto State Highways.</p> | | | | | | | | | | | |

| | |
|--|--|
| <i>Policy</i> TP-P1 | |
| TP-S8 <i>Policy</i> NU-P1 | Where any car parking area accommodates more than five vehicle spaces and adjoins a site which is zoned General Residential, High Density Residential, General Rural, Rural Production, Rural Lifestyle, Open Space or Special Activity, then it shall be effectively screened from that site by a close boarded fence, wall or landscaping of no less than 1.6m in height . A car parking area with more than five vehicle spaces that adjoins a road shall also be screened by a landscaped strip within the site of at least 0.6m in width. Note that additional landscape requirements apply in the Special Activities Zone. |

| Discretionary Activities | | Zones | |
|--|--|------------|---|
| Roading, and Traffic and Transport Structures | | | |
| TP-R3-R5 | The construction, alteration or diversion of roads , but excluding any such construction works which are part of a subdivision . | DIS | General Residential General Rural Rural Production Rural Lifestyle Commercial City Centre and Mixed Use General Industrial Development Area 1 (Gateway Precinct only) Development Area 2 Development Area 34 |

Matters for Consideration

Matters that may be relevant in the consideration of any discretionary activity resource consent may include the following:

| | |
|---------------|---|
| TP-MC1 | Traffic generation and access 1. Accessibility for public transport, cyclists and pedestrians. 2. Any vehicle/pedestrian/cyclist conflict. 3. Accessibility to the site . 4. Current traffic problems in the area. 5. Ability of the existing roading network to cater for increased traffic generation. 6. Ingress and egress to and from the site . 7. Neighbourhood amenity. |
| TP-MC2 | Roads 1. Any need to create a public road . 2. Traffic Safety. 3. Alternative routes or alignments. 4. Visual Impacts. 5. Environmental Effects . |

Matters that may be relevant in the consideration of any resource consent may include the following:

| | |
|---------------|---|
| TP-MC3 | Car parks 1. Compliance with the Code of Practice for Civil Engineering Works . 2. Whether the topography, size or shape of the site or the location of any natural or built feature(s) on the site or other requirements such as easements, rights-of-way or restrictive covenants impose constraints that make compliance impracticable. 3. Whether people using the facility use other means of transport to get to the site . 4. Whether additional car parking would adversely affect the character and amenity value of the site , or the development of the surrounding environment . 5. Whether car parking can be easily accommodated on nearby streets or in public car parks without causing congestion, danger or loss of amenity. 6. Whether the nature of adjacent roads is such that the entry, exit and manoeuvring of vehicles can be conducted safely. |
|---------------|---|

| Non-complying Activities | | Zones | |
|--|--|-----------|------------|
| Roading, and Traffic and Transport Structures | | | |
| TP-R5 | The construction, alteration or diversion of roads , but excluding any such construction works which are part of a subdivision | NC | Open Space |

TP-Schedule 1 - Roading Hierarchy

TP-SCHED 1- Roading Hierarchy

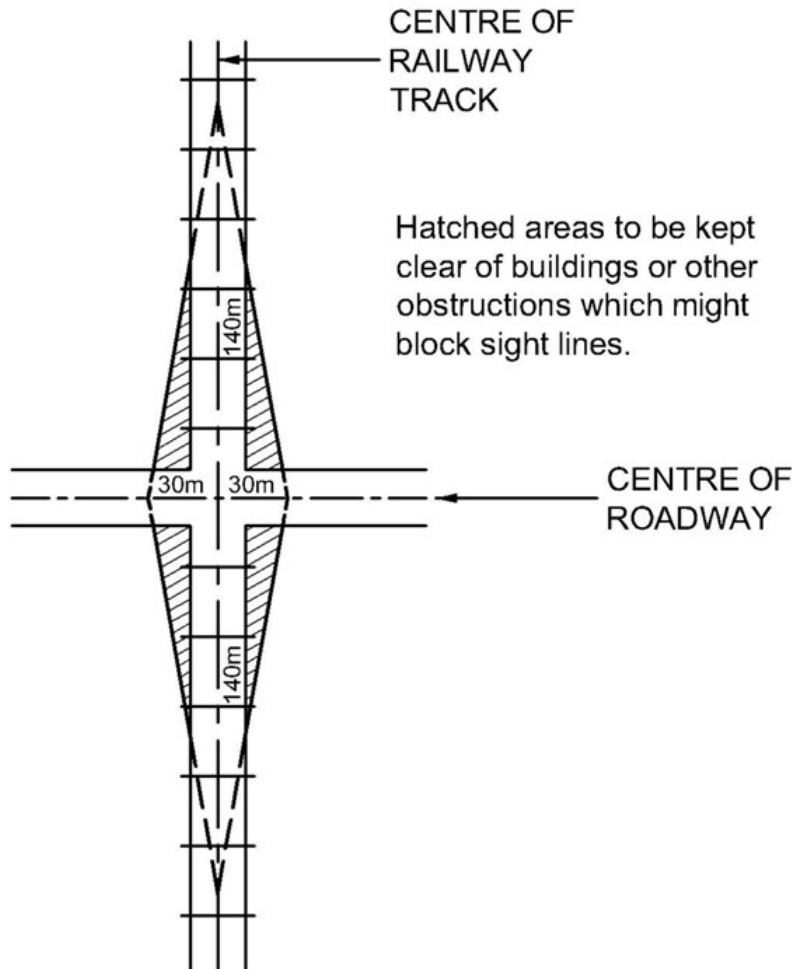
The City's **roads** are classified into a hierarchy according to their function in the roading network. The hierarchy reflects the importance of moving traffic around the City in a manner conducive to the development of the City. It is also important in protecting traffic routes for improvements and future extensions and enables a consistent approach to **road upgrading** and safety, street construction, traffic operations and levels of service.
An annotated street map of Upper Hutt is attached to the end of this chapter to illustrate the classification defined in this **Roading Hierarchy** table.

| |
|--|
| National Routes <ul style="list-style-type: none"> • Fergusson Drive (from Maoribank to Main Road North) • Main Road North • State Highway 2 (River Road) |
| Primary (Regional) Arterials <ul style="list-style-type: none"> • Eastern Hutt Road • Fergusson Drive (from Silverstream to Maoribank) |
| Secondary (District) Arterials <ul style="list-style-type: none"> • Akatarawa Road (rural) • Akatarawa Road (urban) • Alexander Road • Blenheim Street |

| |
|--|
| <ul style="list-style-type: none"> • Field Street (from Fergusson Drive to Kiln Street) • Gard Street • Gibbons Street • Gloucester Street (from Gard Street to Pempsey Street) • Goodshed Road • Heretaunga Square (South/Eastern Link) • Kiln Street (from Field Street to Gard Street) • Lane Street • Mangaroa Hill Road (urban) • Maymorn Road (urban) • Messines Avenue • Moonshine Road • Park Street • Pempsey Street • Pine Avenue • Riverbank Street • Somme Road • Sutherland Avenue • Totara Park Road (from Fergusson Drive to River Road) • Ward Street • Whakatiki Street |
| <p>Collector Routes</p> <ul style="list-style-type: none"> • Blue Mountains Road (from Whitemans Road to Avro Road) • King Street (from Queen Street to Fergusson Drive) • Kirton Drive • Mangaroa Hill Road (rural) • Montgomery Crescent • Queen Street • Totara Park Road (from River Road to California Drive) • Wallaceville Hill Road • Whitemans Road |
| <p>Local Distributor Routes (Urban)</p> <ul style="list-style-type: none"> • Ararino Street • Brentwood Street • California Drive • Clouston Park Road (from Henry Street to Totara Park Road) • Ebdentown Street (from Kowhai Avenue to George Street) • Field Street (from Kiln Street to Blue Mountains Road) • Fraser Crescent (from Redwood Street to McParland Street) • Gemstone Drive • Henry Street (from George Street to Clouston Park Road) • Holdsworth Avenue • Kowhai Avenue • McLeod Street • McParland Street (from Fraser Crescent to Pine Avenue) • Miro Street • Moeraki Street • Norana Road • Pinehaven Road (from Blue Mountains Road to southern end of Jocelyn Crescent) • Redwood Street • Routley Crescent (from Whakatiki Street to Redwood Street) • Shakespeare Avenue • Stafford Street • Topaz Street • Totara Park Road (between both ends of California Drive) |
| <p>Local Distributor Routes (Rural)</p> <ul style="list-style-type: none"> • Blue Mountains Road (from Avro Road to Johnsons Road) • Flux Road • Mangaroa Valley Road • Maymorn Road • Moonshine Hill Road • Parkes Line Road • Whitemans Valley Road |
| <p>Local Roads</p> <ul style="list-style-type: none"> • All other urban roads • All other rural roads |

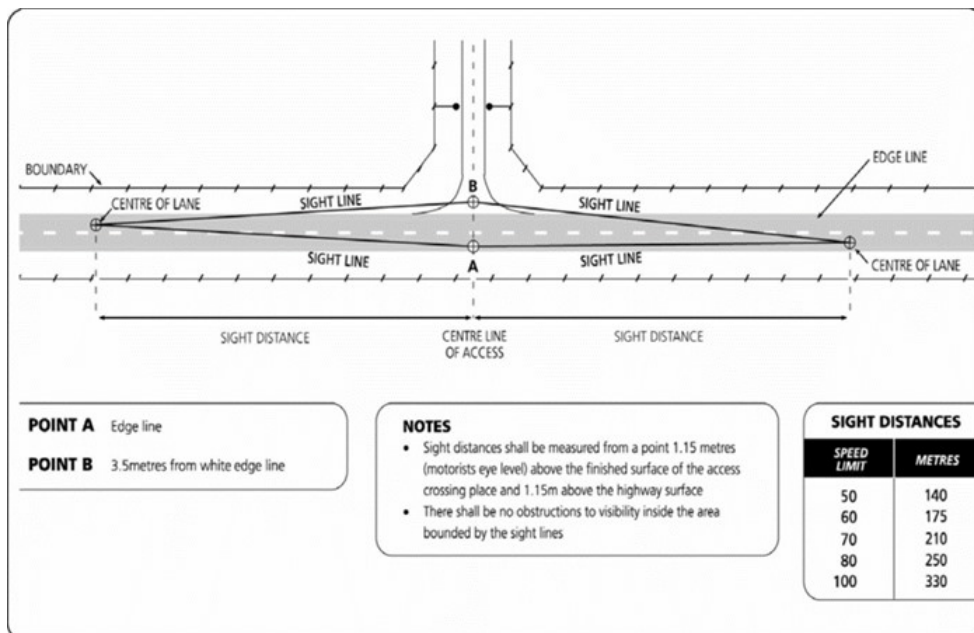
ACCESS DESIGN STANDARDS AND CRITERIA

TP-Diagram 1 Traffic Sight Lines — Road / Rail Level Crossings

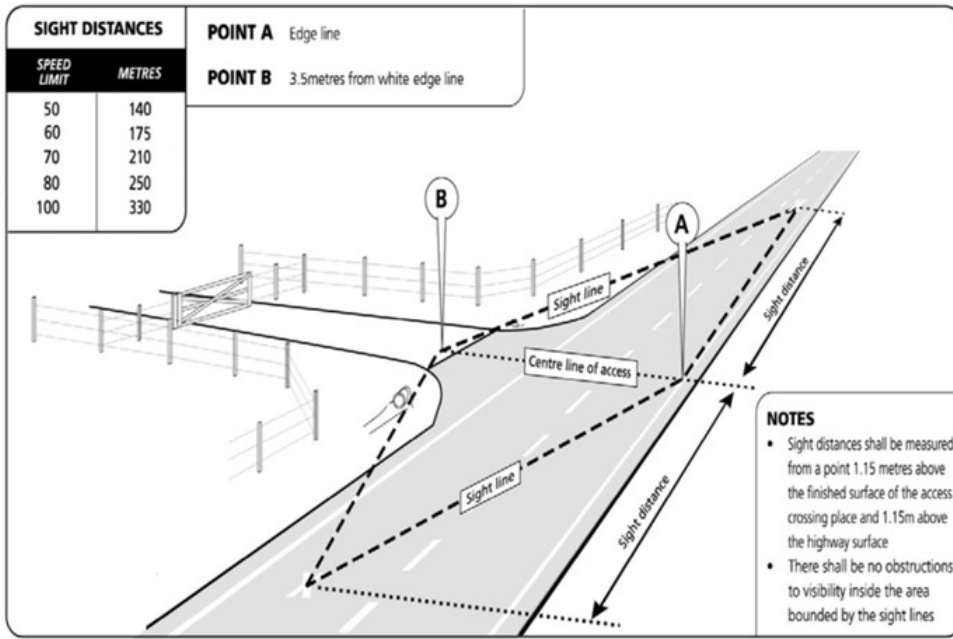


Any application to reduce this standard will require the consent of TranzRail Ltd as an affected party.

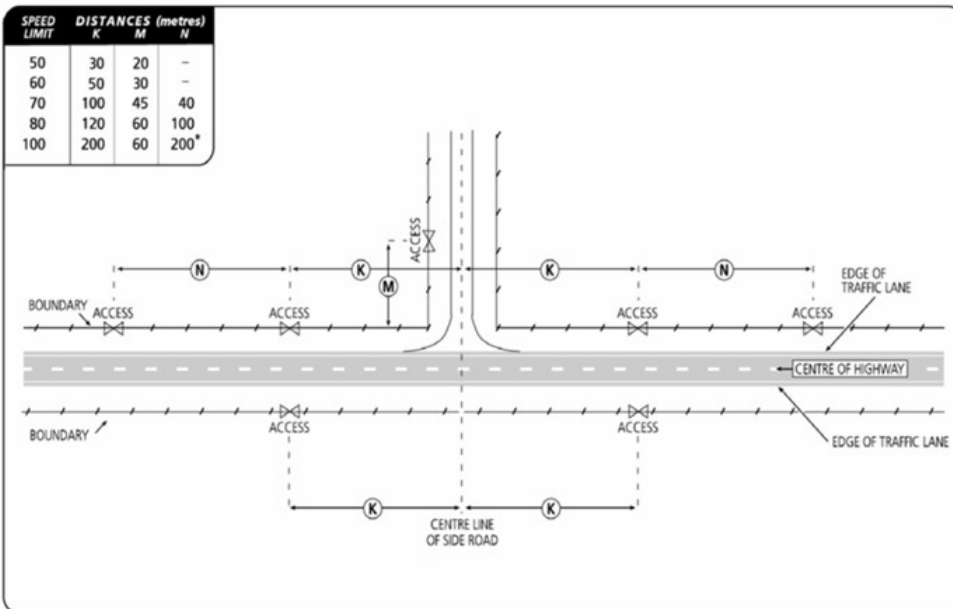
TP-Diagram 2 Access sight lines (Plan view)



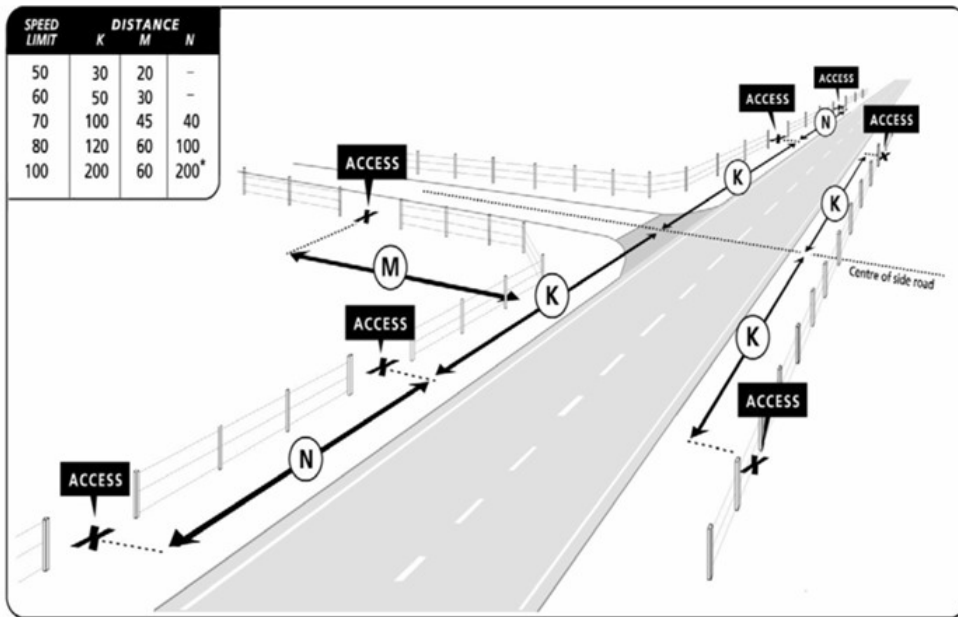
TP-Diagram 3 Access sight lines (Perspective view)



TP-Diagram 4 Access separation from intersections and other accesses (Plan view)

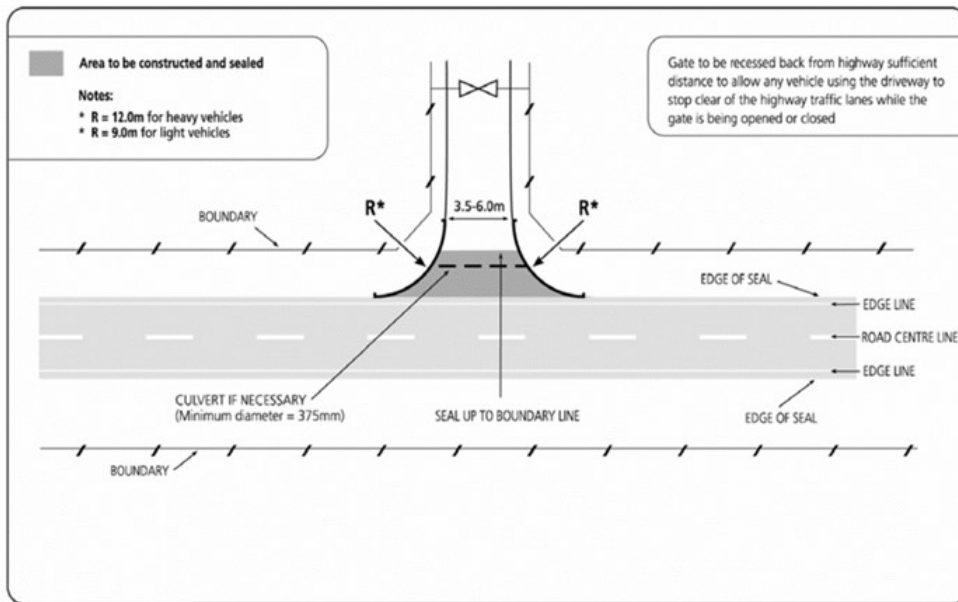


TP-Diagram 5 Access separation from intersections and other accesses (Perspective view)

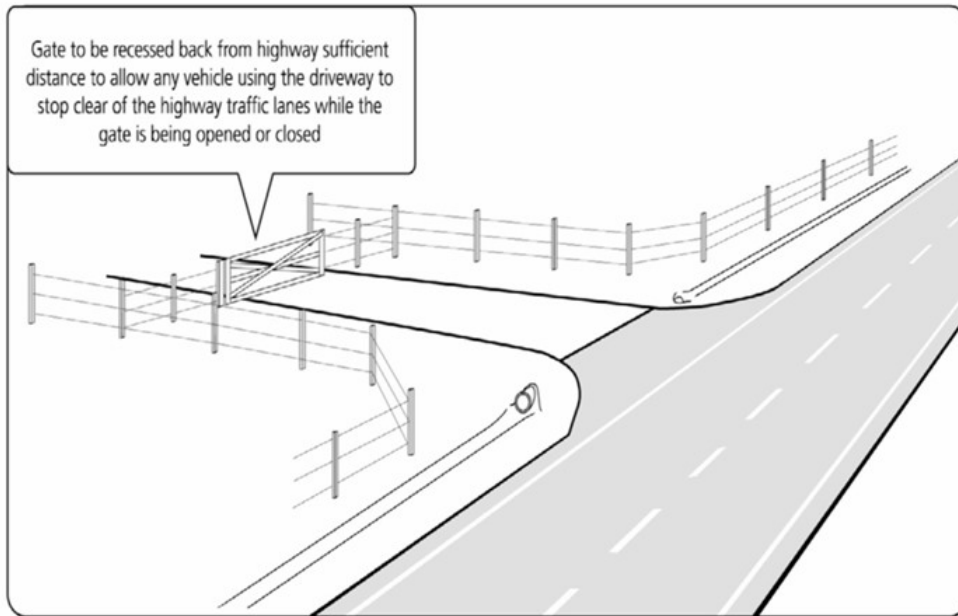


* There shall be no more than 5 individual accesses along any 1 km section of State Highway (on both sides), measured 500m either side of a proposed access.

TP-Diagram 6 Low use* access design standard for rural State Highways (Plan view)

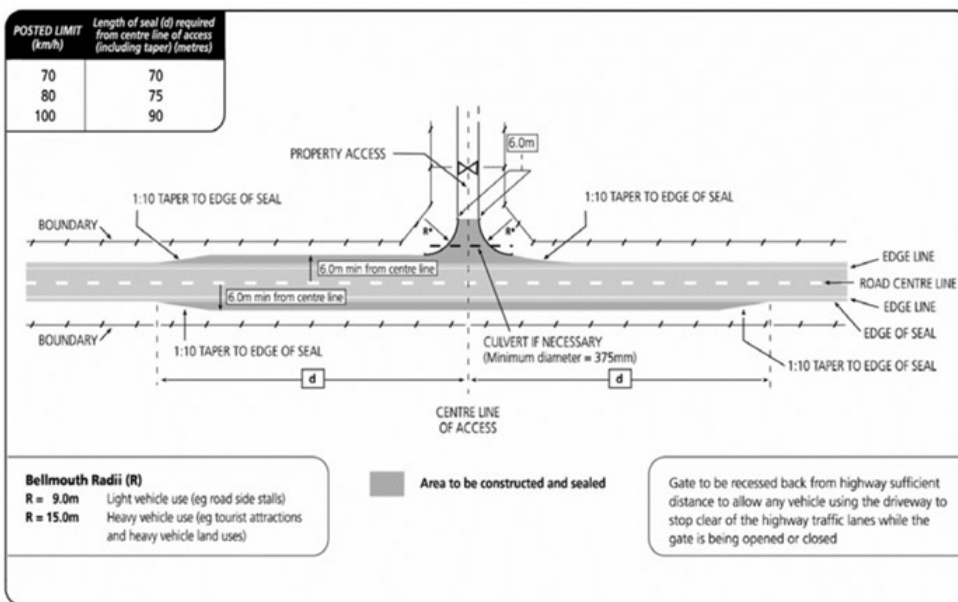


TP-Diagram 7 Low use* access design standard for rural State Highways (Perspective view)

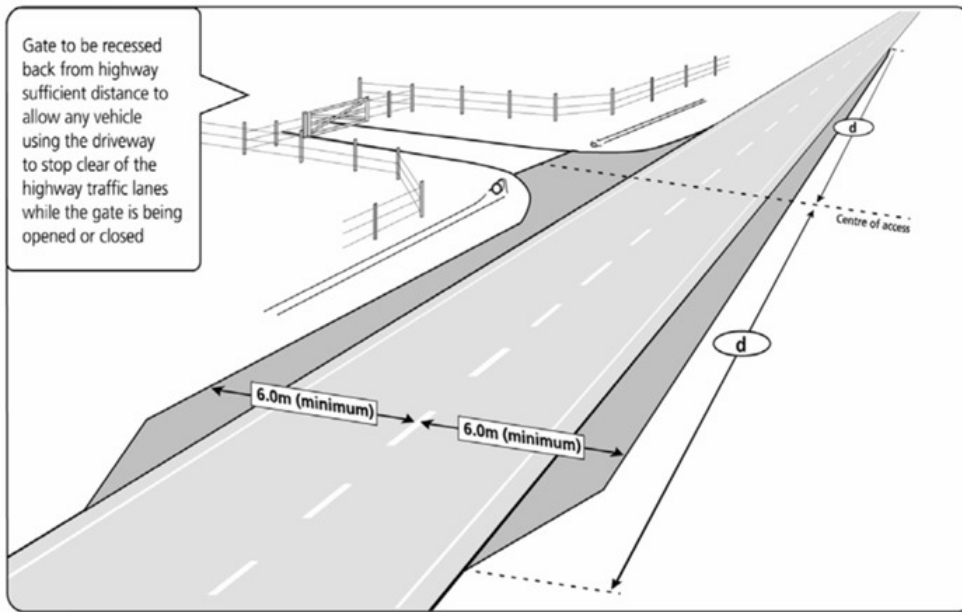


*Low use is defined as up to 30 vehicle movements per day

TP-Diagram 8 Moderate use* access design standard for rural State Highways (Plan view)



TP-Diagram 9 Moderate use* access design standard for rural State Highways (Perspective view)



**Moderate use is defined as 31-100 vehicle movements per day*

NH — Natural Hazards

Background

The particular geology, hydrology and topography of the Hutt Valley make Upper Hutt vulnerable to a variety of **natural hazards**. Earthquakes and flooding are the most important **natural hazards** that threaten Upper Hutt's communities.

Natural hazards cannot be prevented, but the **effects** they have on people and the **environment** can be mitigated. Flood protection measures and **land** use planning are two ways to minimise risks.

The **Council's** function is to manage the actual and potential **effects** of the use, development or protection of **land**. This includes the use of controls to avoid, remedy, or mitigate the **effects** of **natural hazards**.

Resource Management Issues

NH-11 *The potential damage, disruption and threats to the safety of the community and property as a result of activities located on or near an area prone to seismic hazard.*

Within Upper Hutt, the Wellington Fault occupies the north-western margin of the Upper Hutt/Te Marua basins. The north west side of the valley is the eroded fault scarp of the Wellington Fault. In many parts of Upper Hutt the exact location of the active fault is unknown. The level of accuracy ranges from +/-5m within Totara Park, to more than +/-50m between the Silverstream Bridge and south of Totara Park. The variation in accuracy is due to the lack of surface evidence like active faulting and other surface obstructions.

The adverse **effects** of earthquakes impact on both physical resources and people. Fault ruptures are the most obvious cause of damage but ground shaking is more widespread. The severity of the **effect** depends upon factors like distance from the fault, local topography, geological conditions and ground **water** conditions. Showing the active fault on the Planning Maps assists in identifying areas most likely to be affected by earthquakes.

A major earthquake in Upper Hutt is likely to damage resources and injure people. **Buildings** and infrastructure that straddle the fault may be severely damaged. The severity of damage in other areas of Upper Hutt will vary depending on the location. Conditions such as soil structure, ground **water**, and local topography as well as geological conditions will either attenuate or amplify the earthquake. There are also areas that may be prone to liquefaction and seismically induced slope failure.

NH-12 *Inappropriate development and activities located within floodplains that may result in damage to infrastructure and property and the obstruction of flood flow paths.*

Upper Hutt is dissected by several tributary **rivers** which flow into the main Hutt River.

The area most at risk is the Hutt River floodplain. Recognising this, the Wellington Regional Council has undertaken protection works, such as stopbanks and **river** bank stabilisation. These stopbanks run parallel to the developed urban area from Totara Park to Trentham Memorial Park. During a large flood the stopbanks may be breached, causing severe damage and disruption to the City. The stopbanks have a maximum design flood capacity so that it is possible in a significant flood event that they could be overtopped or a breach could occur causing significant damage and disruption to the City.

In addition, the Heretaunga Flood Detention Embankment and outlet control **structure** (referred to as the Heretaunga Retention Dam) has been designed to reduce the frequency and severity of flooding in the downstream urban areas along the Heretaunga Drain. A line defining the predicted maximum extent of ponding behind the Heretaunga Dam has been identified on the Planning Maps. So that the ponding capacity of the Heretaunga Dam is not compromised, **earthworks**, **buildings** or **structures** should not be undertaken within the area encompassed by the Retention Line as shown on the Planning Maps.

Subdivision in the rural areas is likely to increase the potential for development close to **rivers** and will require careful consideration.

It is recognised that there are varying levels of risk within an identified **Flood Hazard Extent**. High hazard areas include Stream and **River Corridors**, **Overflow Paths** and **Erosion Hazard Areas**. In these higher risk areas flood **waters** can be both deep and fast moving and the risk of erosion is high. In some cases, parts of the **Erosion Hazard Area** may be less susceptible due to the characteristics of the location and thus represent a lower risk to people and property. Lower hazard areas within identified **flood hazard extents** predominately comprise **ponding areas** but can also include lower risk parts of the **Erosion Hazard Area**. Development should avoid higher hazard areas, with sufficient mitigation applied to lower hazard areas.

Certain upstream **activities** can increase the frequency and magnitude of flood events. For example, removal of vegetation can result in increased **water** run off, sedimentation and debris blockages, thus creating significant risks.

NH-13 *The need for on-going river management activities and development of flood protection works along the Hutt River.*

The Hutt River's **water** levels are subject to wide and sudden fluctuations. In order to avoid, remedy or mitigate the potential adverse **effects** of inundation, there is a need to manage **activities** on and near the Hutt River, and to provide for flood protection work.

NH-14 *The existing community in the Pinehaven catchment are susceptible to flood hazards.*

The Pinehaven Stream flows through an urbanised community. The development around the **stream** has limited the natural function of the **stream** and its floodplain. The **Stream corridor**, **Overflow paths** and **land** along the stream banks are the most sensitive areas to inappropriate development that can adversely affect the function of the floodplain and exacerbate the risk from flooding.

Objectives

NH-O1 *The avoidance, remedying or mitigation of the adverse effects of natural hazards on the environment.*

The **Council** has the responsibility under **the Act** to protect all aspects of the **environment**, not just people and property, from the adverse **effects** of **natural hazards**. **Amenity values** of an area and its ecological systems should also be protected against **natural hazards**.

It is not always feasible or practicable to avoid, remedy, or mitigate all potential **effects** of **natural hazards** at all times for all aspects of the **environment**. Some priority must be placed on human life and property, but preferably this can be achieved in conjunction with achieving other goals.

The goal in managing the **effects of natural hazards** within the City, therefore, is the avoidance, remedying or mitigation of the adverse **effects of natural hazards** on the **environment** as appropriate to the circumstances, with priority on community protection.

NH-O2 *Identify **Flood Hazard Extents and Erosion Hazard Areas** in order to avoid or mitigate the risk to people and property and provide for the function of the floodplain.*

The extent of the threat from flood hazards and erosion hazards must be identified within the Pinehaven Stream and Mangaroa River catchments. The types of hazards within an identified **Flood Hazard Extent** can vary, with high hazard areas and lower hazard areas that need to be considered when planning for future development.

High hazard areas within the **Flood Hazard Extent** comprise the Stream and **River Corridor, Overflow Paths** and the **Erosion Hazard Area**. These are characterised by areas of moving flood **water** which may also be deep or fast and includes areas most at risk to erosion during a flood event. These are identified on the Hazard Maps. **Subdivision** within high hazard areas should be avoided given the threat these areas represent to people and property.

Outside the high hazard areas, but still within the **Flood Hazard Extent**, are lower hazard areas generally comprising the **ponding areas** and some parts of the **Erosion Hazard Area**. These areas are generally characterised by still or slow moving flood **water** and a lower risk of erosion. These areas are identified on the Hazard Maps. **Subdivision** or development may be possible in these areas subject to appropriate mitigation (such as raising the floor levels above the 1 in 100-year flood level).

All development should be undertaken in a manner that provides for the function of the floodplain to **discharge flood waters** and thereby ensure that the **effects** from flooding are not exacerbated on the **site**, adjacent **properties** or the wider **environment**.

NH-O3 *To control **buildings and activities** within the upper areas of the **Pinehaven Catchment Overlay** to ensure that peak **stormwater runoff** during both a 1 in 10-year and 1 in 100-year event does not exceed the existing run off and therefore minimise the flood risk to people and property within the **Flood Hazard Extent**.*

Development in the **Pinehaven Catchment Overlay** needs to be controlled to ensure that **stormwater** runoff does not exacerbate the impact of flooding in the lower catchment. Most of the upper catchment is currently undeveloped and any new development has the potential to affect the **land** use and peak **stormwater** runoff. This objective seeks to ensure that the peak **stormwater** runoff does not increase, thereby increasing the flood risk downstream.

Policies

NH-P1 *To identify and mitigate the potential adverse **effects of natural hazards** that are a potentially significant threat within Upper Hutt.*

Adequate information is necessary to make informed decisions on developments that may be affected by **natural hazards**. The main objective relating to **natural hazards** is knowing where they can occur so that the **effects** can be avoided, or the appropriate management strategies can be put in place.

The **Council** will co-ordinate the provision of information identifying these hazards and the areas at risk. This can be used by developers, the community and the **Council** to consider the potential risks when making decisions on developments and deciding on possible mitigation measures where **natural hazards** are involved.

The **Council** will recognise the high and low hazard areas within the identified Pinehaven Stream and Mangaroa River **Flood Hazard Extents**.

High hazard areas comprise moving **water** that can also be deep and are the areas most at risk from erosion during a flood event. Accordingly, **subdivision** and development within high hazard areas should be avoided given the threat they have to people and property.

Lower hazard areas are generally characterised by still or slow moving flood **water** and a lower risk of erosion. In these areas, it may be possible to undertake development provided appropriate mitigation is implemented (for example floor levels above the 1 in 100-year flood extent or being **setback** from the stream or **river** bank).

Some parts of the identified **Erosion Hazard Area** within the Mangaroa **Flood Hazard Extent** may represent a lower risk depending on the characteristics of the **site** and its location in relation to the **river**. Where a site specific assessment identifies there is a lower threat then the erosion hazard may be considered a lower hazard area and assessed in accordance with the lower hazard policies.

NH-P2 *In areas of known susceptibility to **natural hazards, activities and buildings** are to be designed and located to avoid, remedy, or mitigate, where practicable, adverse **effects of natural hazards** on people, property and the **environment**.*

This policy lessens the risk factor by restricting developments in hazard prone areas. These controls include appropriate separation distances from a **river** or fault, or designing **structures** and **site** development to meet acceptable levels of safety. This also enables applicants to consider the potential risks when making decisions on developments.

The **effects** of permitting more intensive **subdivision** (and subsequent development and infrastructure) could be substantial and controls on **subdivision** can reduce these.

NH-P3 *Avoid development within high hazard areas of identified **Flood Hazard Extents and Erosion Hazard Areas**.*

The high hazard areas present a threat to people and property as they can contain both fast and deep flowing **water** in a 1 in 100-year flood event, or are at risk of bank collapse which has the potential to damage **buildings** and threaten lives.

The policy provides directive for careful consideration of development within the high hazard areas, with a strong directive to avoid development in these high hazard areas.

NH-P4 *To control development (including **buildings**) within the lower hazard areas of identified **Flood Hazard Extents and Erosion Hazard Areas** by requiring mitigation to minimise the risk to people and property.*

The policy recognises that there are lower hazard areas within the identified **Flood Hazard Extent** and some parts of the **Erosion Hazard Areas**. The lower hazard areas are characterised by still or slowly moving **water** and a lower risk of erosion. As such, development within these lower hazard areas can be appropriate provided measures are incorporated to mitigate the risk.

NH-P5 *Enable planned **flood mitigation works** within identified **Flood Hazard Extents** that decrease the flood risk to people and property or maintain the function of the floodplain.*

Flood mitigation works are undertaken to reduce the flood risk to people and property. This policy supports **flood mitigation works** as they are consistent with the purpose of providing for the continued function of the floodplain.

NH-P6 *Within the Pinehaven **Flood Hazard Extent**, reduce blockage potential from fences, **buildings** and driveways in high hazard areas through design controls on development.*

Driveway crossings and **structures** over the stream channel within the **flood hazard extent** can impede flood flows. The flood risk and damage to people and property can be exacerbated by blockages of debris accumulating against fences, **buildings** and driveways crossing the **stream**. The blockage potential is compounded by the character of the catchment being urbanised and confined. This policy encourages fences, **buildings** and driveways to be appropriately designed.

NH-P7 *Development within the **Pinehaven Catchment Overlay** is designed to ensure that the peak **stormwater** runoff, during both a 1 in 10-year and 1 in 100-year event, shall be at a rate no greater than when compared to the pre-development situation.*

Development in the **Pinehaven Catchment Overlay** needs to be controlled to ensure that **stormwater** runoff does not exacerbate the impact of flooding in the lower catchment. The upper catchment is currently mostly undeveloped and any new development has the potential to increase peak **stormwater** runoff.

NH-P8 *Within the Mangaroa **Flood Hazard Extent** enable accesses positioned above the 1 in 100-year level to serve **residential units** where located within the lower hazard areas and avoid locating accesses to serve **residential units** within high hazard areas.*

This policy enables access way and driveways to **residential units** in the Mangaroa **Flood Hazard Extent** to be above the 1 in 100-year flood level when located in the lower hazard areas. It discourages access routes being located in high hazard areas where access ways could be compromised and **properties** become isolated during a 1 in 100-year flood event. The policy encourages access ways to be safely located as they assist with evacuation, if required, during a flood event.

NH-P9 *Within the Mangaroa **Flood Hazard Extent**, enable non-habitable **accessory buildings** within the lower hazard areas.*

This policy recognises that the Mangaroa **Flood Hazard Extent** is predominantly rural. Rural **activities** are often supported by **accessory buildings**, therefore it is appropriate to provide for these in lower hazard areas where they are unlikely to present a blockage issue, or are less likely to be structurally compromised during a flood event.

Rules

Activities Tables

Policies NH-P1, NH-P2, NH-P3, NH-P4, NH-P5, NH-P6, NH-P7.

| Permitted Activities | | | Zones |
|---|--|------------|-------|
| NH-R1 | Flood mitigation works undertaken or approved by a local authority | PER | All |
| Pinehaven Flood Hazard Extent and Pinehaven Catchment Overlay | | | |
| NH-R2 | Within the Ponding Area of the Pinehaven Flood Hazard Extent the alteration and addition to existing buildings , or construction of accessory buildings are a Permitted Activity provided the gross floor area is less than 20m ² and the proposal complies with the relevant zone standards for permitted activities and meets NH-S1. | PER | All |
| Mangaroa Flood Hazard Extent | | | |
| NH-R3 | Within the Ponding Area of the Mangaroa Flood Hazard Extent (outside the Erosion Hazard Area), the construction of a new, or alteration and addition to an existing, accessory building is a Permitted Activity where the proposal complies with the relevant zone standards for permitted activities and meets NH-S2. | PER | All |
| NH-R4 | Within the Ponding or Erosion Hazard Area within the Mangaroa Flood Hazard Extent , the primary driveway or vehicle access serving the residential unit is a Permitted Activity-provided it meets NH-S3. | PER | All |

| Standards for Permitted Activities | |
|-------------------------------------|--|
| NH-S1 <i>Policy NH-P2</i> | Within the Ponding Area of the Pinehaven Flood Hazard Extent the alteration and addition to existing buildings , or construction of accessory buildings are a Permitted Activity provided the gross floor area is less than 20m ² and the proposal complies with the relevant zone standards for permitted activities. <ol style="list-style-type: none"> Additions and alterations are not below the floor level of the existing building, and do not exceed 20m² in area. Must not be within the Stream Corridor or Overflow Path Only one addition to the existing building following the date of notification of this plan change. |
| NH-S2 <i>Policy NH-P9</i> | Within the Ponding Area of the Mangaroa Flood Hazard Extent (outside the Erosion Hazard Area), the construction of a new, or alteration and addition to an existing, accessory building is a Permitted Activity where the proposal complies with the relevant zone standards for permitted activities. <ol style="list-style-type: none"> The construction or additions and alterations are not within the River Corridor, Overflow Path or Erosion Hazard Area. The construction or additions and alterations comply with the relevant zone standards for permitted activities. |
| NH-S3 <i>Policy NH-P8</i> | Within the Ponding or Erosion Hazard Area within the Mangaroa Flood Hazard Extent , the primary driveway or vehicle access serving the residential unit is a Permitted Activity. <ol style="list-style-type: none"> The access is above the 1 in 100-year flood level, and Does not cross an Overflow Path or River Corridor |

| Controlled Activities | Zones |
|---|-------|
| Pinehaven Flood Hazard Extent and Pinehaven Catchment Overlay | |

| | | | |
|---------------------|--|-------------------|------------|
| <p>NH-R5</p> | <p>Driveways and bridges over the Pinehaven Stream that meet the requirements of NH-S4.</p> <p>Council may impose conditions over the following matters</p> <ol style="list-style-type: none"> Design of the crossing to avoid obstructing the Stream Corridor from conveying flood water. | <p>CON</p> | <p>All</p> |
|---------------------|--|-------------------|------------|

Standards for Controlled Activities

| | |
|---|--|
| <p>NH-S4</p> <p>Policy NH-P6</p> | <p>Driveways and bridges over the Pinehaven Stream</p> <ol style="list-style-type: none"> Only one crossing per property No fences (excluding required support rails) are to be constructed along the bridge crossing |
|---|--|

Restricted Discretionary Activities **Zones**

Pinehaven Flood Hazard Extent and Pinehaven Catchment Overlay

| | | | |
|--|--|--------------------|------------|
| <p>NH-R6</p> <p>Policy NH-P4</p> | <p>Within the Ponding Area of the Pinehaven Flood Hazard Extent the construction of new buildings, or alteration and addition to existing buildings, including accessory buildings over 20m², that are not Permitted Activities and meet the requirements of NHS-5.</p> <p>Council will restrict its discretion to, and may impose conditions on</p> <ol style="list-style-type: none"> Building floor level. Building location within the site Building floor area Effect of displacement of flood waters from the site. | <p>RDIS</p> | <p>All</p> |
| <p>NH-R7</p> <p>Policy NH-P4 14.4.4</p> | <p>Visitor accommodation or residential accommodation activities within the any Commercial or Mixed Use Zone of the Pinehaven Flood Hazard Extent that meets the requirements of NH-S6.</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> Where residential accommodation is proposed, the susceptibility of the activity to flood hazards and whether appropriate mitigation can be achieved. | <p>RDIS</p> | <p>All</p> |
| <p>NH-R8</p> <p>Policy NH-P6</p> | <p>Any part of a fence within an Overflow Path of the Pinehaven Flood Hazard Extent that meets the requirements of NH-S7.</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> Effect on the Overflow Path's ability to convey flood water along the identified route shown on the relevant hazard map. | <p>RDIS</p> | <p>All</p> |
| <p>NH-R9</p> <p>Policy NH-P7</p> | <p>Any building within the Pinehaven Catchment Overlay that meets the requirements of NH-S8.</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> To avoid, remedy or mitigate the effects of any increase in risk to people or property as a result of the peak runoff. Ability for the proposed development and proposed design to ensure peak flow of stormwater discharge will be no greater than pre-subdivision levels and thus achieve hydraulic neutrality. Mitigation measures proposed to achieve hydraulic neutrality. Effect on the Pinehaven Flood Hazard Extent. | <p>RDIS</p> | <p>All</p> |

Mangaroa Flood Hazard Extent

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| <p>NH-R10</p> <p>Policies NH-P4 NH-P6</p> | <p>Within either the Ponding Area or Erosion Hazard Area of the Mangaroa Flood Hazard Extent, where one or more of the following occurs:</p> <ol style="list-style-type: none"> The construction of new residential units; The alteration and addition to existing residential units; Construction of accessory buildings in the Erosion Hazard Area Construction of otherwise permitted non-residential buildings; Residential accommodation for caretaker activities in the General Industrial Zone. <p>and the requirements of NH-S9 are being met.</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> Assessment of the appropriateness of the proposed building location in terms of area and position in relation to the flood hazard and erosion risk and any recommendations of the report required by Section 2.4.10 of Part 1 of this Plan; Where residential accommodation is proposed, the susceptibility of the activity and whether appropriate mitigation can be achieved | <p>RDIS</p> | <p>All</p> |
| <p>NH-R11</p> <p>Policy NH-P6</p> | <p>Within the Ponding Area of the Mangaroa Flood Hazard Extent, the primary driveway or vehicle access serving the residential unit where below the 1 in 100 year flood level.</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> The suitability of the proposed access to facilitate evacuation during a 1 in 100 year flood event. | <p>RDIS</p> | <p>All</p> |

Standards for Restricted Discretionary Activities

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| <p>NH-S5</p> <p>Policy NH-P4</p> | <p>Within the Ponding Area of the Pinehaven Flood Hazard Extent the construction of new buildings, or alteration and addition to existing buildings</p> <p>Standards:</p> <ol style="list-style-type: none"> The Finished Floor Level must be above the 1 in 100-year event level for residential activities, or; The Finished Floor Level must be above the 1 in 25-year event level if for commercial activity activities within the Business Commercial Zone and Mixed Use Zones. The buildings, additions or alterations must not be within the Stream Corridor or an Overflow Path. |
| <p>NH-S6</p> <p>Policy NH-P4</p> | <p>Visitor accommodation or residential accommodation activities within the any Commercial or Mixed Use Zone of the Pinehaven Flood Hazard Extent.</p> <p>Standard:</p> <ol style="list-style-type: none"> Activities must be in buildings with a Finished Floor Level above the 1 in 100-year event level. |

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| NH-S7 <i>Policy</i> <i>NH-P6</i> | Any part of a fence within an Overflow Path of the Pinehaven Flood Hazard Extent . Standard: 1. The design of the fence must not obstruct the direction or route of the Overflow Path . |
| NH-S8 <i>Policy</i> <i>NH-P7</i> | Any building within the Pinehaven Catchment Overlay . Standards: 1. Achieves hydraulic neutrality 2. Provision of a report by a suitably qualified and experienced person providing an assessment of the ability for the site to achieve hydraulic neutrality in accordance with the requirements of Section 2.4.10 of Part 1 of this Plan. |
| NH-S9 <i>Policies</i> <i>NH-P4</i> <i>NH-P6</i> | Within either the Ponding Area or Erosion Hazard Area of the Mangaroa Flood Hazard Extent . Standards: 1. Finished Floor Level above the 1 in 100-year event level for: 2. The construction of new residential units , 3. The alteration and addition to existing residential units , 4. Construction of otherwise permitted non-residential buildings , 5. Residential accommodation for caretaker activities in the General Industrial Zone. 6. Building must not be located within an Overflow Path or River Corridor . 7. Where the proposal is located within the Erosion Hazard Area , provision of a report by a suitably qualified and experienced person is required to determine the erosion risk in accordance with the requirements of Section 2.4.10 of Part 1 of this Plan |

| Discretionary Activities | | | Zones |
|---|--|------------|------------|
| NH-R12 | Buildings and structures to be erected within the 1% (1 in 100 year) flood extent of the Hutt River, as shown on the Planning Maps. | DIS | <i>All</i> |
| NH-R13 | Any new habitable building or structure to be erected within the fault band identified on the Planning Maps. | DIS | <i>All</i> |
| Pinehaven Flood Hazard Extent and Pinehaven Catchment Overlay | | | |
| NH-R14 | Any part of a building within an Overflow Path of the Pinehaven Flood Hazard Extent . | DIS | <i>All</i> |
| Mangaroa Flood Hazard Extent | | | |
| NH-R15 | Within the Ponding Area of the Mangaroa Flood Hazard Extent , where one or more of the following occurs; 1. The construction of new residential units ; 2. The alteration and addition to existing residential units ; 3. Construction of otherwise permitted non-residential buildings ; or 4. Residential accommodation for caretaker activities in the General Industrial Zone; which have a Finished Floor Level below the 1 in 100 year flood level. | DIS | <i>All</i> |
| NH-R16 | Within the Overflow Path of the Mangaroa Flood Hazard Extent , where one or more of the following occurs; 1. The construction of new residential units ; 2. The alteration and addition to existing residential units ; 3. Construction of accessory buildings ; or 4. Construction of otherwise permitted non-residential buildings . | DIS | <i>All</i> |
| NH-R17 | Within an Overflow Path of the Mangaroa Flood Hazard Extent , the primary driveway or vehicle access serving the residential unit | DIS | <i>All</i> |

| Non-Complying Activities | | | Zones |
|---|--|-----------|------------|
| Pinehaven Flood Hazard Extent and Pinehaven Catchment Overlay | | | |
| NH-R18 | Within the Pinehaven Flood Hazard Extent , any Permitted, Controlled or Restricted Discretionary Activity which fails to comply with any of the relevant Permitted Activity conditions, Controlled or Restricted Discretionary Activity Standards or Terms and is not identified as a Discretionary Activity, is a Non- Complying Activity. | NC | <i>All</i> |
| NH-R19 | Any building, structure or fence within the Stream Corridor of the Pinehaven Flood Hazard Extent (except where provided for under the rule for driveways and bridges as a Controlled Activity). | NC | <i>All</i> |
| Mangaroa Flood Hazard Extent | | | |
| NH-R20 | Within the River Corridor of the Mangaroa Flood Hazard Extent , where one or more of the following occurs: 1. The primary driveway or vehicle access serving the residential unit is located in the River Corridor ; 2. The construction of new residential units ; 3. The alteration and addition to existing residential units ; 4. Construction of accessory buildings ; 5. Construction of otherwise permitted non-residential buildings ; or 6. Residential accommodation for caretaker activities in the General Industrial Zone. | NC | <i>All</i> |

| Matters for Consideration | |
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| Matters that may be relevant in the consideration of any resource consent include the following: | |
| NH-MC1 | Flood hazards 1. Whether the proposed development would increase the level of risk or jeopardise the safety of the occupants and other persons. 2. The effects of any earthworks or infilling. 3. In addition, where located within the Pinehaven Flood Hazard Extent : a. Effect on the Overflow Path's ability to continue conveying flood water . b. Any increase in risk to people or property as a result of the building location. 4. In addition, where located within the Mangaroa Flood Hazard Extent : a. Assessment of the appropriateness of the proposed building location and floor level in terms of area and position in relation to the |

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| | <p>flood hazard and erosion risk.</p> <p>b. Where residential accommodation is proposed, the susceptibility of the activity and whether appropriate mitigation can be achieved.</p> <p>c. Assessment of the effect of the building on the function of the floodplain and whether it would unacceptably obstruct or divert floodwater flows within the Flood Hazard Extent.</p> <p>d. The suitability of the proposed access during a 1 in 100-year flood event, and its effect on obstructing or diverting Overflow Paths or floodwater flows within the Flood Hazard Extent.</p> |
| NH-MC2 | <p>Buildings within the fault band</p> <ol style="list-style-type: none"> 1. The accuracy of information relating to the location of the fault. 2. The potential effects of an earthquake in terms of the nature and scale of use proposed for the building. 3. The extent to which the building complies with Clause B1 Structure of the New Zealand Building Code. 4. The measures proposed to avoid, remedy or mitigate the effects of an earthquake. |

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| Note |
| <p>Network Utility Structures are addressed through the provisions within the Network Utilities (NU) Chapter. For the avoidance of doubt any Network Utility Structure activity undertaken by a network utility operator within the Flood Hazard Extent subject to the provisions of the Network Utilities (NU) Chapter, will prevail over the provisions of this Natural Hazards (NH) Chapter.</p> |

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| Advice Note |
| <p>For any activity within the Stream/River Corridor, Overflow Path, Ponding Area or Erosion Hazard Area, applicants are advised to consult the Wellington Regional Council to determine if regional consent is also required.</p> |

Methods

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| NH-M1 | <p>District Plan provisions consisting of the following:</p> <ol style="list-style-type: none"> 1. Control of the location, and design of subdivisions through standards for subdivision and building design to avoid or mitigate the risk from natural hazards. 2. Management of the location and use of buildings in close proximity to earthquake faults and areas susceptible to inundation. 3. Restriction of activities and structures within the river berms of the Hutt River. 4. Management of activities involving the removal of vegetation and earthworks located on unstable slopes. 5. Information on Planning Maps. These indicate the type and extent of the flooding and fault band hazards. |
| NH-M2 | <p>To maintain an up-to-date Hazard Register which will record areas and sites of known or potential hazards. The information will be used in the building consent process, as well as for land information memoranda, project information memoranda, and resource consent processes.</p> |
| NH-M3 | <p>Information on liquefaction and slope failure hazards, which is held by the Council, will be supplied to persons applying for land information memoranda and project information memoranda.</p> |
| NH-M4 | <p>The use of sections 72 - 76 of the Building Act 2004 and compliance with the New Zealand Building Code in the Council's building consent process for the structural safety of buildings to withstand wind, inundation, earthquakes and unstable ground.</p> |
| NH-M5 | <p>The continued civil defence emergency management role of the Council, and its staff, under the relevant legislation.</p> |

Anticipated Environmental Results

The following results are expected to be achieved by the objective, policies and methods in this chapter. The means of monitoring whether this Plan achieves the anticipated results are also set out below.

| Anticipated environmental results | | Monitoring indicators | Data source |
|-----------------------------------|--|--|---|
| NH-AER1 | <p>The avoidance, remedying, or mitigation of adverse environmental effects of natural hazards on communities, including mitigation measures in place in areas identified as being of high risk</p> | <p>Effectiveness of conditions of consents and methods used in managing adverse effects</p> <p>Development in areas subject to natural hazards</p> <p>Reduction of downstream effects caused by flooding events</p> <p>Number of resource consent applications approved or declined in areas identified in the District Plan as being susceptible to natural hazards and whether these numbers change with time</p> <p>The economic and insured costs from flood hazard events and whether these decrease in time, allowing for changes in inflation</p> <p>The number of section 74 certificates imposed on the titles of properties at the time of building consent and whether these decrease in time</p> | <p>Council complaints register</p> <p>Council resource consent records for compliance with conditions</p> |
| NH-AER2 | <p>Prevention of development which increases the level of risk in areas identified as being at high risk from natural hazards</p> | <p>Development in areas subject to natural hazards</p> | <p>Council and Wellington Regional Council records</p> |
| NH-AER3 | <p>Communities informed about, and prepared for, the occurrence of natural hazards</p> | <p>Consultation and community initiatives</p> | <p>Various</p> |

ECO — Ecosystems and Indigenous Biodiversity

Background

This chapter presents **Council's** objectives, policies, methods and rules for the protection and management of significant **ecosystems**.

The landscape and the ecology within Upper Hutt are very distinctive and provide a strong identity for the City. The City has three broad landscape character groupings which can be defined as Basins; Low lying hills; and Steeplands, as follows:

Basins

There are six basins within the City, formed on alluvial plains, which contain the following **land** use types:

Urban - covers the Trentham Basin, which is the largest. Almost all indigenous vegetative cover has been removed. The isolated remnants are of great importance and individual trees contribute significantly to local **amenity values**.

Rural - covers the remaining basins which have predominantly pastoral **land** cover and very little original vegetation.

Mangaroa swamp - forms part of the rural basin area which has important ecological and geological characteristics.

Low lying hills

Surrounding the basins are areas of rolling to moderately steep hills, which are covered in remnant and regenerating **indigenous vegetation** and some areas of commercial **forestry**. These scenic hillsides are virtually free of development, provide an important backdrop, and act as a town belt for the urban area.

These hill areas also provide an important role in the open space network and as an ecological corridor.

Steeplands

These cover the steeper hills of the headwaters of the **rivers** in the upper valley catchment and the more rugged areas of the Rimutaka, Tararua and Akatarawa Ranges. They are almost entirely free of **structures** and contain extensive areas of unmodified indigenous forest, which are significant locally and regionally. On the lower catchments there are areas of production forest.

The steeplands are dominant within the local and regional landscape. They provide an important resource for recreation, open space and identity for the City. Development or the removal of vegetation could have a significant impact on the landscape and **ecosystem**.

Southern Hills Overlay Area

Areas have been identified within the Southern Hills Overlay Area with high ecological, visual and/or landscape values. Development or the removal of vegetation has the potential to significantly impact on the identified values.

Resource Management Issues

ECO-11 *The destruction of indigenous ecosystems and the subsequent loss of biological diversity.*

A large proportion of the natural **environment** within Upper Hutt has been modified or destroyed as a result of human **activities**. This was mainly in the form of vegetation clearance of the valley floors for settlement and farming. Any remnants are now interspersed with urban and rural development while the hills surrounding the City contain larger areas of unmodified and regenerating **indigenous vegetation**. The protection of such areas also recognises that some modification may be necessary to ensure that essential services are able to operate safely and efficiently.

These remaining areas of **indigenous vegetation** are important in terms of their biological diversity, which refers to the variety among all species of plants, animals and micro-organisms and the ecological processes of which they are a part. Areas of regenerating **indigenous vegetation** are also potentially important. Without them, the number and diversity of indigenous **ecosystems** cannot be increased in the City.

Along with their vital life-supporting role, indigenous **ecosystems** contribute a variety of important functions to the City in terms of landscape, open space, recreation, heritage, **water** quality, education and community identity. In recognition of these valuable functions, there is a need to protect any remnants from loss of diversity and further modification of their natural **environment**.

ECO-12 *Loss of indigenous vegetation and habitats on private land.*

Many regionally and nationally significant ecological areas are retained in public ownership to ensure their protection. There are many significant sites located on private **land**. Such sites can be retained in private ownership and formally protected by way of covenants, management agreements or District Plan rules.

Objectives

ECO-01 *The protection and enhancement of significant indigenous ecosystems and biological diversity.*

Indigenous vegetation and fauna are important to ecological processes, as they are the habitat and breeding ground for plants, animals and micro-organisms. In addition, these areas are important in terms of Upper Hutt's landscape character and identity providing functions of open space, amenity, and **water** quality protection. The **Council** recognises their importance and will promote the protection of areas containing significant **indigenous vegetation** or fauna habitats from destruction and modification on both public and private **land**.

ECO-02 *To manage development within the Southern Hills Overlay Area to protect areas of significant indigenous vegetation, and maintain and enhance high value landscape and/or visual areas.*

The identified Southern Hills Overlay Area has locally significant environmental values in relation to natural ecological systems, landscape and/or visual features. In particular:

- In ecological terms, the Southern Hills area is considered overall to be somewhat unusual in that it contains a relatively high proportion of **indigenous vegetation** in close proximity to an urban area. The pattern of existing vegetation forms important ecological corridors (protected natural areas and reserves), meaning that the overall Southern Hills area has relatively significant ecological values.

Policies

ECO-P1 *To protect and enhance significant natural areas of **indigenous vegetation** and fauna habitats from the adverse **effects** of **activities** that would reduce indigenous biological diversity and/or the life supporting capacity of **ecosystems**.*

The protection of areas of significant **indigenous vegetation** and fauna habitats is identified as a matter of national importance under the **Act**. **Council** remains committed to the preservation and enhancement of significant **indigenous vegetation** and fauna habitats to reduce species loss and modification to these important ecological areas.

ECO-P2 *To preserve and enhance the indigenous vegetated southeast ridge from Pinehaven to Te Marua and the northwestern ridge from Keith George Memorial Park to the Akatarawa River to maintain their function as ecological corridors.*

The ridges provide important ecological corridors for bird and wildlife movement within the Hutt Valley. Many of the indigenous forest species found on these ridge areas have seeds which can only be spread by birds.

ECO-P3 *To protect **wetland** areas within the City from **activities** which would have adverse **effects** on their life supporting capacity, natural character or habitat values.*

The preservation of the natural character of **wetlands** and their protection from inappropriate **subdivision**, use and development is identified as a matter of national importance under the Act. **Wetlands** are important ecological areas which provide habitats for wildlife and endangered species, help to reduce flood damage and abate **water** pollution. Historically many have been drained and converted to pasture, and consequently **wetlands** have become increasingly rare.

ECO-P4 *To introduce a Plan Change or Variation as soon as practicable to identify significant natural areas within the City.*

Council has already done some work on identifying significant natural areas, so that they can be given formal protection. More detailed identification of the areas needs to be undertaken, in consultation with affected landowners and interested parties, prior to their inclusion in the Plan. The criteria to be used in assessing areas for inclusion are set out in ECO-Schedule 1.

Until the Change or Variation takes **effect**, the interim rules and standards below on the clearance of **indigenous vegetation** apply.

ECO-P5 *To protect trees of ecological, biophysical, historic, cultural or botanic value, or significant visual **amenity value** in both public and private ownership from activities which may result in adverse **effects** on these trees.*

Trees within the community are significant for ecological, biophysical, cultural, historic and aesthetic reasons. Trees are protected through a variety of methods, including rules and standards that apply to the Residential Conservation and Residential Hill Precincts.

ECO-P6 *To manage development and **activities** with the potential to adversely affect the ecological values within the Southern Hills Overlay Area.*

The Southern Hills Overlay Area contains high value and significant natural areas. For **activities** that may have an adverse **effect** on the values, controls are required to ensure that the proposal can be adequately assessed for its impact on the value. Through the resource consent process, the intensity, scale and location features of a proposed **activity** or development will be assessed to determine the potential **effects**. The effectiveness of measures to avoid, remedy or mitigate the adverse **effects** on the environmental values within the Southern Hills Overlay Area will differ on a case-by-case basis. Contouring **land**, revegetating earthworked areas, screen planting, locating **buildings** amongst existing vegetation or below the skyline for the ridgeline, or modifying the colour or reflectivity of **structures** and **buildings** are examples of measures that may avoid, remedy or mitigate the adverse **effects**.

ECO-P7 *To ensure that **earthworks** are designed and engineered in a manner compatible with natural landforms, significant areas of **indigenous vegetation** and habitats of indigenous fauna, the amenity of an area, and the mitigation of **natural hazards**.*

Earthworks can leave unnatural forms or unsightly scars which in some cases can permanently detract from the amenities of an area. They can also alter **stormwater** and floodwater flows, cause potential for subsidence or erosion, or significantly affect the ecology of the area. For these reasons, **Council** considers that controls on such **activities** are necessary.

Earthworks are also essential for **building** development, which in some cases can have no more than minor environmental effects. Plan provisions have been designed to accommodate **earthworks** for **building** development whilst ensuring that adverse **effects** that may result from such **earthworks** on the amenity of an area are avoided, remedied or mitigated.

ECO-P8 *To avoid, remedy or mitigate the contamination, degradation and erosion of soil from vegetation removal through advocating responsible land use practices.*

It is important that **activities** on **land** are managed and monitored in such a way as to prevent the depletion of resources. This is particularly important in areas that are susceptible to this for a combination of reasons, including:

1. Erosion prone areas, due to geological and topographical conditions.
2. Climatic conditions, such as frequency and level of rainfall.
3. Vegetative conditions, such as an absence of vegetative cover.
4. Proximity of property or features that could be damaged by landslip, erosion or other events.
5. Proximity of **streams** that could be affected by sediment from runoff.

Although the Regional Council has primary responsibility in these areas, the City **Council** needs to address the potential **effects** of land use on the quality and life-supporting capacity of the City's land resources, and to employ such methods as are appropriate for encouraging good land use practice to complement the responsibilities of the Regional Council. The **Council** will also seek to be involved with the Regional Council on such matters.

Rules

Activities Tables

Policies ECO-P1, ECO-P2, ECO-P3, ECO-P4, ECO-P6

| Permitted Activities | Zones |
|---|-------|
| Indigenous vegetation clearance – Non-Urban Environmental Allotments. | |

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|--------|--|-----|-------------------------------|
| ECO-R1 | Indigenous vegetation clearance up to 500m ² in total area on any one site that is not an Urban Environment Allotment , and is not an identified Urban Tree Group listed in UTG-SCHED1, within any continuous 5 year period, subject to meeting the standards under ECO-S1. | PER | All except Development Area 3 |
| ECO-R2 | Indigenous vegetation clearance up to 1ha in total area on any one site that is not an Urban Environment Allotment , and is not an identified Urban Tree Group listed in UTG-SCHED1, within any continuous 5 year period, where the vegetation is comprised predominantly of manuka (<i>leptospermum scoparium</i>) or kanuka (<i>kunzea ericoides</i>) which has a canopy height no greater than 4m, subject to meeting the standards under ECO-S1. | PER | All except Development Area 3 |

Southern Hills Overlay Area

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| ECO-R3 | Accessory buildings , otherwise permitted under the underlying zone, located within an area identified as Southern Hills Overlay Area (see definition of " accessory building " for limitations on size and floor area). | PER | All |
|--------|--|-----|-----|

Standards for Permitted Activities

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|--------|--|--|--|
| ECO-S1 | <p>Indigenous vegetation clearance</p> <p><i>Policies</i> ECO-P1, ECO-P2, ECO-P3, ECO-P4, ECO-P7, ECO-P8</p> <ol style="list-style-type: none"> Indigenous vegetation clearance shall not take place: <ol style="list-style-type: none"> Within any area set aside by statute or covenant for protection and preservation, or Within 10m of any waterbody (including wetland), including within the waterbody itself, or If the area to be cleared contains indigenous vegetation or fauna identified as rare or threatened as identified in ECO-SCHED2 at the end of this chapter, or If the area to be cleared is contained wholly or partly within more than 1ha of contiguous indigenous vegetation with a canopy height of 4m or greater. All cleared vegetation and related soil and debris shall be deposited or contained so as to prevent: <ol style="list-style-type: none"> The diversion or blockage of any river or stream, and The passage of fish being impeded, and The destruction of any habitat in a waterbody, and Flooding or erosion. All exposed areas of soil resulting from clearance shall be stabilised against erosion by vegetative cover or other methods as soon as practicable following clearance but no later than 12 months from clearance. | | |
|--------|--|--|--|

| Restricted Discretionary Activities | | Zones | |
|-------------------------------------|--|-------|-----|
| ECO-R4 | <p>Indigenous vegetation clearance within an area that is not an Urban Environment Allotment, and is not an identified Urban Tree Group listed in UTG-SCHED1, and is identified as having high ecological value as identified within the Southern Hills Overlay Area up to 500m² in total area on any one site within any continuous 5 year period, subject to meeting the permitted standards ECO-S1.</p> <p>Council will restrict its discretion to, and may impose conditions on : <ol style="list-style-type: none"> Avoiding, remedying or mitigating effects related to the standard in question. Effects on ecological values. Measures to avoid, remedy or mitigate potential adverse effects. </p> | RDIS | All |
| ECO-R5 | <p>Indigenous vegetation clearance within an area that is not an Urban Environment Allotment, and is not an identified Urban Tree Group listed in UTG-SCHED1, and is identified as having high ecological value as identified within the Southern Hills Overlay Area up to 1ha in total area on any one site within any continuous 5 year period, where the vegetation is comprised predominantly of manuka (<i>leptospermum scoparium</i>) or kanuka (<i>kunzea ericoides</i>) which has a canopy height no greater than 4m, subject to meeting the standards ECO-S1.</p> <p>Council will restrict its discretion to, and may impose conditions on : <ol style="list-style-type: none"> Avoiding, remedying or mitigating effects related to the standard in question Effects on ecological values Measures to avoid, remedy or mitigate potential adverse effects. </p> | RDIS | All |

Southern Hills Overlay Area

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| ECO-R6 | <p>Any building or structure or new aboveground network utility (excluding accessory buildings and minor above ground lines), otherwise permitted under the underlying zone, located within an area identified as Southern Hills Overlay Area</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> Design, appearance, scale and siting of the building, structure, or new aboveground network utility. Effects on visual values. Effects on landscape values. Effects on ecological values. Measures to avoid, remedy or mitigate potential adverse effects. In addition to the above, for the Mount Marua Structure Plan Development Area, compliance with the Mount Marua Structure Plan. | RDIS | All <u>excluding general residential zone</u> |
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| Discretionary Activities | | Zones | |
|--------------------------|--|-------|-------------------------------|
| ECO-R7 | Indigenous vegetation clearance that is not an Urban Environment Allotment , and is not an identified Urban Tree Group listed in UTG-SCHED1, which exceeds the above permitted activity thresholds and/or does not meet the standards in ECO-S1. | DIS | All except Development Area 3 |
| ECO-R8 | Indigenous vegetation clearance within an area that is not an Urban Environment Allotment , and is not an identified Urban Tree Group listed in in UTG-SCHED1, and is identified as having high ecological value as identified within the Southern Hills Overlay Area which exceeds the above thresholds and/or does not meet the standards in ECO-S1. | DIS | All |

Southern Hills Overlay Area

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| ECO-R9 | Any building or structure or new aboveground network utility (including accessory buildings), otherwise controlled or restricted discretionary under the underlying zone, located within an area identified as Southern Hills Overlay Area | DIS | All <u>excluding general residential zone</u> |
|--------|---|-----|---|

| Non-complying Activities | | Zones | |
|-----------------------------|--|-------|---|
| Southern Hills Overlay Area | | | |
| ECO-R10 | Any building or structure or new aboveground network utility , otherwise noncomplying under the underlying zone, located within an area identified as Southern Hills Overlay Area | NC | All <u>excluding general residential zone</u> |

| Matters for Consideration | |
|--|---|
| Matters that may be relevant in the consideration of any resource consent include the following: | |
| ECO-MC1 | <p>Earthworks</p> <ol style="list-style-type: none"> The extent to which any cut or fill will remove existing vegetation or affect existing natural features, such as waterbodies. The effect of any cut or fill on any stands of important indigenous vegetation, or places of scientific value The proposed methods and timing to avoid, remedy or mitigate potential adverse effects including rehabilitation, re-contouring and re-vegetation or retention of existing vegetation. The necessity for carrying out the work, and extent to which the earthworks are required The findings of any assessment prepared by a suitably qualified expert ecologist, either commissioned by Council or accompanying a resource consent application. The Southern Hills Environmental Management Study prepared for Upper Hutt City Council by Boffa Miskell Ltd July 2008 |
| ECO-MC2 | <p>Indigenous vegetation clearance</p> <ol style="list-style-type: none"> Reasons for the vegetation clearance. Effects on fauna and flora (including age, species diversity, rarity and representativeness). Effects on visual amenity, in particular in respect of sensitive or prominent landforms, sites or features. Effects on sites or features of scientific, cultural or heritage value. Effects on waterbodies, including effects on water quality and the potential for flooding. The nature and effectiveness of measures to avoid, remedy and mitigate adverse effects. The effectiveness of any existing or proposed protection or enhancement mechanisms. The significance of the affected indigenous vegetation or habitat of indigenous fauna, in terms of the following generic criteria: <ol style="list-style-type: none"> Representativeness: i.e. contains or supports an ecosystem that is unrepresented, uncommon or unique. Rarity: i.e. contains or supports threatened ecosystems, threatened species, or endemic species. Diversity: i.e. contains or supports diverse ecosystems, species, vegetation. Distinctiveness: i.e. its natural state, significance as a habitat. Continuity: i.e. role as an ecological buffer area or corridor. The extent to which an area of affected indigenous vegetation or habitat of indigenous fauna and its inter-relationship with other habitats or areas of indigenous vegetation represents or exemplifies the components of the natural diversity of a larger reference area. The findings of any assessment prepared by a suitably qualified expert ecologist or landscape planner, either commissioned by Council or accompanying a resource consent application. The Southern Hills Environmental Management Study prepared for Upper Hutt City Council by Boffa Miskell Ltd July 2008. |
| ECO-MC3 | <p>Southern Hills Overlay Area</p> <ol style="list-style-type: none"> Matters for consideration within GRZ-MC1 to GRZ-MC10 of the General Residential Zone, GRUZ-MC1 to GRUZ-MC10 of the General Rural Zone, RPROZ-MC1 to RPROZ-MC10 of the Rural Production Zone, RLZ-MC1 to RLZ-MC10 of the Rural Lifestyle Zone, OSZ-MC1 to OSZ-MC9 of the Open Space Zone, and SAZ-MC1 to SA-MC9 of the Special Activity Zone. Compliance with the relevant standards of the underlying zoning of the site. The extent to which any natural feature will be retained or enhanced by the development of anticipated consequential development(s). The ability of affected natural features to absorb the overall development impact, including the extent to which any natural feature, and/or intrinsic value will be disturbed or modified as a result of the development or anticipated consequential development(s). The suitability of any proposed mitigation mechanisms in avoiding, remedying or mitigating adverse visual or landscape effects on the development or anticipated consequential development(s) on any natural or amenity values, including screening through plantings or the reinstatement of any previous plantings. The suitability of any proposed mitigation mechanisms in avoiding, remedying or mitigating adverse effects of the development or anticipated consequential development(s) on any ecological values. The suitability of the site for the proposed development and anticipated consequential development(s), including the extent to which alternative sites or locations have been considered. In respect of the proposed location of any new residential building or network utility, the extent to which other viable alternatives are available within the application site, and the effectiveness of the proposed location compared to any identified alternatives. The suitability of the site in relation to natural science factors including geological, topographical, ecological and dynamic components. The effects of the activity on the ecological, intrinsic, cultural or amenity values of the area. The effectiveness of any existing or proposed protection or enhancement mechanisms. The significance of the affected indigenous vegetation or habitat of indigenous fauna, in terms of the following generic criteria: <ol style="list-style-type: none"> Representativeness: i.e. contains or supports an ecosystem that is unrepresented, uncommon or unique. Rarity: i.e. contains or supports threatened ecosystems, threatened species, or endemic species. Diversity: i.e. contains or supports diverse ecosystems, species, vegetation. Distinctiveness: i.e. its natural state, significance as a habitat. In addition to the above, for the Mount Marua Structure Plan Development Area, compliance with the Mount Marua Structure Plan. |

Methods

| | |
|--------|--|
| ECO-M1 | District Plan provisions consisting of the following: <ol style="list-style-type: none"> Rules to promote the retention of bush-covered hillsides with the provisions of the Conservation Area within the General Residential Zone, and standards to implement the ecology protection policies. The requirement to provide esplanade reserves and strips upon subdivision where it adjoins specified waterbodies. Rules on the clearance of indigenous vegetation. |
| ECO-M2 | Reserve Management Plans, which the Council is required to produce for reserves gazetted under the Reserves Act 1977, manage natural areas located on public land . These plans include provisions relating to protection and preservation of areas for their intrinsic worth, indigenous flora and fauna, scenic, scientific or historic value. These provisions may include fencing of the area to avoid, remedy or mitigate the impact of outside influences, or facilitation of natural rehabilitation or restoration. |
| ECO-M3 | Implementation of an on-going education programme to increase public knowledge of the existence and importance of ecologically significant sites within Upper Hutt. This can be done through pamphlets, displays, school programmes and talks. Where appropriate, the Council will work with other authorities, including the Wellington Regional Council, the Department of Conservation and community groups, to ensure that public education is co-ordinated within Upper Hutt. |
| ECO-M4 | The Council will consult with potentially affected landowners and occupiers, the tangata whenua , Orongomai Marae Committee, Department of |

Conservation, Wellington Regional Council, volunteer groups and other interested parties as appropriate.

- ECO-M5** To encourage protection of significant natural areas on private **land**, the **Council** will recognise the positive **effects** of resource consent applications which incorporate measures to protect natural resources.
- ECO-M6** In dealing with incomplete information on **sites** with high natural values the **Council** will take a precautionary approach and will attempt to compile a better understanding of resources it is managing over time through appropriate monitoring and research/survey work.
- ECO-M7** To enhance and augment biological diversity in the City, the **Council** may provide advice and support to other groups and organisations engaged in the protection and enhancement of biological diversity.
- ECO-M8** To introduce a Plan Change or Variation, involving a process of research, consultation and formulation of practical statutory and non-statutory methods, to facilitate the preservation and enhancement of significant **indigenous vegetation** and fauna habitats.
- ECO-M9** District Plan rules setting standards to control activities within the Southern Hills Overlay Area, to protect, maintain or enhance the identified values of the area.

Anticipated Environmental Results

The following results are expected to be achieved by the objectives, policies, and methods of this chapter. The means of monitoring whether this Plan achieves the anticipated environmental results are also set out below.

| Anticipated environmental results | | Monitoring indicators | Data source |
|-----------------------------------|--|---|---|
| ECO-AER1 | The protection of ecologically important sites within the City with a consequent protection or enhancement of the level of indigenous biological diversity | Type of resource consents and compliance with conditions Additions and deletions to lists of important sites State of the resources | Council records Consultation with land owners and other interested parties |
| ECO-AER2 | Protection of important ecological sites on private land | Additions and deletions to lists of important sites | Council records Consultation |
| ECO-AER3 | Protection of significant ecological values within the Southern Hills Overlay Area | Effectiveness of conditions of consent and methods used in controlling adverse effects | Council resource consent records and register |

ECO-Schedule 1 - Criteria for items to be included on the future Schedule of Significant Natural Areas

| ECO-SCHED1 |
|---|
| Representativeness |
| 1. Contains an ecological unit or indigenous plant or animal community or species that is unrepresented in the existing protected natural areas or is unique to the ecological districts within the City. |
| Rarity |
| 1. Contains threatened communities of plants or animals. 2. Contains individuals or populations of threatened species. 3. Contains species that are endemic to the ecological district. |
| Diversity |
| 1. Supports a diversity of communities/species /vegetation. |
| Distinctiveness |
| 1. Contains large/dense viable population of species. 2. Is largely in its natural state or restorable. 3. Is an uninterrupted ecological sequence. 4. Contains significant landforms. 5. Supports large numbers of indigenous species. |
| Continuity and linkage within landscape |
| 1. Provides, or has potential to provide, corridor/buffer zone to an existing protected area that supports indigenous species. |
| Cultural values |
| 1. Traditionally important for Maori. 2. Recreational values. 3. Significant landscape values. 4. Protection of soil values. 5. Water quality protection. 6. Recreation or tourism importance. 7. Aesthetic coherence. |
| Ecological restoration |
| 1. Ability to be restored. 2. Difficulty of restoration. 3. Cost/time. |
| Landscape integrity |
| 1. Significance to the original character of the landscape. 2. Isolated feature, does it stand out or blend in? 3. Does it have a role in landscape protection? |

| Sustainability |
|--|
| <ol style="list-style-type: none"> 1. Size and shape of area. 2. Activities occurring on the boundaries which may affect its sustainability. 3. Adjoins another protected area. 4. Links with other areas. 5. Ease of management. |

ECO-Schedule 2 - Rare or Threatened Indigenous Vegetation and Fauna

| ECO_SCHED-2 - Rare or Threatened Indigenous Vegetation and Fauna | |
|--|-------------------------------------|
| 1 Indigenous vegetation | |
| Species | Common Name / Plant Type |
| <i>Adelopetalum tuberculatum</i> Colenso | Orchid |
| <i>Brachyglottis kirkii</i> var. <i>kirkii</i> | Kirk's tree daisy (epiphytic shrub) |
| <i>Calochilus paludosus</i> | Orchid |
| <i>Celmisia</i> aff. <i>hieracifolia</i> | Composite herb |
| <i>Corunostylis nuda</i> | Orchid |
| <i>Cyathea cunninghamii</i> | Fern |
| <i>Dactylanthus taylorii</i> | Hemi-parasitic dicotyledenous herb |
| <i>Dicksonia lanata</i> Tuokura | Fern |
| <i>Diplazium australe</i> | Fern |
| <i>Discaria toumatou</i> Matagouri | Dicotyledenous shrub |
| <i>Gahnia rigida</i> | Sedge |
| <i>Grammitis pseudociliata</i> | Fern |
| <i>Hymenophyllum atrovirens</i> Colenso | Fern |
| <i>Hypolepis distans</i> | Fern |
| <i>Ileostylus micranthus</i> | Green mistletoe/pirita |
| <i>Korthalsella lindsayi</i> | Mistletoe |
| <i>Korthalsella salicornioides</i> | Mistletoe |
| <i>Lindsaea linearis</i> | Fern |
| <i>Lycopodiella lateralis</i> | Lycopod |
| <i>Mida salicifolia</i> | Dicotyledenous tree |
| <i>Myriophyllum robustum</i> | Stout milfoil (dicotyledenous herb) |
| <i>Nematoceras</i> aff. <i>rivularis</i> | Orchid |
| <i>Nematoceras</i> aff. <i>trilobus</i> | Orchid |
| <i>Nertera scapanioides</i> | Dicotyledenous herb |
| <i>Peraxilla colensoi</i> . | Scarlet mistletoe/pirita/piriraki |
| <i>Peraxilla tetrapetala</i> | Red mistletoe/pirita |
| <i>Pimelea gnidia</i> | Dicotyledenous herb |
| <i>Pittosporum cornifolium</i> | Epiphytic dicotyledenous shrub |
| <i>Plumatochilus tasmanica</i> | Orchid |
| <i>Pterostylis cardiostigma</i> | Orchid |
| <i>Pterostylis foliata</i> | Orchid |
| <i>Pterostylis micromega</i> | Orchid |
| <i>Pterostylis puberula</i> | Orchid |
| <i>Raukua edgeleyi</i> | Dicotyledenous tree |
| <i>Schizaea australis</i> | Southern comb fern |
| <i>Streblus banksii</i> | Dicotyledenous tree |
| <i>Teucrium parvifolium</i> | Dicotyledenous shrub |
| <i>Thelymitra</i> aff. <i>ixioides</i> | Orchid |
| <i>Townsonia deflexa</i> | Orchid |
| <i>Trichomanes colensoi</i> | Fern |
| 2 Indigenous fauna | |
| <i>Chalinolobus tuberculata</i> | Long-tailed bat |
| <i>Botaurus poiciloptilus</i> | Australian bittern |
| <i>Phalacrocorax carbo novaehollandiae</i> | Black shag |
| <i>Falco novaseelandiae</i> 'bush' | Bush falcon |

| | |
|--|------------------------------------|
| Anas superciliosa superciliosa | Grey duck |
| Eudynamys taitensis | Long-tailed cuckoo |
| Poliocephalus rufopectus | New Zealand dabchick/ weweia |
| Hemiphaga novaseelandiae | New Zealand pigeon/kereru/kukupu |
| Nestor meridionalis septentrionalis | North Island kaka |
| Porzana tabuensis plumbea | Spotless crake |
| Cyanorhamphus auriceps | Yellow-crowned kakariki |
| Hoplodactylus pacificus | Pacific gecko |
| Naultinus e. punctatus | Wellington green gecko |
| Hoplodactylus 'southern North Island forest gecko' | Southern North Island forest gecko |
| Oligosoma lineocellatum | Spotted skink |
| <i>Note – agencies that may assist in determining whether an area contains rare or threatened indigenous vegetation and/or fauna include the Department of Conservation, District or Regional Council, Fish and Game, Federated Farmers and forest owners)</i> | |

NFL — Natural Features and Landscapes

Background

This chapter presents **Council's** objectives, policies, methods and rules for the protection and management of significant landscapes.

The landscape within Upper Hutt is very distinctive and provides a strong identity for the City. The City has three broad landscape character groupings which can be defined as Basins; Low lying hills; and Steeplands, as follows:

Basins

There are six basins within the City, formed on alluvial plains, which contain the following **land** use types:

Urban - covers the Trentham Basin, which is the largest. Almost all indigenous vegetative cover has been removed. The isolated remnants are of great importance and individual trees contribute significantly to local **amenity values**.

Rural - covers the remaining basins which have predominantly pastoral **land** cover and very little original vegetation. Mangaroa swamp - forms part of the rural basin area which has important ecological and geological characteristics.

Low lying hills

Surrounding the basins are areas of rolling to moderately steep hills, which are covered in remnant and regenerating **indigenous vegetation** and some areas of commercial **forestry**. These scenic hillsides are virtually free of development, provide an important backdrop, and act as a town belt for the urban area. These hill areas also provide an important role in the open space network and as an ecological corridor.

Steeplands

These cover the steeper hills of the headwaters of the **rivers** in the upper valley catchment and the more rugged areas of the Rimutaka, Tararua and Akatarawa Ranges. They are almost entirely free of **structures** and contain extensive areas of unmodified indigenous forest, which are significant locally and regionally. On the lower catchments there are areas of production forest. The steeplands are dominant within the local and regional landscape.

They provide an important resource for recreation, open space and identity for the City. Development or the removal of vegetation could have a significant impact on the landscape and ecosystem.

Southern Hills Overlay Area

Areas have been identified within the Southern Hills Overlay Area with high ecological, visual and/or landscape values. Development or the removal of vegetation has the potential to significantly impact on the identified values.

Resource Management Issues

NFL-I1 *The sensitivity of the visual landscape of Upper Hutt and the impacts of development on it.*

Maintaining the quality of a landscape requires management of the **effects** of **activities** within an area. This quality is a function of the outstanding value, beauty, scenic and aesthetic qualities, which, in turn, is highly dependent on natural elements and natural state.

Upper Hutt has a high quality visual landscape with development mainly located in the valley floors. Regionally significant landscapes include the Tararua Range, the Rimutaka Range, the Wellington Fault Escarpment and the Hutt River. Many of the **buildings** within the landscape have been developed in harmony and unity with the surrounding natural landforms. One particular example is around Chatsworth Road in the Conservation Area of the General Residential Zone. Here, **residential activity** has developed amongst the **indigenous vegetation** to provide a very distinctive character, preserving an important part of the City's natural heritage.

Areas of high visual and/or landscape value are identified within the Southern Hills Overlay Area. The key value of the Southern Hills Overlay Area landscape is to provide a largely undeveloped 'green' backdrop to the City with areas with high levels of naturalness (being high quality landcover, largely unmodified landform and the absence or unobtrusiveness of built elements).

Activities can degrade the quality of the landscape when not established appropriately, particularly when it involves a significant loss of natural character as a result of **activities** such as **land** clearance and **earthworks**.

NFL-I2 *The potential reduction of the City's high standard of environmental amenity as a result of inappropriate development or inadequate protection from activities.*

Without adequate management to maintain or enhance a level of amenity appropriate to an area, the environmental quality of the City could be reduced. This could be as a result of lack of open space, over-intensive development and degradation of landscape and visual **amenity values**.

Objectives

NFL-O1 *The protection, maintenance or enhancement of essential natural landscape elements that determine Upper Hutt's landscape and geological structure and identity and contribute to the amenity values of the City.*

Upper Hutt's landscape is distinctive and is important for the identity of the City. In recognising this, there are **land** use **activities** which can alter the landscape significantly, reducing its visual quality and changing the identity of the City. Such **activities** require controls to manage the changes that may occur to the landscape.

NFL-O2 *To manage development within the Southern Hills Overlay Area to maintain and enhance high value landscape and/or visual areas.*

The identified Southern Hills Overlay Area has locally significant environmental values in relation to landscape and/or visual features. In particular:

- Landscape values of the Southern Hills include the highly visible **land** either side of the ridgeline, including prominent and distinctive vegetated spurs, particularly where the hills form a backdrop to the suburbs and CBD of Upper Hutt. The key value of the Southern Hills landscape is to provide a

largely undeveloped, 'green' backdrop to the city, with areas with high levels of naturalness (high quality landcover, largely unmodified landform and the absence or unobtrusiveness of built elements).

Policies

NFL-P2 To ensure the **ridgelines** are identified as essential elements in Upper Hutt's landscape and are protected from visually obtrusive development which would detract from the natural skyline appearance.

NFL-P1 To discourage **activities** which have adverse **effects** on the high visual quality of the north-western and south-eastern hillsides adjacent to the urban environment.

Urban development within Upper Hutt is contained, physically and aesthetically, by the adjacent hills to the northwest and southeast. These hillsides and ridges are well covered in vegetation, mainly indigenous, and generally remain free from development to provide the urban area with an identity and orientation points. These areas are recognised as an essential landscape element. Visually these areas act as a 'town belt' providing a natural visual backdrop to the City which defines the corridor of the Hutt River.

These landscape elements are sensitive to development due to their prominent location, and could significantly alter the character of Upper Hutt if they were developed with **buildings**, **roads** and other physical **structures**. Some parts of these areas are used for exotic **forestry** and it is not the intention of this policy to inhibit harvesting and replanting of them.

The skylines within Upper Hutt are relatively unblemished by **structures**, except for a number of telecommunication sites and **lines**, and are valued as an important feature of the City's landscape. The development of physical **structures** on ridgelines could have a significant adverse **effect** on this visual amenity and may detract from the overall City landscape.

NFL-P3 To manage development and **activities** with the potential to adversely affect the visual and/or landscape values within the Southern Hills Overlay Area.

The Southern Hills Overlay Area contains high value and significant natural areas. For **activities** that may have an adverse **effect** on the values, controls are required to ensure that the proposal can be adequately assessed for its impact on the value. Through the resource consent process, the intensity, scale and location features of a proposed **activity** or development will be assessed to determine the potential **effects**. The effectiveness of measures to avoid, remedy or mitigate the adverse **effects** on the environmental values within the Southern Hills Overlay Area will differ on a case-by-case basis. Contouring **land**, revegetating earthworked areas, screen planting, locating **buildings** amongst existing vegetation or below the skyline for the ridgeline, or modifying the colour or reflectivity of **structures** and **buildings** are examples of measures that may avoid, remedy or mitigate the adverse **effects**.

NFL-P4 To identify and maintain **amenity values** that the community wishes to protect.

Amenity values are those features or aspects about an area which enhance it or make it pleasant to be in. They can include access to sunlight, **landscaping** and visual qualities. They may also include important public features, such as parks and reserves. **Activities** which can adversely affect the amenities of an area must be managed, while also recognising the rights of individuals to use their own **properties** and the need for utilities to operate effectively and safely.

The management of areas with distinctive characteristics and environmental qualities forms the basis of the zoning approach used in the Plan. One such area is the Southern Hills Overlay Area which is identified for its landscape and/or visual **amenity values** and significant **indigenous vegetation**. Given the identified values, **activities** and development within the overlay area require a greater degree of management.

Rules

District-wide matters

Each **building**, **structure**, or new aboveground **network utility** located within an area identified as Southern Hills Overlay Area shall comply with the relevant permitted activity standards in the District-wide matters of the Plan.

Activity Tables

Policies NFL-P2; NFL-P3, NFL-P4, NU-P9

| Permitted Activity | | Zones | |
|-----------------------------|---|------------|------------|
| Protected Ridgelines | | | |
| NFL-R1 | Any building or structure or new aboveground network utility , otherwise permitted, located on a site subject to a protected ridgeline (identified on the Planning Maps) which complies with the standard specified in NFL-S1 | PER | <i>All</i> |
| Southern Hills Overlay Area | | | |
| NFL-R2 | Accessory buildings , otherwise permitted under the underlying zone, located within an area identified as Southern Hills Overlay Area (see definition of " accessory building " for limitations on size and floor area). | PER | <i>All</i> |

| Standard for Permitted Activities | |
|-----------------------------------|---|
| NFL-S1 | Buildings or structures or new aboveground network utilities located on a site subject to a protected ridgeline |
| <i>Policy NFL-P2, NU-P9,</i> | Any building or structure or new aboveground network utility is to be located and designed so as not to project through the protected ridgelines identified on the Planning Maps, as viewed from any point on State Highway 2. |

| Restricted Discretionary Activities | | Zones | |
|-------------------------------------|---|-------------|------------|
| Protected Ridgelines | | | |
| NFL-R3 | Any building or structure or new aboveground network utility (excluding minor above ground lines), otherwise permitted, located on a site subject to a protected ridgeline (identified on the | RDIS | <i>All</i> |

| | | | |
|-----------------------------|---|--|--|
| Policy NFL-P2, NU-P9, | Planning Maps) which does not comply with the standard specified in NFL-S1 Council will restrict its discretion to, and may impose conditions on: 1. The extent to which any building, structure , or new aboveground network utility is visually obtrusive. 2. Design, appearance, scale and siting of the building or structure . 3. Materials used (including their colour, texture and reflectivity). 4. Landscaping , planting and screening. 5. Access arrangements. | | |
|-----------------------------|---|--|--|

Southern Hills Overlay Area

| | | | |
|---|--|------|-----|
| NFL-R4 Policies NFL-P3 NFL-P4 NU-P9 | Any building or structure or new aboveground network utility (excluding accessory buildings and minor above ground lines), otherwise permitted under the underlying zone, located within an area identified as Southern Hills Overlay Area Council will restrict its discretion to, and may impose conditions on: 1. Design, appearance, scale and siting of the building, structure , or new aboveground network utility . 2. Effects on visual values. 3. Effects on landscape values. 4. Effects on ecological values. 5. Measures to avoid, remedy or mitigate potential adverse effects . | RDIS | All |
|---|--|------|-----|

| Discretionary Activities | Zones |
|--------------------------|-------|
|--------------------------|-------|

Southern Hills Overlay Area

| | | | |
|--------|--|-----|-----|
| NFL-R5 | Any building or structure or new aboveground network utility (including accessory buildings), otherwise controlled or restricted discretionary under the underlying zone, located within an area identified as Southern Hills Overlay Area | DIS | All |
|--------|--|-----|-----|

| Non-complying Activities | Zones |
|--------------------------|-------|
|--------------------------|-------|

Southern Hills Overlay Area

| | | | |
|--------|---|----|-----|
| NFL-R6 | Any building or structure or new aboveground network utility , otherwise noncomplying under the underlying zone, located within an area identified as Southern Hills Overlay Area | NC | All |
|--------|---|----|-----|

| Matters for Consideration |
|---------------------------|
|---------------------------|

Matters that may be relevant in the consideration of any resource consent may include the following:

| | |
|---------|--|
| NFL-MC1 | <p>Southern Hills Overlay Area</p> <ol style="list-style-type: none"> Matters for consideration within GRZ-MC1 to GRZ-MC10 of the General Residential Zone, GRUZ-MC1 to GRUZ-MC10 of the General Rural Zone, RPROZ-MC1 to RPROZ-MC10 of the Rural Production Zone, RLZ-MC1 to RLZ-MC10 of the Rural Lifestyle Zone, OSZ-MC1 to OSZ-MC9 of the Open Space Zone, and SAZ-MC1 to SA-MC9 of the Special Activity Zone. Compliance with the relevant standards of the underlying zoning of the site. The extent to which any natural feature will be retained or enhanced by the development of anticipated consequential development(s). The ability of affected natural features to absorb the overall development impact, including the extent to which any natural feature, and/or intrinsic value will be disturbed or modified as a result of the development or anticipated consequential development(s). The suitability of any proposed mitigation mechanisms in avoiding, remedying or mitigating adverse visual or landscape effects on the development or anticipated consequential development(s) on any natural or amenity values, including screening through plantings or the reinstatement of any previous plantings. The suitability of any proposed mitigation mechanisms in avoiding, remedying or mitigating adverse effects of the development or anticipated consequential development(s) on any ecological values. The suitability of the site for the proposed development and anticipated consequential development(s), including the extent to which alternative sites or locations have been considered. In respect of the proposed location of any new residential building or network utility, the extent to which other viable alternatives are available within the application site, and the effectiveness of the proposed location compared to any identified alternatives. The suitability of the site in relation to natural science factors including geological, topographical, ecological and dynamic components. The effects of the activity on the ecological, intrinsic, cultural or amenity values of the area. The effectiveness of any existing or proposed protection or enhancement mechanisms. The significance of the affected indigenous vegetation or habitat of indigenous fauna, in terms of the following generic criteria: <ol style="list-style-type: none"> Representativeness: i.e. contains or supports an ecosystem that is unrepresented, uncommon or unique. Rarity: i.e. contains or supports threatened ecosystems, threatened species, or endemic species. Diversity: i.e. contains or supports diverse ecosystems, species, vegetation. Distinctiveness: i.e. its natural state, significance as a habitat. |
| NFL-MC2 | <p>Protected Ridgelines</p> <ol style="list-style-type: none"> The extent to which any building or structure is visually obtrusive. Design, appearance, scale and siting of the building or structure. Materials used (including their colour, texture and reflectivity). Landscaping, planting and screening. Access arrangements. |

Methods

| | |
|--------|---|
| NFL-M1 | District Plan provisions consisting of the following: <ol style="list-style-type: none"> Rules to promote the retention of bush-covered hillsides with the provisions of the Conservation Area within the General Residential Zone, and standards to implement the landscape and ecology protection policies. Open Space, General Rural, Rural Production and Rural Lifestyle Zone rules which assist in the retention of open character and natural landscape values. The identification of protected ridgelines and the Southern Hills Overlay Area on the Planning Maps. The requirement to provide esplanade reserves and strips upon subdivision where it adjoins specified waterbodies. |
| NFL-M2 | Reserve Management Plans, which the Council is required to produce for reserves gazetted under the Reserves Act 1977, manage natural areas located on public land . These plans include provisions relating to protection and preservation of areas for their intrinsic worth, indigenous flora and |

fauna, scenic, scientific or historic value. These provisions may include fencing of the area to avoid, remedy or mitigate the impact of outside influences, or facilitation of natural rehabilitation or restoration.

- NFL-M3** Implementation of an on-going education programme to increase public knowledge of the existence and importance of ecologically significant sites within Upper Hutt. This can be done through pamphlets, displays, school programmes and talks. Where appropriate, the **Council** will work with other authorities, including the Wellington Regional Council, the Department of Conservation and community groups, to ensure that public education is co-ordinated within Upper Hutt.
- NFL-M4** The **Council** will consult with potentially affected landowners and occupiers, the **tangata whenua**, Orongomai Marae Committee, Department of Conservation, Wellington Regional Council, volunteer groups and other interested parties as appropriate.
- NFL-M5** To encourage protection of significant natural areas on private **land**, the **Council** will recognise the positive **effects** of resource consent applications which incorporate measures to protect natural resources.
- NFL-M6** In dealing with incomplete information on sites with high natural values the **Council** will take a precautionary approach and will attempt to compile a better understanding of resources it is managing over time through appropriate monitoring and research/survey work.
- NFL-M7** District Plan rules setting standards to control **activities** within the Southern Hills Overlay Area, to protect, maintain or enhance the identified values of the area.

Anticipated Environmental Results

The following results are expected to be achieved by the objectives, policies, and methods of this chapter. The means of monitoring whether this Plan achieves the anticipated environmental results are also set out below.

| Anticipated environmental results | | Monitoring indicators | Data source |
|-----------------------------------|---|---|---|
| NFL-AER1 | Maintenance of high visual quality of significant landscape elements and protection of these elements from inappropriate subdivision and activities | Effectiveness of conditions of consent and methods used in controlling adverse effects | Council resource consent records and complaints register |
| NFL-AER2 | Maintenance of high value visual and/or landscape values within the Southern Hills Overlay Area | Effectiveness of conditions of consent and methods used in controlling adverse effects | Council resource consent records and complaints register |

SUB-GEN — General Subdivision Provisions that Apply in All Zones

Background

The principal purpose of **subdivision** is to provide a suitable framework for **land** ownership to facilitate development and **activities**. **Subdivision** itself is a procedural and legal function which creates constraints and opportunities for subsequent development. Therefore, even though the legal process itself may be environmentally neutral, the end product provides the framework for the generation of environmental impacts and resource use constraints.

In addition, the **subdivision** process is often closely associated with engineering works and a demand for services and utilities to make the **land** suitable for development. Thus, the **subdivision** process can generate immediate or indirect **effects** that could have implications for the sustainable management of the City's resources. Accordingly, the Plan adopts such controls as are necessary to avoid, remedy or mitigate actual or potential future adverse **effects** that **subdivision** may generate.

Resource Management Issues

SUB-GEN-11 *The potential adverse effects of subdivision on infrastructure and development.*

One of the major potential impacts of **subdivision** is adverse **effects** on infrastructure and development. **Subdivision** may add to the demands on the City's transport and roading system, telecommunications and utilities (such as **water** supply, **sewage** disposal, and electricity). Such demands should be monitored and responded to as appropriate, with controls to ensure that each developer contributes towards the cost of that additional demand and to ensure that cumulative **effects** are recognised.

SUB-GEN-12 *That **subdivision** does not adversely affect significant natural landforms, areas of significant natural indigenous vegetation or significant habitats of indigenous fauna or areas of landscape and/or visual value as identified within the Southern Hills Overlay Area and Precinct 1 - Indigenous Biodiversity Precinct.*

Land disturbance in sensitive locations can seriously damage or denigrate the visual amenity of the **environment**. In the case of Upper Hutt, the eastern, southern and western hills are an important component of the landscape and visual appeal of the City. The scarring of **land**, whether urban or rural, detracts from the visual quality of the City. **Land disturbance** in sensitive locations can also seriously damage or destroy the ecological values of the **environment**.

SUB-GEN-13 *That the needs of future generations are met.*

Land to be subdivided should be suitable for the anticipated **land** use, and be serviceable and clear of unacceptable hazards or limitations. **Subdivision** within a **Flood Hazard Extent** should avoid high hazard areas and ensure appropriate mitigation measures can be implemented in lower hazard areas to provide for suitable future development. Furthermore, the subdivided **land** should, where practical, also allow for a range of appropriate **land** uses so that the potential of the **land** for use by future generations is not significantly diminished. Thus, the pattern of **subdivision** within the City should provide future generations with a choice of lifestyles and living and working **environments**. It is important that **indigenous vegetation**, which is a finite resource, is protected for future generations, and for intrinsic ecological reasons.

SUB-GEN-14 *Subdivision within identified Flood Hazard Extents could potentially create allotments susceptible to flooding hazards.*

Subdivision creates an opportunity for further development within the new **allotment** and therefore when proposed within an identified **Flood Hazard Extent**, the suitability of the proposed **allotment** for future development needs to be considered to avoid exposing future development to unacceptable risk. **Subdivision** within the **Flood Hazard Extent** should avoid creating new **allotments** in high hazard areas and ensure mitigation measures can be implemented in lower hazard areas to provide suitable future development opportunities that do not expose people and property to unacceptable risk.

SUB-GEN-15 *Subdivision within the upper sub-catchment of Pinehaven Stream provides further development opportunities which can increase stormwater runoff and flood risk.*

The flood risk in the Pinehaven **Flood Hazard Extent** is influenced by **activities** in the upper Pinehaven Catchment. **Subdivision** would provide for further development potential in the upper catchment which could result in increased **stormwater** runoff exacerbating the flood risk to the community in the lower Pinehaven floodplain.

SUB-GEN-16 *Inappropriate development and activities located within floodplains that may result in damage to infrastructure and property and the obstruction of flood flow paths.*

Upper Hutt is dissected by several tributary **rivers** which flow into the main Hutt River.

The area most at risk is the Hutt River floodplain. Recognising this, the Wellington Regional Council has undertaken protection works, such as stopbanks and **river** bank stabilisation. These stopbanks run parallel to the developed urban area from Totara Park to Trentham Memorial Park. During a large flood the stopbanks may be breached, causing severe damage and disruption to the City. The stopbanks have a maximum design flood capacity so that it is possible in a significant flood event that they could be overtopped or a breach could occur causing significant damage and disruption to the City.

In addition, the Heretaunga Flood Detention Embankment and outlet control **structure** (referred to as the Heretaunga Retention Dam) has been designed to reduce the frequency and severity of flooding in the downstream urban areas along the Heretaunga Drain. A line defining the predicted maximum extent of ponding behind the Heretaunga Dam has been identified on the Planning Maps. So that the ponding capacity of the Heretaunga Dam is not compromised, **earthworks**, **buildings** or **structures** should not be undertaken within the area encompassed by the Retention Line as shown on the Planning Maps.

Subdivision in the rural areas is likely to increase the potential for development close to **rivers** and will require careful consideration.

It is recognised that there are varying levels of risk within an identified **Flood Hazard Extent**. High hazard areas include **Stream Corridors** and **River Corridors**, **Overflow Paths** and **Erosion Hazard Areas**. In these higher risk areas flood **waters** can be both deep and fast moving and the risk of erosion is high. In some cases, parts of the **Erosion Hazard Area** may be less susceptible due to the characteristics of the location and thus represent a lower risk to people and property. Lower hazard areas within identified **flood hazard extents** predominately comprise **ponding areas** but can also include lower risk parts of the **Erosion Hazard Area**. Development should avoid higher hazard areas, with sufficient mitigation applied to lower hazard areas.

Certain upstream **activities** can increase the frequency and magnitude of flood events. For example, removal of vegetation can result in increased **water** run off, sedimentation and debris blockages, thus creating significant risks.

SUB-GEN-17 *Managing adverse effects including reverse sensitivity effects on regionally significant network utilities.*

Inappropriate **subdivision** in the vicinity of **regionally significant network utilities** may lead to adverse **effects** including reverse sensitivity **effects** that have the potential to impact upon the effective and efficient operation of such utilities. Inappropriate **subdivision** may result in adverse **effects** on **regionally significant network utilities** and / or restrict access to such **network utilities** including the ability to undertake **maintenance** or upgrade work. Reverse sensitivity can occur when sensitive or inappropriate **activities** locate near to or intensify by existing **network utilities** and seek to or constrain the operation or expansion of these utilities. This may mean that the local, regional and national benefits of those **regionally significant network utilities** may be compromised. The City has a lot of well-established **regionally significant network utilities** located in close proximity to existing **land use activities**. The **Council** is predominantly concerned with new more intensive **land use activities** establishing in proximity to existing **regionally significant network utilities** that may lead to reverse sensitivity **effects** on those utilities.

SUB-GEN-18 *The efficient, convenient and safe movement of people, vehicles and goods in the City.*

The location, design and characteristics of **activities**, **subdivision** and development can adversely affect the safety, accessibility and efficiency of the roading network and the quality of the **environment**. Appropriately located **activities**, and well-designed **subdivision**, can contribute to the convenience and viability for access by walking, cycling and public transport. **Roads** themselves (including the State Highway network) contribute to the convenience, viability, and access to **activities** enjoyed by City residents.

SUB-GEN-19 *The limits that rural roading places on subdivision.*

Mangaroa Hill Road, Blue Mountains Road, Akatarawa Road, and parts of Moonshine Hill Road and Mount Cecil Road require major **upgrading** to be able to accommodate further significant development. Such **upgrading** may have significant adverse environmental **effects**.

The limits that the rural roading system places on further development not only apply to formed and sealed **roads**, but also to the large number of 'paper roads' within the City. The pressure to subdivide with access to these paper **roads** can pose a public interest issue. **Council** could be placed in a position where it may have to spend public money on **road upgrading** where the community would receive little benefit in return. The limited access provisions applying to State Highway 2 and the nature of other **roads** in the Kaitoke area impose limits on further development in this part of the City.

SUB-GEN-110 *The potential adverse effects generated by subdivision in close proximity to high voltage (110kV or greater) electricity transmission lines.*

There can be a risk to the health and safety of nearby people and **property** when development occurs within close proximity to high voltage electricity **transmission lines**. Equally, development located under or in close proximity to high voltage electricity **transmission lines** can pose a risk to the efficient operation of the national grid. Additionally, development in close proximity to high voltage electricity **transmission lines** generally does not provide a good level of amenity, particularly in the case of residential development or other sensitive **activities**.

Objectives

SUB-GEN-01 *The promotion of subdivision and development that is appropriate to the natural characteristics, landforms, and visual amenity of the City, significant areas of indigenous vegetation and habitats of indigenous fauna, is consistent with the sustainable use of land, and has regard for walking, cycling and public transport.*

Subdivision is usually a precursor to a change or intensification in **land** use, and the size and shape of the new **sites** can influence the **effects** of **activities** that can occur on the subdivided **land**.

Subdivision, and the consequent development of **land**, creates a demand for travel. It is important that new development considers access for public transport, pedestrians and cycles.

Subdivision has the potential to affect finite **indigenous vegetation**. **Effects** on this should be avoided, remedied or mitigated.

SUB-GEN-02 *To control subdivision within identified Flood Hazard Extents and Erosion Hazard Area to ensure the risk from flood hazards to building platforms and access in high hazard areas are avoided and the flood risk to people and property can be appropriately mitigated in the lower hazard areas.*

Where **subdivision** is proposed within a **Flood Hazard Extent**, the **natural hazard** constraints will be considered, with development avoided in the high hazard areas, and mitigated in the lower hazard areas. The impact of development on the flood hazard will also need to be managed to ensure it does not increase the level of risk to other people and property.

Subdivision in a **Flood Hazard Extent** can also mean that any development or **activity** on the subdivided **site** is prone to flood hazards. By controlling **subdivision** within identified **flood hazard extents**, this risk to people and property can be managed.

SUB-GEN-03 *To control subdivision within the upper areas of the Pinehaven Catchment Overlay to ensure that peak stormwater runoff during both a 1 in 10-year and 1 in 100-year event does not exceed the existing run off and therefore minimise the flood risk to people and property within the Flood Hazard Extent.*

Development in the **Pinehaven Catchment Overlay** needs to be controlled to ensure that **stormwater** runoff does not exacerbate the impact of flooding in the lower catchment. Most of the upper catchment is currently undeveloped and any new development has the potential to affect the **land** use and peak **stormwater** runoff. This policy seeks to ensure that the peak **stormwater** runoff does not increase, thereby increasing the flood risk downstream.

SUB-GEN-04 *The provision of access to waterbodies and the management of activities on waterbodies in a manner that does not result in undue adverse effects on the environment and which avoids conflict between users and with adjoining land uses.*

Public access to **rivers** is important to the community. The Hutt River has public access along the majority of its length. Access to many rural **rivers** and streams is gained through informal arrangements over private **land**, or the access is held as public **land**. As **land** adjoining **rivers** and streams is developed, formal access can be obtained through the **subdivision** process. This allows a City-wide network to be developed. The public benefits gained from enhanced access to **rivers** must be weighed against the **effects** (for example, loss of privacy) on adjoining **properties**.

The City Council is responsible for managing **activities** on the surface of **rivers**. It is important that **activities** which use the surface of **waterbodies** be provided for, while ensuring that the **effects** of these **activities** are compatible with the **conservation**, visual, intrinsic, cultural and other important values of the **waterbody**.

SUB-GEN-05 *Identify Flood Hazard Extents and Erosion Hazard Areas in order to avoid or mitigate the risk to people and property and provide for the function of the floodplain.*

The extent of the threat from flood hazards and erosion hazards must be identified within the Pinehaven Stream and Mangaroa River catchments. The types of hazards within an identified **Flood Hazard Extent** can vary, with high hazard areas and lower hazard areas that need to be considered when planning for future development.

High hazard areas within the **Flood Hazard Extent** comprise the **Stream Corridor** and **River Corridor**, **Overflow Paths** and the **Erosion Hazard Area**. These are characterised by areas of moving flood **water** which may also be deep or fast and includes areas most at risk to erosion during a flood event. These are identified on the Hazard Maps. **Subdivision** within high hazard areas should be avoided given the threat these areas represent to people and property.

Outside the high hazard areas, but still within the **Flood Hazard Extent**, are lower hazard areas generally comprising the **ponding areas** and some parts of the **Erosion Hazard Area**. These areas are generally characterised by still or slow moving flood **water** and a lower risk of erosion. These areas are identified on the Hazard Maps. **Subdivision** or development may be possible in these areas subject to appropriate mitigation (such as raising the floor levels above the 1 in 100-year flood level).

All development should be undertaken in a manner that provides for the function of the floodplain to **discharge** flood **waters** and thereby ensure that the **effects** from flooding are not exacerbated on the **site**, adjacent **properties** or the wider **environment**.

SUB-GEN-06 *To recognise and protect the benefits of regionally significant network utilities and ensure their functions and operations are not compromised by other activities.*

This objective seeks to identify the importance of **regionally significant network utilities** within the City and to give **effect** to the Regional Policy Statement. The objective and supporting policies are focused on recognising the benefits that these **regionally significant network utilities** have locally, regionally and nationally and ensuring that they are protected from incompatible **subdivision**.

SUB-GEN-07 *There is no increase in the peak demand on stormwater management systems and increase in flooding from subdivision and development.*

Policies

SUB-GEN-P1 *To promote a sustainable pattern of subdivision that protects environmental values and systems, protects the potential of resources, and has regard for walking, cycling, public transport and transportation networks.*

The **subdivision** process is often a precursor to engineering works and a demand for services and utilities to make the **land** suitable for development. Thus, it can generate immediate or indirect **effects** on the **environment**. Accordingly, the Plan includes such controls as are necessary to avoid, remedy or mitigate adverse **effects**.

The **effects** of **subdivision** of **land** which is already developed can differ from the **effects** of subdividing undeveloped **land**. The degree to which undeveloped **land** may be serviced varies in terms of **road** access, **sewage** disposal, **water** supply, electricity and other requirements. The question of servicing is thus often an important consideration of the **subdivision** process, and needs careful management to ensure that all **effects** and costs are taken fully into account. The importance of ensuring the safe and efficient use and development of the transportation network is addressed in the Transport and Parking (TP) Chapter. It is also important to protect the limited areas of **indigenous vegetation** that remain in Upper Hutt.

SUB-GEN-P2 *To avoid subdivision where building platforms would be located within high hazard areas of the identified Flood Hazard Extents and Erosion Hazard Areas.*

This policy seeks to avoid **subdivisions** that result in **building** platforms being located within the high hazard areas of the relevant **Flood Hazard Extent** or **Erosion Hazard Area**. This is due to the risk that these high hazard areas present to people and property, characterised by the **Stream Corridor** or **River Corridor**, **Erosion Hazard Area** and **Overflow Paths**. The high hazard areas can contain both fast and deep flowing **water** in a 1 in 100-year flood event, or are potentially subject to erosion, which have the potential to damage **buildings** and threaten lives.

SUB-GEN-P3 *To control subdivision where building platforms would be located within lower hazard areas of identified Flood Hazard Extents and Erosion Hazard Areas by requiring mitigation to minimise the risk to people and property.*

This policy recognises that there are areas within the **Flood Hazard Extent** and **Erosion Hazard Area** that are outside the high hazard areas and therefore represent a lower level of flood or erosion hazard to people and property. As such, some development within these areas may be appropriate providing appropriate mitigation measures are incorporated into developments to reduce the risk (for example floor levels above the 1 in 100-year flood extent or being **setback** from the riverbank). These lower hazard areas are characterised by still or slow moving **water** and do not present the same threat to people and property as the higher hazard areas subject to the risk being appropriately mitigated.

SUB-GEN-P4 *To ensure subdivision within the Pinehaven Catchment Overlay area is designed so that the stormwater runoff, during both a 1 in 10-year and 1 in 100-year event, from all new allotments and future building areas shall be at a rate no greater than when compared to the pre-development situation.*

Subdivision in the **Pinehaven Catchment Overlay** needs to be controlled to ensure that **stormwater** runoff does not exacerbate the impact of flooding in the lower catchment. The upper catchment is currently mostly undeveloped and any new development has the potential to affect the **land** use and peak runoff.

SUB-GEN-P5 *To protect wetland areas within the City from activities which would have adverse effects on their life supporting capacity, natural character or habitat values.*

The preservation of the natural character of **wetlands** and their protection from inappropriate **subdivision** is identified as a matter of national importance under the Act. **Wetlands** are important ecological areas which provide habitats for wildlife and endangered species, help to reduce flood damage and abate **water** pollution. Historically many have been drained and converted to pasture, and consequently **wetlands** have become increasingly rare.

SUB-GEN-P6 *To promote the establishment of esplanade reserves and esplanade strips for the purposes of enhancing public access, recreation, riparian protection, water quality and ecological values along the main rivers and waterways adjoining specified watercourses.*

Esplanade reserves represent the formal means of ensuring protection of **waterbodies** from the adverse **effects** of **activities** and should be set aside where possible for protection of public access and for **water** quality reasons. **Esplanade reserves** and strips have recreational potential, high **conservation** values, or provide continuity with adjoining reserves and land uses. For access and **conservation** purposes, **esplanade reserves** and strips may be acquired upon **subdivision** along specified watercourses.

SUB-GEN-P7 *To identify and mitigate the potential adverse effects of natural hazards that are a potentially significant threat within Upper Hutt.*

Adequate information is necessary to make informed decisions on developments that may be affected by **natural hazards**. The main objective relating to **natural hazards** is knowing where they can occur so that the **effects** can be avoided, or the appropriate management strategies can be put in place.

The **Council** will co-ordinate the provision of information identifying these hazards and the areas at risk. This can be used by developers, the community and the **Council** to consider the potential risks when making decisions on developments and deciding on possible mitigation measures where **natural hazards** are involved.

The **Council** will recognise the high and low hazard areas within the identified Pinehaven Stream and Mangaroa River **Flood Hazard Extents**.

High hazard areas comprise moving **water** that can also be deep and are the areas most at risk from erosion during a flood event. Accordingly, **subdivision** and development within high hazard areas should be avoided given the threat they have to people and property.

Lower hazard areas are generally characterised by still or slow moving flood **water** and a lower risk of erosion. In these areas, it may be possible to undertake development provided appropriate mitigation is implemented (for example floor levels above the 1 in 100-year flood extent or being **setback** from the stream or **river** bank).

Some parts of the identified **Erosion Hazard Area** within the Mangaroa **Flood Hazard Extent** may represent a lower risk depending on the characteristics of the **site** and its location in relation to the **river**. Where a site specific assessment identifies there is a lower threat then the erosion hazard may be considered a lower hazard area and assessed in accordance with the lower hazard policies.

SUB-GEN-P8 *In areas of known susceptibility to natural hazards, activities and buildings are to be designed and located to avoid, remedy, or mitigate, where practicable, adverse effects of natural hazards on people, property and the environment.*

This policy lessens the risk factor by restricting developments in hazard prone areas. These controls include appropriate separation distances from a **river** or fault, or designing **structures** and **site** development to meet acceptable levels of safety. This also enables applicants to consider the potential risks when making decisions on developments.

The **effects** of permitting more intensive **subdivision** (and subsequent development and infrastructure) could be substantial and controls on **subdivision** can reduce these.

SUB-GEN-P9 *Avoid, or as appropriate, remedy or mitigate, the potential for any adverse effects including reverse sensitivity effects on regionally significant network utilities from inappropriate new subdivision occurring under, over, or adjacent to regionally significant network utilities.*

Any potential adverse **effects** including reverse sensitivity **effects**, on **regionally significant network utilities** are to be appropriately managed, with priority given to avoiding adverse **effects**, where practicable, on those utilities. The location of inappropriate new **subdivision** in proximity to existing **regionally significant network utilities** has the potential to compromise the efficient operation and use of the **network utility** including restricting access and result in the benefits of that **network utility** being reduced. In addition, the safety and **amenity values** of the community may be adversely affected by locating in too close proximity to **regionally significant network utilities**.

The potential for adverse **effects** including reverse sensitivity **effects** may arise when the pattern and density of **land use activities** changes through the **subdivision** or rezoning of **land**. At the time of rezoning, the **Council** will seek to introduce new provisions to manage those potential adverse **effects** on existing or designated **regionally significant network utilities**. Any applications for **subdivision** that involve potential intensification located in proximity to **regionally significant network utilities** will require assessment in terms of the potential **effects** on those utilities as well as consultation with the relevant **network utility operator**.

SUB-GEN-P10 *To manage subdivision within close proximity to existing high voltage (110kV or greater) electricity transmission lines to protect both:*

1. *the safe, secure and efficient use and development of the electricity transmission network; and*
2. *the safety and amenity values of the community.*

A corridor management approach involves setting minimum buffer distances from high voltage electricity **transmission lines** to manage development both in the immediate proximity of and adjacent to the lines.

SUB-GEN-P11 *To promote the safe and efficient use and development of the transportation network.*

Rural **roads** place limits on further development in certain areas of the City because of their condition or potential capacity. Closer **subdivision** in these areas may be restricted because of the demand that it would place on these **roads** and the likely costs incurred by the **Council**. Other rural **activities** can cause damage to **roads** or create dangerous situations where **roads** are not designed to accommodate such traffic. The **upgrading** of such **roads** can place a heavy financial burden on the community and have significant adverse environmental **effects**. Therefore, a requirement for financial contributions and/or limitations on development is an appropriate response.

SUB-GEN-P12 *To ensure that the subdivision, of land is served by safe and adequate access from the roading network*

The roading network provides access to a wide range of **activities**. It is important to ensure that connections to the network are located, designed and maintained so as to provide for the safety of all **road** users.

SUB-GEN-P13 *Protect consented and existing renewable electricity generation activities from incompatible subdivision.*

The Plan recognises that new **subdivision** can result in reverse sensitivity **effects** on existing and consented **renewable electricity generation** facilities and may result in the benefits of facilities being reduced. In addition, community **amenity values** may be adversely affected by locating in too close proximity to **renewable electricity generation** facilities.

At present, the City only contains **small scale renewable energy generation** facilities with no established community scale or commercial facilities. It is likely any such larger scale facilities would be established in the rural areas and that any reverse sensitivity **effects** would arise from subsequent new **subdivision** which would provide an opportunity for assessment of any such potential **effects**.

SUB-GEN-P14 *Subdivision and development will be designed to achieve hydraulic neutrality in the following zones:*

1. *General residential zone;*
2. *High density residential zone;*
3. *City centre zone;*
4. *Town centre zone;*
5. *Neighbourhood centre zone;*

- 6. Local centre zone; and
- 7. Mixed use zone.

Rules

District-wide matters

Each **subdivision** shall comply with the relevant permitted activity standards in the District-wide matters of the Plan as listed below.

| |
|--|
| District-wide matters |
| TEMP - Temporary Activities |
| SIGN - Signs |
| EW - Earthworks |
| NATC — Natural Character |
| DC — Development Contributions |
| HH - Historic Heritage |
| TREE - Notable Trees |
| UTG - Urban Tree Groups |
| ECO - Ecosystems and Indigenous Biodiversity |
| NFL - Natural Features and Landscapes |
| PA — Public Access |
| ASW - Activities on the Surface of Water |
| NU — Network Utilities |
| REG - Renewable Energy Generation |
| TP — Transport and Parking |
| NOISE - Noise |
| NH - Natural Hazards |
| CL — Contaminated Land |
| HS - Hazardous Substances |
| WM — Waste Management |
| AIR - Air |
| LIGHT - Light |

Activities Tables

| Controlled Activities | | | Zones |
|--|--|------------|---|
| <p>SUB-GEN-R1</p> <p><i>Policies</i> NU-P5, NU-P6, NU-P9</p> | <p>Subdivision for the purpose of accommodating any network utility</p> <p>Council may impose conditions over the following matters:</p> <ol style="list-style-type: none"> 1. Site design, frontage and area; 2. Legal and physical access to the allotments; 3. Risks to public health and safety; 4. Earthworks and sediment and erosion control; 5. Landscaping and screening; 6. Traffic and parking management; 7. The imposition of financial contributions in accordance with Part E of this Plan. 8. Any adverse effects on a heritage site or area of native vegetation. | CON | <i>All</i> |
| <p>SUB-GEN-R2</p> <p><i>Policy</i> SUB-GEN-P6</p> | <p>Subdivision of land adjoining a river or stream listed in SUB-GEN-S1, that complies with the requirements of SUB-GEN-S1 relating to esplanade reserves or strips</p> <p>In determining the width of esplanade reserves or strips where no definite figure is provided, the Council shall consider:</p> <ol style="list-style-type: none"> 1. Ecological values, including the riparian vegetation, water quality, potential for erosion, the impact of flooding and the enhancement of aquatic and terrestrial habitat. 2. The need for public access to and along the waterbody. 3. The rights of property owners and the security of private property. 4. The benefits and costs of the provision and maintenance of esplanade reserves and strips. 5. Public health. 6. The benefit to the local landscape. 7. The width of any adjoining esplanade reserve or strip. 8. The width of the river or stream concerned. | CON | <i>All</i> |
| <p>SUB-GEN-R2A</p> | <p>Subdivision and development must be designed to achieve hydraulic neutrality.</p> <p>Council will limit its control to and may impose conditions over the following matters:</p> <ol style="list-style-type: none"> 1. Any potential effects on any downstream flooding hazard; 2. The size and scale of the development and the additional stormwater that the proposal will generate compared to the existing situation; 3. The capacity of the local stormwater network; and 4. Whether there are any site-specific constraints or opportunities within the local area that mean that hydraulic neutrality is not required. | CON | <i>General residential</i> <i>High density residential</i> <i>Neighbourhood centre</i> <i>Local centre</i> <i>Mixed use</i> <i>Town centre</i> <i>City centre</i> |

| Discretionary Activities | | | Zone |
|--|--|------------|---|
| SUB-GEN-R4 <i>Policies</i> NFL-P2, NFL-P3, ECO-P6, NFL-P4, TREE-P1, UTG-P1, NU-P9 | Subdivision , otherwise restricted discretionary or discretionary under the underlying zone, within an area identified as Southern Hills Overlay Area | DIS | All <u>excluding general residential zone</u> |
| SUB-GEN-R5 <i>Policies</i> HS-P1, CL-P1, WM-P1, | The subdivision of any contaminated land | DIS | All |
| SUB-GEN-R6 | Subdivision of land adjoining a river or stream listed in SUB-GEN-S1 , that does not comply with the requirements of SUB-GEN-S1 relating to esplanade reserves or strips | DIS | All |

| Non-Complying Activities | | | Zone |
|--|---|-----------|---|
| SUB-GEN-R7 <i>Policies</i> NFL-P2, NFL-P3, ECO-P6, NFL-P4, TREE-P1, UTG-P1, NU-P9 | Subdivision , otherwise non-complying under the underlying zone within the Southern Hills Overlay Area | NC | All <u>excluding general residential zone</u> |

| Matters for Consideration | | | Zone |
|--|---|--|------|
| Matters that may be relevant in the consideration of any resource consent may include the following: | | | |
| SUB-GEN-MC1 | Subdivision 1. The requirements of section 106 of the Act . 2. Whether the proposed allotments are capable of accommodating a range of activities in compliance with zone standards. 3. Whether the subdivision compromises future subdivision potential of the land . 4. The cumulative effect on existing infrastructure as a result of the proposed subdivision . 5. The extent of compliance with Council's Code of Practice for Civil Engineering Works . | | All |
| SUB-GEN-MC2 | Reduction or waiver of esplanade reserves and strips 1. Availability of alternative public access. 2. Other means of protecting water quality and conservation values. 3. Recreational values of the waterbody in question. 4. Information provided to support any proposal to waive or vary esplanade reserve requirements. | | All |

Methods

SUB-GEN-M1 District Plan provisions consisting of:

1. Rules to promote the **subdivision** of **land** which reflects the objectives and policies of the District Plan.
2. Rules to control the density of development through zone requirements for minimum **site** areas.
3. Rules to control the location of **building** platforms, **earthworks** and accessways in the identified **Flood Hazard Extents** and **Erosion Hazard Area**.
4. Performance standards and consent conditions to minimise the adverse **effects** of **subdivision** and **earthworks**. These relate to:
 - a. Provision of utilities, supply of **water** and disposal of effluent.
 - b. Landscape values, native vegetation, heritage and cultural sites.
 - c. Managing dust, **waterbody** siltation, soil erosion, **effects** on ground stability and other **natural hazards**.
5. Allowing **activities** permitted by the District Plan or those granted resource consent, to be undertaken on newly created **allotments**.
6. Encouraging recognition of landscape character in the design and layout of **subdivisions**.
7. Financial contributions for reserves and **community facilities**.
8. Management of the **effects** of **earthworks** and clearing of native vegetation by using:
9. The ability to impose conditions on resource consents to avoid, remedy or mitigate any adverse **effects**.

SUB-GEN-M2 Liaison with service providers and **network utility operators**.

SUB-GEN-M3 The **Code of Practice for Civil Engineering Works**.

SUB-GEN-M4 To record known sites of potential instability on a hazard register and to supply this information, in response to requests for project information memoranda and land information memoranda and for processing resource consents.

Anticipated Environmental Results

The following results are expected to be achieved by the objective, policies, methods and rules in this chapter. The means of monitoring whether this Plan achieves the anticipated environmental results are also set out below.

| Anticipated environmental results | Monitoring indicators | Data source |
|-----------------------------------|-----------------------|-------------|
|-----------------------------------|-----------------------|-------------|

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|---------------------|---|---|---|
| SUB-GEN-AER1 | A sustainable pattern of urban development | Number of applications for activities to establish out of zone | Council records |
| SUB-GEN-AER2 | A pattern of subdivision that enhances opportunities for the sustainable use of resources and provides for walking, cycling and public transport as viable and convenient transport alternatives | Activities located in the urban area of the City Infill development | Council records |
| SUB-GEN-AER3 | Minimal adverse effects on the environment from subdivision and earthworks | Effectiveness of conditions of consent and methods used in managing adverse effects Complaints received about adverse effects | Council complaints register Council resource consent records and monitoring compliance |
| SUB-GEN-AER4 | The maintenance of a safe and efficient roading network | Accidents caused by poorly sited or designed access points | Vehicle accident records |
| SUB-GEN-AER5 | Prevention of development which increases the level of risk in areas identified as being at high risk from natural hazards | Number of resource consent applications approved or declined in areas identified in the District Plan as being susceptible to natural hazards and whether these numbers change with time The economic and insured costs from flood hazard events and whether these decrease in time, allowing for changes in inflation The number of section 74 certificates imposed on the titles of properties at the time of building consent and whether these decrease in time | Council flood hazard modelling Council resource consent records for compliance with conditions |

SUB-RES – Subdivision in the General Residential ZonesZone

Issues

SUB-RES-I1 *The effects on amenity values of new subdivisions within and adjoining established residential areas.*

The amount of land suitable for urban use is influenced by servicing, topographical, ecological and other constraints. The General Residential Zone covers the existing residential areas as well as undeveloped land suitable for residential use in the future. Expansion of existing urban areas will be encouraged in appropriate environments with the existing urban areas being the preferred location for higher density development. Council will promote the maintenance of the general character and amenity values of particular neighbourhoods.

Objectives

SUB-RES-O1 *The management of the adverse effects of subdivision within the general residential areaszone.*

This objective seeks to provide for subdivision which promotes residential amenity values, creates safe and well-designed housing development and promotes the efficient use of natural and physical resources.

SUB-RES-O2 *A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.*

[s80H(1)(a)(ii) note: this provision incorporates the objectives in clause 6 of Schedule 3A.]

SUB-RES-O3 *To encourage the maintenance of indigenous biological diversity values within the indigenous biodiversity precinct.*

Policies

SUB-RES-P1 *To ensure that the scale, appearance design and siting of buildings, structures and activities are compatible with the character and desired amenity valuesplanned urban built form of the area.*

On the land identified in SUB-RES-Figure 2, particular care needs to be taken with the design of any residential subdivision to ensure that it appropriately addresses the interface with Maidstone Park and the adjoining General Industrial Zone.

SUB-RES-P2 *To avoid on encourage avoiding, remedying and mitigating the actual and potential adverse land effects identified of the subdivision of sites within the indigenous biodiversity precinct to assist in SUB-RES-Figure 2 ('Maidstone Terrace Residential') which does not comply with site specific standards controlling the number of allotments and residential units, access from Railway Avenue, boundary setbacks and fencing, maintaining indigenous biological diversity.*

On the land identified in SUB-RES-Figure 2, particular care needs to be taken with the design of any residential development to ensure that it appropriately addresses the interface with the adjoining General Industrial Zone. In particular, site specific standards apply to the site and compliance with these standards is critical to ensuring that subdivision is appropriate.

SUB-RES-P3 *To encourage the protect protection of trees and vegetation which contribute to the amenity values, landscape values, character, ecological, historical and cultural values of within the Conservation and Hill Precincts indigenous biodiversity precinct.*

Trees add to the character of residential areas and also have ecological, historical, and cultural values.

The Conservation indigenous biodiversity precinct encourages the consideration of protecting and Hill Precincts have special qualities which merit maintaining indigenous biodiversity values as part of the subdivision process. All MDRS subdivision and density standards apply in the Precinct. The Council intends to revisit these issues as part of a future district plan change that will give effect to section 6(c) of the Resource Management Act – the protection of trees. They also merit different requirements for areas of significant subdivision to assist in protecting their amenity values indigenous vegetation and land stability significant habitats of indigenous fauna.

SUB-RES-P4 *To provide for new residential development within the City in a sustainable manner.*

The edge of the urban area is defined primarily by a rural interface. Council generally intends to contain new residential development within the existing zoned urban area. Continuous expansion at the City's edge, while large parts of the urban areas remain undeveloped, does not constitute sustainable management.

Greenfield subdivision, for urban residential development outside Residential Zones should be considered by way of a District Plan change to extend the urban area. This enables the full effects of the potential development to be assessed.

SUB-RES-P5 *To promote provide for subdivision subdivision that is compatible with a high level the planned built urban form of amenity the general residential zone, and ensure that it has adequate access to infrastructural infrastructure requirements.*

The Plan provides for the intensification of land use within the urban area to accommodate residential development where adverse effects can be avoided, remedied or mitigated.

Subdivision requires resource consent because Council may need to impose conditions that relate to provision or co-ordination of services and other matters relating to the sustainable management of resources.

SUB-RES-P6 *To provide encourage higher for medium density housing through and subdivision within the provision of reduced net site area standards and in general residential zone, while encouraging the form of Comprehensive Residential Developments in identified areas consideration of the City protection and retention of indigenous biodiversity values within the indigenous biodiversity precinct.*

The Plan identifies areas considered suitable for higher density residential development. These areas are located surrounding the City Centre Zone, around the Trentham neighbourhood centre located at Camp Street, near the Wallaceville railway station from Ward Street to Lane Street and within the Urban Precinct and Grants Bush Precinct of the Wallaceville Structure Plan Development Area.

These areas are in close proximity to retail and service facilities as well as the availability of major transport points, including rail and bus services, and a major bus terminal in the CBD:

The reduction of net site area standards in the Residential Centres Precinct recognises a minimum site area Council is prepared to allow for housing development. Any reduction below this minimum net site area is provided for as a discretionary activity and will be assessed against the Design Guide for Comprehensive Residential Development so as to ensure that any subdivision or development below this net site area can still achieve a high quality:

SUB-RES-P7 Encourage development to achieve attractive and safe streets and public open spaces, including by providing for passive surveillance.

[s80H(1)(a)(ii) note: this provision incorporates the policies in clause 6 of Schedule 3A of the Act]

SUB-RES-P8 Enable housing to be designed to meet the day-to-day needs of residents.

[s80H(1)(a)(ii) note: this provision incorporates the policies in clause 6 of Schedule 3A of the Act]

SUB-RES-P9 New residential subdivision and buildings will avoid, remedy, or mitigate potential reverse sensitivity effects on existing lawfully-established non-residential activities. Potential methods include but are not limited to:

1. Requiring noise mitigation, vibration, insulation, and ventilation for residential units;
2. Specifying the location of private and communal outdoor living spaces;
3. Specifying the location and function of windows;
4. Requiring the provision of buffer areas, setbacks and no-build areas;
5. Specifying fencing and landscaping requirements.

Rules

District-wide matters

Subdivision within the General Residential Zone must comply with all relevant rules and standards for qualifying matter areas, and all relevant rules and standards in the District-wide matters of the Plan as listed below:

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| District-wide matters |
| TEMP - Temporary Activities |
| SIGN - Signs |
| EW - Earthworks |
| NATC — Natural Character |
| DC — Development Contributions |
| HH - Historical Heritage |
| TREE - Notable Trees |
| UTG - Urban Tree Groups |
| ECO - Ecosystems and Indigenous Biodiversity |
| NFL - Natural Features and Landscapes |
| PA — Public Access |
| PK - Papakāinga |
| ASW - Activities on the Surface of Water |
| NU — Network Utilities |
| REG - Renewable Energy Generation |
| TP — Transport and Parking |
| NOISE - Noise |
| NH - Natural Hazards |
| CL — Contaminated Land |
| HS - Hazardous Substances |
| WM — Waste Management |
| AIR - Air |
| LIGHT - Light |

Activities Tables

| Controlled Activities | | Zones | |
|---|---|-------|------------------------------------|
| SUB-RES-R1 Policies SUB-GEN-P4 SUB-GEN-P2 SUB-GEN-P3 SUB-GEN-P4 SUB-RES-P1 SUB-RES-P2 SUB-RES-P5 SUB-RES-P6 | Subdivision which within the general residential zone of: 1. Any allotment with an existing residential unit, if: a. Either the subdivision does not increase the degree of any non-compliance with any of the following rules and standards: i. GRZ-R2; ii. GRZ-S3 — Building coverage; iii. GRZ-S4 — Setbacks; iv. GRZ-S5 — Outdoor living space; v. GRZ-S7 — Building height; vi. GRZ — S8 — Height in relation to boundary; | CON | General Residential/residential |

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| <p>SUB-GEN-P9, SUB-GEN-P10, NATC-P1, TP-P4, DC-P1</p> | <p>vii. GRZ — S13 — Number of residential units per site; viii. GRZ — S14 — Outlook space; ix. GRZ — S15 — Windows to street; x. GRZ — S16 — Landscaped area; or xi. land use consent has been granted; and b. no vacant allotments are created; 2. Any allotment with no existing residential unit, where a subdivision application is accompanied by a land use application that will be determined concurrently if the applicant for the resource consent can demonstrate that: a. It is practicable to construct on every allotment within the proposed subdivision, as a permitted activity, a residential unit; and b. Each residential unit complies with the following rules and standards: i. GRZ-R2; ii. GRZ-S3 — Building coverage; iii. GRZ-S4 — Setbacks; iv. GRZ-S5 — Outdoor living space; v. GRZ-S7 — Building height; vi. GRZ — S8 — Height in SUB-RES-S1, SUB-RES-S3 relation to boundary; vii. GRZ — S13 — Number of residential units per site; viii. GRZ — S14 — Outlook space; ix. GRZ — S15 — Windows to street; x. GRZ — S16 — Landscaped area; and c. No vacant allotments are created. Notification Public and limited notification of an application for resource consent under this rule is precluded. Council may impose conditions over the following matters: 1. Design, appearance and layout of the subdivision (excluding any minimum size or shape-related subdivision). 2. Landscaping requirements). 3. Provision of and effects on network utilities and/or services. 4. Standard, construction and layout of vehicular access. 5. Earthworks. 6. Provision of esplanade reserves and strips. 7. Protection of any special amenity feature. 8. Financial contributions. 9. The outcome of consultation with the owner or operator of regionally significant network utilities (excluding the National Grid) located on or in proximity to the site. Note: Rule SUB-RES-R7 covers subdivision within the Electricity Transmission Corridor. 10. The outcome of consultation with the owner or operator of consented or existing renewable energy generation activities located on or in proximity to the site. In relation to the land identified in SUB-RES-Figure 1 Council may impose conditions over • The matters contained within the following matters: 11. Landscape character and visual amenity Council's Code of Practice for Civil Engineering Works.</p> | | |
| <p>SUB-RES-R2 Policies SUB-GEN-P1, SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4, SUB-RES-P1, SUB-RES-P2, SUB-RES-P5, SUB-RES-P6, SUB-GEN-P9, SUB-GEN-P10, NATC-P1, TP-P4, DC-P1</p> | <p>Subdivision around any existing lawfully established residential unit which does not result in the creation of any new undeveloped site that contains no residential unit. Note: this form of subdivision does not need proposes to comply with the minimum create one or more vacant net site area allotments requirements of SUB-RES-S1, but does need to meet the access standards of rule SUB-RES-S3. Council may impose conditions over the following matters: 1. Design, appearance and layout of the subdivision; 2. Landscaping. 3. Provision of and effects on network utilities and/or services. 4. Standard, construction and layout of vehicular access. 5. Earthworks. 6. Provision of esplanade reserves and strips. 7. Protection of any special amenity feature. 8. Financial contributions. 9. The outcome of consultation with the owner or operator of regionally significant network utilities (excluding the National Grid) located on or in proximity to the site. Note: Rule SUB-RES-R7 covers subdivision within the Electricity Transmission Corridor. 10. The outcome of consultation with the owner or operator of consented or existing renewable energy generation activities located on or in proximity to the site. 11. The matters contained within the Council's Code of Practice for Civil Engineering Works.</p> | <p>CON</p> | <p>General Residential residential</p> |
| <p>SUB-RES-R3 Policies SUB-GEN-P1, SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4, SUB-RES-P1, SUB-RES-P2, SUB-RES-P5, SUB-RES-P6, SUB-GEN-P9, SUB-GEN-P10, NATC-P1, TP-P4, DC-P1</p> | <p>Subdivision of land for utilities, reserves or conservation purposes Council may impose conditions over the following matters: 1. Design, appearance and layout of the subdivision. 2. Landscaping. 3. Provision of and effects on network utilities and/or services. 4. Standard, construction and layout of vehicular access. 5. Earthworks. 6. Provision of esplanade reserves and strips. 7. Protection of any special amenity feature. 8. Financial contributions. 9. The outcome of consultation with the owner or operator of regionally significant network utilities (excluding the National Grid) located on or in proximity to the site. Note: Rule SUB-RES-R7 covers subdivision within the Electricity Transmission Corridor. 10. The outcome of consultation with the owner or operator of consented or existing renewable energy generation activities located on or in proximity to the site.</p> | <p>CON</p> | <p>General Residential</p> |
| <p>SUB-RES-R4 Policies SUB-GEN-P1, SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4, SUB-RES-P1,</p> | <p>Subdivision which is a unit title subdivision or an alteration to a company lease, unit title or cross lease title to include a building extension or alteration or accessory building on the site (excluding an additional residential unit) that has been lawfully established in terms of the Building Act 2004 Council may impose conditions over the following matters: 1. Design, appearance and layout of the subdivision; 2. Landscaping.</p> | <p>CON</p> | <p>General Residential</p> |

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| <p><i>SUB-RES-P2;</i> <i>SUB-RES-P5;</i> <i>SUB-RES-P6;</i> <i>SUB-GEN-P9;</i> <i>SUB-GEN-P10;</i> <i>NATG-P1;</i> <i>TP-P4;</i> <i>BG-P1</i></p> | <ol style="list-style-type: none"> 3. Provision of and effects on network utilities and/or services; 4. Standard, construction and layout of vehicular access; 5. Earthworks; 6. Provision of esplanade reserves and strips; 7. Protection of any special amenity feature; 8. Financial contributions; 9. The outcome of consultation with the owner or operator of regionally significant network utilities (excluding the National Grid) located on or in proximity to the site. Note: Rule SUB-RES-R7 covers subdivision within the Electricity Transmission Corridor. 10. The outcome of consultation with the owner or operator of consented or existing renewable electricity generation activities located on or in proximity to the site; 11. Allocation of accessory units to principal units and covenant areas to leased areas to ensure compliance with car park provisions and to ensure practical physical access to units; 12. Allocation of areas; | | |
| <p>Controlled activities – restrictions on notification Subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95G of the Act, a resource consent application for a controlled activity is precluded from public notification under section 95A and, subject to section 95B(3), is precluded from limited notification under section 95B(2) of the Act.</p> | | | |

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| <p>Standards for Controlled Activities</p> | <p>Zone</p> |
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| SUB-RES-S1 <i>Policies</i> SUB-RES-P3, NATC-P1, GRZ-P4 | Minimum requirements for subdivision creating one or more vacant allotments: | | | | General residential | | | | | |
| | General Residential Zone | Rear allotment | Front allotment | allotments | | Rear allotment | allotment | Corner allotment | allotments | Land Identified in SUB-RES-Figure 1 |
| | Minimum net site area | 400m ² | 400m ² | 400m ² | | 450m ² | 600m ² (900m ² average) | | | |
| | Minimum frontage | 6m | N/A | 6m | | N/A | | | | |
| | Shape factor | 12m | 12m | 12m | | 12m | | | | |
| | Precinct 1 — Residential Centres Precinct | | | | | | | | | |
| | Minimum net site area | 300m ² | 300m ² | 350m ² | | N/A | | | | |
| | Minimum net site area for Comprehensive Residential Developments | No minimum | No minimum | No minimum | | N/A | | | | |
| | Minimum frontage | 6m | N/A | 6m | | N/A | | | | |
| | Shape factor | 10m | 10m | 10m | | N/A | | | | |
| | Precinct 2 - Residential Hill and Residential Conservation Precinct | | | | | | | | | |
| | Minimum net site area | 750m ² | 900m ² | 750m ² | | 900m ² (1500m ² average) | | | | |
| | Minimum frontage | 6m | N/A | 6m | | N/A | | | | |
| | Shape factor | 17m | 17m | 17m | | 17m | | | | |
| | Exemptions | | | | | | | | | |
| | Exemptions <ul style="list-style-type: none"> • These standards shall not apply to any allotment for utility, reserve or conservation purposes. | | | | | | | | | |

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| <p>SUB-RES-S2 Policies SUB-RES-P1 SUB-RES-P2</p> | <p>Maximum number of allotments and residential units along Maidstone Terrace in relation to the land identified as Area B in SUB-RES-Figure 2;</p> <ol style="list-style-type: none"> There shall be no more than 12 residential units. To avoid any doubt: <ol style="list-style-type: none"> The maximum is not the maximum number of residential units on any particular site. There shall be no more than 12 allotments | <p>General Residential- SUB-Figure2</p> |
| <p>SUB-RES-S2</p> | <p>Access standards for subdivision</p> <ol style="list-style-type: none"> Where vehicle access points are shared by three or more residential units, for all rear allotments and for all sites fronting arterial, or distributor/collector streets (identified in the Transport and Parking (TP) Chapter there must be provision for turning a vehicle on site in order that vehicles do not reverse into the street. All accessways and manoeuvring areas shall be formed and surfaced in accordance with the Code of Practice for Civil Engineering Works. The required surfacing must be completed prior to certification of the survey plan. Exemption – the requirement for accessways serving sites solely occupied by unstaffed utilities shall be that the accessway shall be surfaced with permanent all weather surfacing for a minimum length of 5m from the edge of the road carriageway seal. All sites shall have practical vehicle access to car parking and loading spaces, in accordance with the Code of Practice for Civil Engineering Works. This requirement does not apply to sites solely occupied by unstaffed utilities, provided that vehicles associated with utilities shall not obstruct the footpath or create a traffic hazard on the road. Vehicular access to a corner allotment shall be located no closer than 8m from the street corner. Where a site is located on an intersection of a primary or secondary arterial traffic route (identified in the Transport and Parking (TP) Chapter the siting of the vehicular access shall be located as far as practicable from the corner of the street. The 8 metre setback shall be measured from where the two front boundaries of the site (refer to the definition of a corner allotment) join, or in accordance with the diagram below. <div data-bbox="518 705 1029 1131" data-label="Diagram"> <p>The diagram illustrates a site layout. A building is shown with a driveway leading to a road. The road has a 'Road Reserve' on both sides. A curved line indicates an 8m minimum setback from the road reserve to the driveway. The diagram is labeled with 'Road Reserve', 'Driveway', 'Building', and '8m min'.</p> </div> <ol style="list-style-type: none"> Where a corner allotment is located at an intersection of a national, primary or secondary arterial traffic route, as identified in the Transport and Parking (TP) Chapter, no building, fence or other structure is to be erected and no vegetation allowed to grow so as to obstruct a traffic sight line. At the intersection of a road or rail level crossing, no building, fence or other obstructions which block sight lines for trains shall be erected, placed or grown in the hatched area marked in Diagram 1A in the Transport and Parking (TP)-Chapter. Subdivision with direct access to a State Highway shall comply with the access and visibility standards set out in Diagrams 2 to 9 in the Transport and Parking (TP) Chapter. In relation to the land identified in SUB- Figure 2: <ol style="list-style-type: none"> There will be no access off Maidstone Terrace. Access to the land shall be off Railway Avenue. Neither a right of way, private way or legal boundary of any road or accessway serving the land shall at any point encroach within Area B of SUB- Figure 2. | <p>General Residential</p> |

| Restricted Discretionary Activities | Zones |
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| <p>SUB-RES-R5-R4 Policies SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4, SUB-RES-P5, SUB-GEN-P9, SUB-GEN-P10, SUB-GEN-P12, NATC-P1</p> <p>Subdivision which complies with the standards of SUB-RES-S1 but not with the access standards in SUB-RES-S3</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> The extent to which the activity will adversely affect traffic and pedestrian safety. The extent to which the activity will adversely affect the efficient functioning of the roading network. <p>Council's restriction is also restricted to the matters listed in SUB-RES-R1</p> | <p>RDIS</p> <p>General Residentialresidential</p> |
| <p>SUB-RES-R6-R5 Policies SUB-GEN-P2 SUB-GEN-P3 SUB-GEN-P4 SUB-RES-P5 SUB-GEN-P9 SUB-GEN-P10 SUB-GEN-P12 NATC-P1</p> <p>Subdivision around any existing lawfully established residential unit that doesis not result in the creation of any new undeveloped a controlled activity under rule SUB-RES-R1; and site subdivision that contains no residential unit, that does not comply with one or more of the access standards of under SUB-RES-S3-S1 (1).</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> The extent to which Design and layout of the activity subdivision. Provision will adversely affect traffic of and pedestrian safety effects on network utilities and/or services. Standard, construction and layout of vehicular access. Earthworks. Provision of esplanade reserves and esplanade strips. Protection of any special amenity feature. Financial contributions. The extentoutcome of consultation with the owner or operator of regionally significant network utilities (excluding the National Grid) located on or in proximity to whichthe site. Note: Rule SUB-RES-R7 covers subdivision within the Electricity Transmission Corridor. The outcome of consultation with the owner or operator of consented or existing renewable | <p>RDIS</p> <p>General Residentialresidential</p> |

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| | <p>electricity generation activities located on or in proximity to the activity site.</p> <p>10. The will adversely affect matters contained within the efficient functioning Council's Code of the</p> <p>roading network Practice for Civil Engineering Works.</p> <p>11. Reverse sensitivity effects.</p> <p>Council's restriction is also restricted to the matters listed in SUB-RES-R1</p> | | |
| <p>SUB-RES-R7-R6 Policies SUB-GEN-P2 SUB-GEN-P3, SUB-GEN-P4, SUB-RES-P5, SUB-GEN-P9, SUB-GEN-P10, NATC-P1, NU-P1</p> | <p>Subdivision which creates building platforms within 20m of high voltage (110kV or greater) electricity transmission lines as shown on the Planning Maps *(refer to the definition of transmission line)</p> <p>In addition to the matters listed in SUB-RES-R1, Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> 1. The extent to which the subdivision design manages potential conflicts with existing lines by locating roads and reserves under the route of the line. 2. The extent to which maintenance and inspections of transmission lines are affected including access. 3. The extent to which potential adverse effects including risk or injury, property damage and visual impact are mitigated through the location of building platforms and landscaping. 4. The outcome of any consultation with the affected utility operator. 5. Separation distances between trees and conductors and the location and mature size of trees planted near the transmission lines. 6. Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances 2001 (NZECP 34:2001). 7. Measures necessary to avoid, remedy or mitigate the potential adverse effects of earthworks, dust generation and construction activities, including provision of appropriate separation distances, managing the risks to structural integrity, and safety risks associated with the use of mobile machinery. <p>Restriction on notification Subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of the Act, a resource consent application under this rule will be precluded from public notification under section 95A, and limited notification will be served on Transpower New Zealand Limited as the only affected party under section 95B.</p> | <p>RDIS</p> | <p>General Residential residential</p> |
| <p>SUB-RES-R8-R7 Policies SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4, SUB-RES-P5, SUB-GEN-P9, SUB-GEN-P10, NATC-P1</p> | <p>Subdivision within the Ponding Area of the Pinehaven Flood Hazard Extent, which creates any undeveloped allotments that do not contain a residential unit, and complies with the requirements of SUB-RES-S1 and SUB-RES-S4.</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> 1. Design and layout of the subdivision. 2. Provision of and effects on network utilities and/or services. 3. Standard construction and layout of vehicular access. 4. Earthworks. 5. Provision of esplanade reserves and esplanade strips. 6. Protection of any special amenity feature. 7. Financial contributions. 8. The matters listed outcome of consultation with the owner of operator of regionally significant network utilities (excluding the National Grid) located on or in proximity to the site. Note: Rule SUB-RES-R4-R7 covers subdivision within the Electricity Transmission Corridor. 9. The outcome of consultation with the owner or operator of consented or existing renewable electricity generation activities located on or in proximity to the site. 10. The appropriateness of the proposed building platform in terms of area and location in relation to the flood hazard. 11. Ability for a future residential unit to be constructed above the 1 in 100- year flood level. 12. The effect of the future development of the building platform on the Pinehaven flood hazard extent. 13. Consent notice restricting the future development to the identified platform. 14. Matters addressing the standards for access under SUB-RES-S3 where any standards are not met. 15. The matters contained within the Council's Code of Practice for Civil Engineering Works. | <p>RDIS</p> | <p>General Residential residential</p> |
| <p>SUB-RES-R9-R8 Policies SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4, SUB-RES-P5, SUB-GEN-P9, SUB-GEN-P10, NATC-P1</p> | <p>Subdivision of a site within the Pinehaven Catchment Overlay that complies with the requirements of SUB-RES-S5</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> 1. Design and layout of the subdivision. 2. Provision of and effects on network utilities and/or services. 3. Standard construction and layout of vehicular access. 4. Earthworks. 5. Provision of esplanade reserves and esplanade strips. 6. Protection of any special amenity feature. 7. Financial contributions. 8. The matters listed outcome of consultation with the owner of operator of regionally significant network utilities (excluding the National Grid) located on or in proximity to the site. Note: Rule SUB-RES-R4-R7 covers subdivision within the Electricity Transmission Corridor. 9. The outcome of consultation with the owner or operator of consented or existing renewable electricity generation activities located on or in proximity to the site. 10. Ability for the subdivision and proposed design to ensure peak flow of stormwater discharge will be no greater than pre subdivision levels and thus achieve hydraulic neutrality. 11. The effect of the subdivision on the Pinehaven Flood Hazard Extent. 12. Recommendations and mitigation measures of the hydraulic report. 13. Consent notice restricting the future development of the allotment to the design and recommendations of the hydraulic neutrality report. 14. Matters addressing the standards for access under SUB-RES-S3 where any standards are not met. 15. The matters contained within the Council's Code of Practice for Civil Engineering Works. | <p>RDIS</p> | <p>General Residential residential</p> |
| <p>SUB-RES-R10-R9 Policies SUB-GEN-P29, SUB-GEN-P3,</p> | <p>Subdivision within the Ponding Area or Erosion Hazard Area of the Mangaroa Flood Hazard Extent, which results in any undeveloped allotment that contain no residential unit or non-residential building, and complies with the requirements of SUB-RES-S1 and SUB-RES-S6.</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> | <p>RDIS</p> | <p>General Residential residential</p> |

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| <p>SUB-GEN-P4, SUB-RES-P5, SUB-GEN-P9, SUB-GEN-P10, NATC-P1</p> | <ol style="list-style-type: none"> 1. Design and layout of the subdivision. 2. Provision of and effects on network utilities and/or services. 3. Standard, construction and layout of vehicular access. 4. Earthworks. 5. Provision of esplanade reserves and esplanade strips. 6. Protection of any special amenity feature. 7. Financial contributions. 8. The matters listed outcome of consultation with the owner or operator of regionally significant network utilities (excluding the National Grid) located on or in proximity to the site. Note: Rule SUB-RES-R4-R7 covers subdivision within the Electricity Transmission Corridor. 9. The outcome of consultation with the owner or operator of consented or existing renewable electricity generation activities located on or in proximity to the site. 10. The appropriateness of the proposed building platform in terms of area and location and erosion risk in relation to the flood hazard. 11. Ability for a future residential unit to be constructed above the 1 in 100 year flood level. 12. The effect of the future development of the building platform on the function of the floodplain. 13. Consent notice restricting the future development to the identified platform. 14. Matters addressing the standards for access under SUB-RES-S3 where any standards are not met. 15. The matters contained within the Council's Code of Practice for Civil Engineering Works. | | |
| <p>SUB-RES-R14 Policies SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4, SUB-RES-P1, SUB-RES-P5, SUB-RES-P6, SUB-GEN-P9, SUB-GEN-P10, NATC-P1, GRZ-P1, GRZ-P4,</p> | <p>Subdivision of a Comprehensive Residential Development applied for concurrently with a Comprehensive Residential Development under Rule GRZ-PREC1-R3 that also complies with the requirements of SUB-RES-S7.</p> <p>Note: Comprehensive Residential Development within the Residential Centres Precinct is not subject to the minimum net site area requirements of GRZ-S2</p> <p>For subdivision of a Comprehensive Residential Development under this Rule, Council's discretion is also limited to the matters specified in this rule, but not the standards and terms. Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> 1. Site layout, design and external appearance. 2. Provision of and effects on network utilities and/or services. 3. Landscaping. 4. Standard, construction and layout of vehicular access. 5. Protection of any special amenity feature. 6. Financial contributions. 7. The outcome of consultation with the owner or operator of regionally significant network utilities (excluding the National Grid) located on or in proximity to the site. Note: Rule SUB-RES-R7 covers subdivision within the Electricity Transmission Corridor. <p>In relation to the land identified in SUB-RES-Figure 2, Council will restrict its discretion to and may impose conditions over the following matters:</p> <ol style="list-style-type: none"> 8. The measures necessary to address the interface of any residential development with both Maidstone Park and the General Industrial Zone. These may include, but are not limited to: <ol style="list-style-type: none"> a. the orientation of residential units and the location of habitable rooms relative to Maidstone Park and adjacent General Industrial zoned properties; b. the orientation of buildings, fences, or landscaping to buffer outdoor living spaces from adjacent General Industrial zoned properties. <p>In considering a resource consent application, Council's discretion is also restricted to an assessment against the Design Guide for the Residential Centres Precinct (refer to Appendix 1) and, where relevant, the Wallaceville Structure Plan (refer to DEV1 – Wallaceville Structure Plan Development Area).</p> <p>Restriction on notification</p> <p>In respect of this rule, and subject to sections 95A(2)(b), 95A(4) and 95C of the Act, an application which meets the relevant standards and terms will be decided without the need for public notification under section 95A, but limited notification of an application will still be determined in accordance with section 95B. The restriction in respect of public notification does not apply if the application requires land use consent under any other provision of the Plan.</p> <p>For Comprehensive Residential Development in the Wallaceville Structure Plan Development Area, in respect of this rule, and subject to sections 95A(2)(b), 95A(4) and 95C of the Act, an application which meets the relevant standards and terms will be decided without the need for public notification under section 95A and any application that is consistent with the Wallaceville Structure Plan will be decided without the need for limited notification under section 95B.</p> <p>Notes:</p> <ul style="list-style-type: none"> • A Comprehensive Residential Development that does not comply with the relevant standards and terms for this rule, will be assessed against the relevant Matters for Consideration below. • Notwithstanding this rule any Comprehensive Residential Development on land identified in SUB-RES-Figure 2 that does not comply with SUB-RES-S1, SUB-RES-S2, and SUB-RES-S3, GRZ-PREC1-S5 and/or GRZ-PREC1-S9 is a non-complying activity. | <p>RDIS</p> | <p>General Residential – Residential Centres Precinct</p> |
| <p>SUB-RES-R12 Policies SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4, SUB-RES-P1, SUB-RES-P5, SUB-RES-P6, SUB-GEN-P9, SUB-GEN-P10, NATC-P1, GRZ-P1, GRZ-P4,</p> | <p>Subdivision In relation to land identified in SUB-RES-Figure 2 ('Maidstone Terrace Residential') which complies with standards in SUB-RES-S1, SUB-RES-S2 and SUB-RES-S3.</p> <p>Council will restrict its discretion to:</p> <ol style="list-style-type: none"> 1. Design, appearance and layout of the subdivision. 2. Landscaping. 3. Provision of and effects on network utilities and/or services. 4. Standard, construction and layout of vehicular access. 5. Earthworks. 6. Provision of esplanade reserves and strips. 7. Protection of any special amenity feature. 8. Financial contributions. 9. The outcome of consultation with the owner or operator of regionally significant network utilities (excluding the National Grid) located on or in proximity to the site. Note: Rule SUB-RES-R7 covers subdivision within the Electricity Transmission Corridor. 10. The outcome of consultation with the owner or operator of consented or existing renewable electricity generation activities located on or in proximity to the site. 11. The measures necessary to address the interface of any residential development with both Maidstone Park and the General Industrial Zone. These may include, but are not limited to: | <p>RDIS</p> | <p>General Residential – SUB-RES-Figure 2</p> |

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| | <ul style="list-style-type: none"> a. the future orientation of residential units and the location of habitable rooms, relative to the Maidstone Park and b. adjacent General Industrial zoned properties; c. the future orientation of buildings, fences or landscaping to buffer outdoor living spaces from adjacent General Industrial zoned properties; d. whether the subdivision could result in more than 12 residential units being constructed within Area B in SUB-RES-Figure 2; and e. the imposition of the consent notices to give effect to these matters. | |
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| Standards for Restricted Discretionary Activities | | Zones |
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| SUB-RES-S4-S3 Policies SUB-GEN-P2, SUB-GEN-P3, | Standards for subdivision within the Ponding Area of the Pinehaven Flood Hazard Extent 1. Suitable future building platform area must be identified and must not be located within an Overflow Path , or Stream Corridor . | General Residential |
| SUB-RES-S5-S4 Policy SUB-GEN-P4 | Standards for subdivision of a site within the Pinehaven Catchment Overlay 1. Achieves hydraulic neutrality . 2. Provision of a report by a suitably qualified and experienced person providing an assessment of the ability for the site to achieve hydraulic neutrality in accordance with the requirements of Section 2.4.11 of Part 1 of this Plan. 3. Compliance with the standards of SUB-RES-S1. | General Residential |
| SUB-RES-S6-S5 Policies SUB-GEN-P2, SUB-GEN-P3 | Standards for subdivision within the Ponding Area or Erosion Hazard Area of the Mangaroa Flood Hazard Extent 1. Suitable future building platform area must be identified and must not be located within the River Corridor . 2. Where located within the Erosion Hazard Area , provision of a report by a suitably qualified and experienced person assessing the erosion risk to the proposed building platform in accordance with the requirements of Section 2.4.10 of Part 1 of this Plan | General Residential |
| SUB-RES-S7 Policies SUB-RES-P1, SUB-RES-P6, SUB-GEN-P9, GRZ-P4, GRZ-P4, | Standards and terms for Comprehensive Residential Development 1. Compliance with the access standards of SUB-RES-S3; 2. Compliance with the building coverage standard of GRZ-PREC1-S4; 3. Compliance with the yard setback standards of GRZ-PREC1-S5 and GRZ-PREC1-S7 for external boundaries only; 4. Compliance with the outdoor living space standard of GRZ-PREC1-S6; 5. Compliance with the maximum building height standard of GRZ-S7; 6. Compliance with the sunlight access planes of GRZ-S8 for external boundaries only; 7. Compliance with the on site soakage standard of GRZ-PREC1-S8; Additional standards and terms for Comprehensive Residential Development within the Wallaceville Structure Plan Development Area 8. Compliance with noise insulation and ventilation standards of DEV1-S6 and DEV1-S7 9. Compliance with the fencing standards of DEV1-S8 | General Residential – Residential Centres Precinct |

| Discretionary Activities | | | Zone |
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| SUB-RES-R13 Policies SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4, SUB-RES-P5, SUB-GEN-P9, SUB-GEN-P10, NATC-P1 | Subdivision which does not comply with the standards specified in SUB-RES-S1. | DIS | General Residential |
| SUB-RES-R14 Policies SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4, SUB-RES-P5, SUB-GEN-P9, SUB-GEN-P10, NATC-P1 | Subdivision within the Residential Centres Precinct which does not comply with the standards specified in SUB-RES-S1 | DIS | General Residential – Residential Centres Precinct |
| SUB-RES-R15-R10 Policies SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4, SUB-RES-P5, SUB-GEN-P9, SUB-GEN-P10, NATC-P1, NH-P6 | Subdivision of a site identified in Schedules HH-SCHED1 or TREE-SCHED1 | DIS | General Residential Development Area 1 |
| SUB-RES-R16-R11 Policies SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4, SUB-RES-P5, SUB-GEN-P9, SUB-GEN-P10, NATC-P1 | Subdivision that is not listed as a permitted, controlled, restricted discretionary or non-complying activity. | DIS | General Residential, Development Area 1 |

| Non-Complying Activities | Zone |
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| <p>SUB-RES-R17-R12 Policies SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4, SUB-RES-P5, SUB-GEN-P9, SUB-GEN-P10, NATC-P1, NH-P6</p> | <p>Creation of an allotment that does not have formed legal access to a formed legal road, unless the proposal is for a paper road or other access to be formed as a condition of subdivision approval in accordance with the Code of Practice for Civil Engineering Works</p> | <p>NC</p> | <p>General Residential, Development Area 1</p> |
| <p>SUB-RES-R18-R13 Policies SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4, SUB-RES-P5, SUB-GEN-P9, SUB-GEN-P10, NATC-P1</p> | <p>Subdivision within the Pinehaven Flood Hazard Extent which creates any undeveloped allotments that do not contain a residential unit, and does not: 1. Comply with the requirements of SUB-RES-S1, or; 2. Meet the standard of SUB-RES-S4</p> | <p>NC</p> | <p>General Residential</p> |
| <p>SUB-RES-R19-R14 Policies SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4, SUB-RES-P5, SUB-GEN-P9, SUB-GEN-P10, NATC-P1</p> | <p>Subdivision of a site within the Pinehaven Catchment Overlay that does not meet the standards for either SUB-RES-S5 or SUB-RES-S1</p> | <p>NC</p> | <p>General Residential</p> |
| <p>SUB-RES-R20-R15 Policies SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4, SUB-RES-P5, SUB-GEN-P9, SUB-GEN-P10, NATC-P1</p> | <p>Subdivision within the Mangaroa Flood Hazard Extent which results in any new undeveloped allotments that contain no residential unit, where the activity does not comply with the requirements of SUB-RES-S1; or the proposed building platform is located within a River Corridor.</p> | <p>NC</p> | <p>General Residential</p> |
| <p>SUB-RES-R21 Policies SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4, SUB-RES-P5, SUB-GEN-P9, SUB-GEN-P10, NATC-P1</p> | <p>Subdivision in relation to land identified in SUB-RES-Figure 2 ("Maidstone Terrace Residential") which does not comply with standards in SUB-RES-S1, SUB-RES-S2 and/or SUB-RES-S3</p> | <p>NC</p> | <p>General Residential Precinct 1- SUB-RES-Figure 2</p> |

| Matters for Consideration | Zone |
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| Matters that may be relevant in the consideration of any resource consent may include the following: | |
| <p>SUB-RES-MC1</p> <p>Subdivision</p> <ol style="list-style-type: none"> For subdivisions with a net site area less than 400m² located in a the Residential Centres Precinct, the extent to which the proposal meets the requirements for "small site design and development" of the Design Guide for the Residential Centres Precinct; For subdivisions of a Comprehensive Residential Development, the extent to which the proposal meets the requirements of the Design Guide for the Residential Centres Precinct; The design and layout of the subdivision where any allotment lot may affect the safe and effective operation and maintenance of, and access to, regionally significant network utilities (excluding the National Grid), located on or in proximity to the site; The outcome of consultation with the owner or operator of regionally significant network utilities (excluding the National Grid) located on or in proximity to the site. Note: Rule SUB-RES-R7 covers subdivision within the Electricity Transmission Corridor. The design and layout of the subdivision where any allotment lot may affect the safe and effective operation and maintenance of, and access to, consented or existing renewable electricity generation activities located on or in proximity to the site; The outcome of consultation with the owner or operator of consented or existing renewable electricity generation activities located on or in proximity to the site; Account must be taken of the future development potential of adjoining or adjacent land; Account must be taken of any potential reverse sensitivity effects on regionally significant network utilities (excluding the National Grid); Where located within an identified flood hazard extent, any relevant restricted discretionary activity matters for subdivision. | <p>General Residential <u>residential</u></p> |
| <p>SUB-RES-MC2</p> <p>Site layout, area and building coverage</p> <ol style="list-style-type: none"> The arrangement of buildings, car parking and vehicle movements on site; The extent of landscaping and screening; Whether the topography of the site has been taken into account; Whether a better standard of development can be achieved by varying the design standards; The ability to provide adequate outdoor living spaces; The extent to which decreases in site size or increased site building coverage would have an adverse effect on the amenity of the area. | <p>General Residential</p> |
| <p>SUB-RES-MC3</p> <p>Traffic generation and access</p> <ol style="list-style-type: none"> Accessibility for public transport, cyclists and pedestrians; Whether activities which generate significant traffic flows have the necessary access, do not adversely impact | <p>General Residential</p> |

upon the street **environment**, and maintain public safety.

Figures

SUB-RES-Figure 1

99-105 Blue Mountains Road.



SUB-RES-Figure 2

Maidstone Terrace Residential



SUB-HRZ — Subdivision within the High Density Residential Zone

Background

The **high density residential zone** is to be used predominantly for **residential activities** with high concentration and bulk of **buildings**, such as apartments, and other compatible **activities**.

The **high density residential zone** is located adjacent to and within a **walkable catchment** of the following train stations and centre zones:

1. Silverstream Station
2. Heretaunga Station
3. Trentham Station
4. Wallaceville Station
5. Upper Hutt Station
6. City Centre Zone

The **high density residential zone** provides for **heights** and densities of **residential units** and **buildings** greater than those provided for by the **medium density residential standards** that apply in the **general residential zone**. The **high density residential zone** gives effect to policy 3(c) and (d) of the National Policy Statement on Urban Development (2020). The **high density residential zone subdivision** rules cross-reference to relevant rules and standards in the **general residential zone** where applicable.

Objectives

SUB-HRZ-O1 Well-functioning Urban Environments

A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.

[s80H(1)(a)(ii) note: this provision incorporates the objectives in clause 6 of Schedule 3A.]

SUB-HRZ-O2 *High quality urban infrastructure is constructed to facilitate the demands of urban intensification and highly accessible urban environments.*

SUB-HRZ-O3 *High quality Intensive residential development is provided in close proximity to rapid transport stops, community facilities and commercial activities in multi-storey flats and apartments.*

SUB-HRZ-O4 *The management of the adverse effects of subdivision within the High Density Residential Zone.*

SUB-HRZ-O5 *To encourage the maintenance of indigenous biological diversity values within the indigenous biodiversity precinct.*

Policies

SUB-HRZ-P1 *Encourage development to achieve attractive and safe streets and public open spaces, including by providing for passive surveillance.*

[s80H(1)(a)(ii) note: this provision incorporates the policies in clause 6 of Schedule 3A.]

SUB-HRZ-P2 *Recognise the benefits of wider adoption of public transport through the increase of density along public transport corridors and within walkable distances of centres, while minimising potential reverse sensitivity effects.*

SUB-HRZ-P3 *Recognise and maintain identified urban tree groups, notable trees, and significant natural areas throughout development in residential zones.*

SUB-HRZ-P4 *Maintain and enhance active transport facilities established in urban areas within a walkable distance to urban railway stations and the centre zones to increase transport accessibility and safety.*

SUB-HRZ-P5 *Provide for the efficient function of multimodal transport options within the road corridor within a walkable distance to urban railway stations and the centre zones.*

SUB-HRZ-P6 *Enable and encourage high density residential subdivision and development that:*

1. *is compatible with the planned built character of the high density residential zone within a minimum of 800m walkable distance from urban railway stations and the city centre zone; and*
2. *makes efficient use of land for high density residential subdivision, use and development.*

SUB-HRZ-P7 *Enable housing to be designed to meet the day-to-day needs of residents.*

SUB-HRZ-P8 *Provide for developments not meeting permitted activity status, while encouraging high-quality developments.*

[s80H(1)(a)(ii) note: this provision incorporates the policies in clause 6 of Schedule 3A.]

SUB-HRZ-P9 *New residential subdivision and buildings will avoid, remedy, or mitigate potential reverse sensitivity effects on existing lawfully-established non-residential activities. Potential methods include but are not limited to:*

1. *Requiring noise mitigation, vibration, insulation and ventilation for residential units;*
2. *Specifying the location of private and communal outdoor living spaces;*
3. *Specifying the location and function of windows;*
4. *Requiring the provision of buffer areas, setbacks and no-build areas;*
5. *Specifying fencing and landscaping requirements.*

SUB-HRZ-P10 *To ensure that the scale, design and siting of buildings, structures and activities are compatible with the planned urban built form of the area.*

SUB-HRZ-P11 *To encourage avoiding, remedying and mitigating the actual and potential adverse effects of the subdivision of sites within the indigenous biodiversity precinct to assist in maintaining indigenous biological diversity.*

SUB-HRZ-P12 *To encourage the protection of trees and vegetation which contribute to ecological values within the **indigenous biodiversity precinct**.*

SUB-HRZ-P13 *To provide for new residential development within the City in a sustainable manner.*

SUB-HRZ-P14 *To provide for **subdivision** that is compatible with the planned built urban form of the **high density residential zone**, and ensure that it has adequate access to infrastructure requirements.*

SUB-HRZ-P15 *To provide for medium and high density housing and subdivision within the **high density residential zone**, while encouraging the consideration of the protection and retention of indigenous biodiversity values within the **indigenous biodiversity precinct**.*

Rules

District-wide matters

Subdivision within the **high density residential zone** must comply with all relevant rules and standards for **qualifying matter areas**, and all relevant rules and standards in the District-wide matters of the Plan as listed below:

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| District-wide matters |
| TEMP - Temporary Activities |
| SIGN - Signs |
| EW - Earthworks |
| NATC — Natural Character |
| DC — Development Contributions |
| HH - Historical Heritage |
| TREE - Notable Trees |
| UTG - Urban Tree Groups |
| ECO - Ecosystems and Indigenous Biodiversity |
| NFL - Natural Features and Landscapes |
| PA — Public Access |
| ASW - Activities on the Surface of Water |
| NU — Network Utilities |
| REG - Renewable Energy Generation |
| TP — Transport and Parking |
| NOISE - Noise |
| NH - Natural Hazards |
| CL — Contaminated Land |
| HS - Hazardous Substances |
| WM — Waste Management |
| Subdivision |
| AIR - Air |
| LIGHT - Light |
| PK - Papakāinga |

Activity Tables

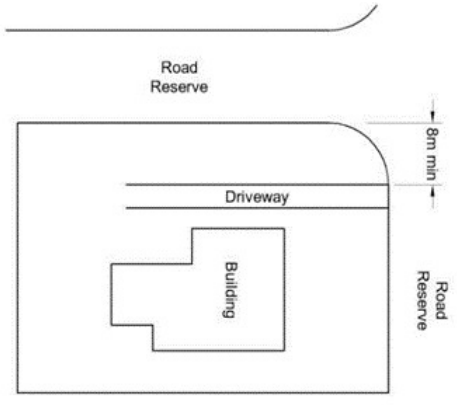
| Controlled Activities | Zones |
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| <p>SUB-HRZ-R1</p> <p>Subdivision within the High Density Residential Zone of:</p> <ol style="list-style-type: none"> 1. Any allotment with an existing residential unit, if: <ol style="list-style-type: none"> a. Either the subdivision does not increase the degree of any non-compliance with any of the following rules and standards: <ol style="list-style-type: none"> i. HRZ-R2; ii. HRZ-S1 — Setbacks; iii. HRZ-S2 — Building height; iv. HRZ-S3 — Height in relation to boundary; v. HRZ-S4 — Building coverage; vi. HRZ — S5 — Number of residential units per site; vii. HRZ — S6 — Outdoor living space (per residential unit); viii. HRZ — S8 — Outlook space (per residential unit); ix. HRZ — S9 — Windows to street; x. HRZ — S10 — Landscaped area; or land use consent has been granted; and b. no vacant allotments are created; 2. Any allotment with no existing residential unit, where a subdivision application is accompanied by a land use application that will be determined concurrently if the applicant for the resource consent can demonstrate that: <ol style="list-style-type: none"> a. It is practicable to construct on every allotment within the proposed subdivision, as a permitted activity, a residential unit; and b. Each residential unit complies with the following rules and standards: <ol style="list-style-type: none"> i. HRZ-R2; | <p>CON</p> <p>High density residential</p> |

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| | <ul style="list-style-type: none"> ii. HRZ-S1 — Setbacks; iii. HRZ-S2 — Building height; iv. HRZ-S3 — Height in relation to boundary; v. HRZ-S4 — Building coverage; vi. HRZ—S5 — Number of residential units per site; vii. HRZ — S6 — Outdoor living space (per residential unit); viii. HRZ — S8 — Outlook space (per residential unit); ix. HRZ — S9 — Windows to street; x. HRZ — S10 — Landscaped area; and <p>c. No vacant allotments are created.</p> <p>Notification Public and limited notification of an application for resource consent under this rule is precluded. Council may impose conditions over the following matters:</p> <ol style="list-style-type: none"> 1. Design and layout of the subdivision (excluding any minimum size or shape-related subdivision requirements). 2. Provision of and effects on network utilities and/or services. 3. Standard, construction and layout of vehicular access. 4. Earthworks. 5. Provision of esplanade reserves and strips. 6. Protection of any special amenity feature. 7. Financial contributions. 8. The outcome of consultation with the owner or operator of regionally significant network utilities (excluding the National Grid) located on or in proximity to the site. Note: Rule SUB-RES-R7 covers subdivision within the Electricity Transmission Corridor. 9. The outcome of consultation with the owner or operator of consented or existing renewable electricity generation activities located on or in proximity to the site. 10. The matters contained within the Council's Code of Practice for Civil Engineering Works. | | |
| <p>SUB-HRZ-R2</p> | <p>Subdivision that proposes to create one or more vacant allotments with a net site area of 300m² or less. Council may impose conditions over the following matters:</p> <ol style="list-style-type: none"> 1. Design and layout of the subdivision (excluding any minimum size or shape-related subdivision requirements). 2. Provision of and effects on network utilities and/or services. Standard, construction and layout of vehicular access. 3. Earthworks. 4. Provision of esplanade reserves and strips. 5. Protection of any special amenity feature. 6. Financial contributions. 7. The outcome of consultation with the owner or operator of regionally significant network utilities (excluding the National Grid) located on or in proximity to the site. Note: Rule SUB-RES-R7 covers subdivision within the Electricity Transmission Corridor. 8. The outcome of consultation with the owner or operator of consented or existing renewable electricity generation activities located on or in proximity to the site. 9. The matters contained within the Council's Code of Practice for Civil Engineering Works. | <p>CON</p> | <p><i>High density residential</i></p> |
| <p>SUB-HRZ-R3</p> | <p>Subdivision of land for utilities, reserves or conservation purposes. Council may impose conditions over the following matters:</p> <ol style="list-style-type: none"> 1. Design and layout of the subdivision (excluding any minimum size or shape-related subdivision requirements). 2. Provision of and effects on network utilities and/or services. 3. Standard, construction and layout of vehicular access. 4. Earthworks. 5. Provision of esplanade reserves and strips. 6. Protection of any special amenity feature. 7. Financial contributions. 8. The outcome of consultation with the owner or operator of regionally significant network utilities (excluding the National Grid) located on or in proximity to the site. Note: Rule SUB-RES-R7 covers subdivision within the Electricity Transmission Corridor. 9. The outcome of consultation with the owner or operator of consented or existing renewable electricity generation activities located on or in proximity to the site. 10. The matters contained within the Council's Code of Practice for Civil Engineering Works. | <p>CON</p> | <p><i>High density residential</i></p> |

| Restricted Discretionary Activities | | Zones | |
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| <p>SUB-HRZ-R4</p> | <p>Subdivision within the High Density Residential Zone where compliance is not achieved with one or more of the standards specified under SUB-HRZ-R1. Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> 1. Design and layout of the subdivision (excluding any minimum size or shape-related subdivision requirements). 2. Provision of and effects on network utilities and/or services. 3. Standard, construction and layout of vehicular access. 4. Earthworks. 5. Provision of esplanade reserves and strips. 6. Protection of any special amenity feature. 7. Financial contributions. 8. The outcome of consultation with the owner or operator of regionally significant network utilities (excluding the National Grid) located on or in proximity to the site. Note: Rule SUB-RES-R7 covers subdivision within the Electricity Transmission Corridor. 9. The outcome of consultation with the owner or operator of consented or existing renewable electricity generation activities located on or in proximity to the site. 10. The matters contained within the Council's Code of Practice for Civil Engineering Works. 11. Reverse sensitivity effects. <p>Restriction on notification: Public notification of an application for resource consent under this rule is precluded.</p> | <p>RDIS</p> | <p><i>High density residential</i></p> |
| <p>SUB-HRZ-R5</p> | <p>Subdivision that complies with all the standards under SUB-HRZ-S1 but does not comply with one or more of the standards under SUB-HRZ-S2. Council will restrict its discretion to, and may impose conditions on the matters of discretion</p> | <p>RDIS</p> | <p><i>High density residential</i></p> |

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| | specified under SUB-HRZ-S2. | | |
| SUB-HRZ-R6 | <p>Subdivision which creates building platforms within 20m of high voltage (110kV or greater) electricity transmission lines as shown on the Planning Maps *(refer to the definition of transmission line).</p> <p>In addition to the matters listed in SUB-HRZ-R1, Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> 1. The extent to which the subdivision design manages potential conflicts with existing lines by locating roads and reserves under the route of the line. 2. The extent to which maintenance and inspections of transmission lines are affected including access. 3. The extent to which potential adverse effects including risk or injury, property damage and visual impact are mitigated through the location of building platforms and landscaping. 4. The outcome of any consultation with the affected utility operator. 5. Separation distances between trees and conductors and the location and mature size of trees planted near the transmission lines. 6. Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances 2001 (NZECP 34:2001). 7. Measures necessary to avoid, remedy or mitigate the potential adverse effects of earthworks, dust generation and construction activities, including provision of appropriate separation distances, managing the risks to structural integrity, and safety risks associated with the use of mobile machinery. 8. The matters contained within the Council's Code of Practice for Civil Engineering Works. <p>Restriction on notification A resource consent application under this rule will be precluded from public notification, and limited notification will be served on Transpower New Zealand Limited as the only affected party.</p> | RDIS | <i>High density residential</i> |

| Standards for Restricted Discretionary Activities | | Zones | |
|--|--|---|---------------------------------|
| SUB-HRZ-S1 | <p>The standards for permitted activities within the High Density Residential Zone referred to in SUB-HRZ-R1.</p> | <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. Design, appearance and layout of the subdivision. 2. Landscaping. 3. Provision of and effects on network utilities and/or services. 4. Standard, construction and layout of vehicular access. 5. Earthworks. 6. Provision of esplanade reserves and esplanade strips. 7. Protection of any special amenity feature. 8. Methods to avoid, remedy or mitigate adverse effects on historic heritage. 9. The future development potential of adjoining or adjacent land. 10. Financial contributions. 11. The outcome of consultation with the owner of operator of regionally significant network utilities (excluding the National Grid) located on or in proximity to the site. Note: Rule SUB-RES-R7 covers subdivision within the Electricity Transmission Corridor. 12. The outcome of consultation with the owner or operator of consented or existing renewable electricity generation activities located on or in proximity to the site. 13. Ensuring the safe operation, maintenance and access to any Regionally Significant Infrastructure on or adjacent to the site, taking into account the outcome of consultation with the Regionally Significant Infrastructure owner. 14. Reverse sensitivity effects. 15. Methods to avoid, remedy or mitigate adverse effects on historic heritage. 16. Any natural hazard risk to people's lives and properties and the measures to reduce this risk. 17. The provision of esplanade reserves where land adjoins rivers whose bed has an average width of 3m or more. 18. Pedestrian access to open space, commercial centres, and public transport. 19. Ensuring roads and any vehicle access to sites allow for safe and efficient traffic movements and can safely accommodate the intended number of users. 20. Ensuring infrastructure meets Council standards and has the capacity to accommodate the development or anticipated future development in accordance with the purpose of the zone, and is in place at the time of allotment creation. 21. Ensuring telecommunications and power supply is provided to all allotments. | <i>High density residential</i> |

| | | | |
|-------------------|---|---|---------------------------------|
| | | <p>22. Achieving the outcomes sought by the Medium and High Density Design Guide in Appendix 1.</p> <p>23. The matters contained within the Council's Code of Practice for Civil Engineering Works.</p> | |
| SUB-HRZ-S2 | <p>Access standards for subdivision</p> <ol style="list-style-type: none"> Where vehicle access points are shared by three or more residential units, for all rear allotments and for all sites fronting arterial, or distributor/collector streets (identified in the Transport and Parking (TP) Chapter there must be provision for turning a vehicle on site in order that vehicles do not reverse into the street. All accessways and manoeuvring areas shall be formed and surfaced in accordance with the Code of Practice for Civil Engineering Works. The required surfacing must be completed prior to certification of the survey plan. Exemption – the requirement for accessways serving sites solely occupied by unstaffed utilities shall be that the accessway shall be surfaced with permanent all weather surfacing for a minimum length of 5m from the edge of the road carriageway seal. Sites shall have practical vehicle access to car parking and loading spaces, in accordance with the Code of Practice for Civil Engineering Works. This requirement does not apply to sites solely occupied by unstaffed utilities, provided that vehicles associated with utilities shall not obstruct the footpath or create a traffic hazard on the road. Vehicular access to a corner allotment shall be located no closer than 8m from the street corner. Where a site is located on an intersection of a primary or secondary arterial traffic route (identified in the Transport and Parking (TP) Chapter the siting of the vehicular access shall be located as far as practicable from the corner of the street. The 8 metre setback shall be measured from where the two front boundaries of the site (refer to the definition of a corner allotment join, or in accordance with the diagram below.  <ol style="list-style-type: none"> Where a corner allotment is located at an intersection of a national, primary or secondary arterial traffic route, as identified in the Transport and Parking (TP) Chapter, no building, fence or other structure is to be erected and no vegetation allowed to grow so as to obstruct a traffic sight line. At the intersection of a road or rail level crossing, no building, fence or other obstructions which block sight lines for trains shall be erected, placed or grown in the hatched area marked in Diagram 1A in the Transport and Parking (TP) Chapter. Subdivision with direct access to a State Highway shall comply with the access and visibility standards set out in Diagrams 2 to 9 in the Transport and Parking (TP) Chapter. | <p>Matters of discretion (if this standard is not met) are restricted to:</p> <ol style="list-style-type: none"> The extent to which the activity will adversely affect traffic and pedestrian safety. The extent to which the activity will adversely affect the efficient functioning of the roading network. Design, appearance and layout of the subdivision. Provision of and effects on network utilities and/or services. Standard, construction and layout of vehicular access. The outcome of consultation with the owner of operator of regionally significant network utilities (excluding the National Grid) located on or in proximity to the site. Note: Rule SUB-RES-R7 covers subdivision within the Electricity Transmission Corridor. The outcome of consultation with the owner or operator of consented or existing renewable electricity generation activities located on or in proximity to the site. Ensuring the safe operation, maintenance and access to any Regionally Significant Infrastructure on or adjacent to the site, taking into account the outcome of consultation with the Regionally Significant Infrastructure owner. Ensuring roads and any vehicle access to sites allow for safe and efficient traffic movements and can safely accommodate the intended number of users. Ensuring infrastructure meets Council standards and has the capacity to accommodate the development or anticipated future development in accordance with the purpose of the zone, and is in place at the time of allotment creation. The matters contained within the Council's Code of Practice for Civil Engineering Works. | <i>High density residential</i> |

| Discretionary Activities | | Zones | |
|--------------------------|---|------------|---------------------------------|
| SUB-HRZ-R7 | Subdivision of a site identified in Schedules HH-SCHED1 or TREE-SCHED1. | DIS | <i>High density residential</i> |
| SUB-HRZ-R8 | Subdivision that is not listed as a permitted, controlled, restricted discretionary or non-complying activity. | DIS | <i>High density residential</i> |

SUB-CMU – Subdivision in Commercial and Mixed Use Zones

Policies

SUB-CMU-P1 Subdivision in the Commercial and Mixed Use Zones

Provide for **subdivision** in the commercial and mixed use zones where it:

1. is consistent with the anticipated purpose, character and role of the zone; and
2. is consistent with the anticipated level of development and density in the zone.

SUB-CMU-P2 Subdivision within Development Area 4 - St Patrick's Estate Development Area must:

1. Provide pedestrian linkages to the Hutt River walkway and Silverstream Railway Station.
2. Enhance the southern entrance to the City via landscaping along the frontage of the site with Fergusson Drive and County Lane.

Rules

District-wide matters

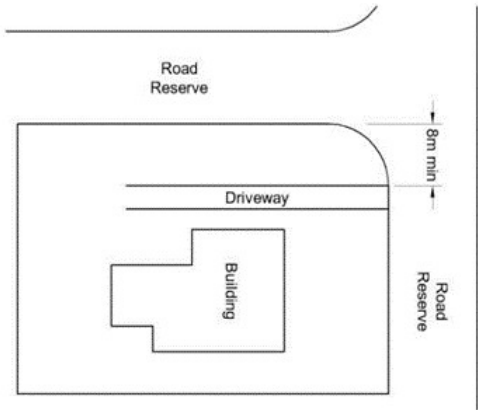
Subdivision within the **Commercial and Mixed Use Zones** must comply with all relevant rules and standards in the District-wide matters and **qualifying matter areas** of the Plan as listed below:

| |
|--|
| District-wide matters |
| TEMP - Temporary Activities |
| SIGN - Signs |
| EW - Earthworks |
| NATC — Natural Character |
| DC — Development Contributions |
| HH - Historical Heritage |
| TREE - Notable Trees |
| UTG - Urban Tree Groups |
| ECO - Ecosystems and Indigenous Biodiversity |
| NFL - Natural Features and Landscapes |
| PA — Public Access |
| PK - Papakāinga |
| ASW - Activities on the Surface of Water |
| NU — Network Utilities |
| REG - Renewable Energy Generation |
| TP — Transport and Parking |
| NOISE - Noise |
| NH - Natural Hazards |
| CL — Contaminated Land |
| HS - Hazardous Substances |
| WM — Waste Management |
| Subdivision |
| AIR - Air |
| LIGHT - Light |

Activity Tables

| Controlled Activities | | Zones |
|-----------------------|--|---|
| SUB-CMU-R1 | <p>Subdivision around any existing lawfully established building which does not result in the creation of any new undeveloped allotment where:</p> <ol style="list-style-type: none"> 1. Compliance is achieved with <ol style="list-style-type: none"> a. SUB-CMU-S1; b. SUB-CMU-S2; and c. SUB-CMU-S3; <p>Matters of control are limited to:</p> <ol style="list-style-type: none"> 1. Design, appearance and layout of the subdivision. 2. Provision of and effects on network utilities and/or services. 3. Standard, construction and layout of vehicular access. 4. Earthworks. 5. Provision of esplanade reserves and esplanade strips. 6. Protection of any special amenity feature. 7. Financial contributions. 8. The outcome of consultation with the owner or operator of consented or existing renewable electricity generation activities located on or in proximity to the site. 9. The outcome of consultation with the owner or operator of regionally significant network | <p>CON</p> <p><i>Neighbourhood centre</i> <i>Local centre</i> <i>Mixed use</i> <i>Town centre</i> <i>City centre</i></p> |

| | | | |
|-------------------|---|------------|--|
| | <u>utilities</u> (excluding the National Grid) located on or in proximity to the <u>site</u> . Note: Rule SUB-CMU-R7 covers <u>subdivision</u> within the Electricity Transmission Corridor. | | |
| SUB-CMU-R2 | <p>Subdivision that creates one or more vacant <u>allotments</u> where:</p> <ol style="list-style-type: none"> 1. Compliance is achieved with <ol style="list-style-type: none"> a. SUB-CMU-S1; b. SUB-CMU-S2; and c. SUB-CMU-S3. <p>Matters of control are limited to:</p> <ol style="list-style-type: none"> 1. Design, appearance and layout of the <u>subdivision</u>. 2. Provision of and <u>effects</u> on network utilities and/or services. 3. Standard, construction and layout of vehicular access. 4. <u>Earthworks</u>. 5. Provision of <u>esplanade reserves</u> and <u>esplanade strips</u>. 6. Protection of any special amenity feature. 7. Financial contributions. 8. The outcome of consultation with the owner or operator of consented or existing <u>renewable electricity generation activities</u> located on or in proximity to the <u>site</u>. 9. The outcome of consultation with the owner or operator of <u>regionally significant network utilities</u> (excluding the National Grid) located on or in proximity to the <u>site</u>. Note: Rule SUB-CMU-R7 covers <u>subdivision</u> within the Electricity Transmission Corridor. | CON | <u>Neighbourhood centre</u> <u>Local centre</u> <u>Mixed use</u> <u>Town centre</u> <u>City centre</u> |
| SUB-CMU-R3 | <p>Subdivision of <u>land</u> for <u>utilities</u>, <u>reserves</u> or <u>conservation</u> purposes</p> <p>Matters of control are limited to:</p> <ol style="list-style-type: none"> 1. Design, appearance and layout of the <u>subdivision</u>. 2. Provision of and <u>effects</u> on network utilities and/or services. 3. Standard, construction and layout of vehicular access. 4. <u>Earthworks</u>. 5. Provision of <u>esplanade reserves</u> and <u>esplanade strips</u>. 6. Protection of any special amenity feature. 7. Financial contributions. 8. The outcome of consultation with the owner or operator of consented or existing <u>renewable electricity generation activities</u> located on or in proximity to the <u>site</u>. 9. The outcome of consultation with the owner or operator of <u>regionally significant network utilities</u> (excluding the National Grid) located on or in proximity to the <u>site</u>. Note: Rule SUB-CMU-R7 covers <u>subdivision</u> within the Electricity Transmission Corridor. | CON | <u>Neighbourhood centre</u> <u>Local centre</u> <u>Mixed use</u> <u>Town centre</u> <u>City centre</u> |

| Standards for Controlled Activities | | Zone |
|--|---|--|
| SUB-CMU-S1 | <p><u>Access</u></p> <p>Where <u>site</u> access is required or provided the following standards apply</p> <ol style="list-style-type: none"> 1. All accessways and manoeuvring areas shall be formed and surfaced in accordance with the Code of Practice for Civil Engineering Works. Exemption – the requirement for accessways serving <u>sites</u> solely occupied by unstaffed utilities shall be that the accessway shall be surfaced with permanent all weather surfacing for a minimum length of 5m from the edge of the <u>road</u> carriageway seal. 2. <u>Sites</u> shall have practical vehicle access to car parking and loading spaces (where provided or required), in accordance with the Code of Practice for Civil Engineering Works. This requirement does not apply to <u>sites</u> solely occupied by unstaffed utilities, provided that vehicles associated with utilities shall not obstruct the footpath or create a traffic hazard on the road. 3. Vehicular access to a <u>corner allotment</u> lot shall be located no closer than 8m from the street corner. Where a <u>site</u> is located on an intersection of a primary or secondary arterial traffic route (identified in the Transport and Parking (TP) Chapter the siting of the vehicular access shall be located as far as practicable from the corner of the street. The 8 metre <u>setback</u> shall be measured from where the two front <u>boundaries</u> of the <u>site</u> (refer to the definition of a <u>corner allotment</u> lot) join, or in accordance with the diagram below.  <ol style="list-style-type: none"> 4. Where a <u>corner allotment</u> lot is located at an intersection of a national, primary or secondary arterial traffic route, as identified in the Transport and Parking (TP) Chapter, no <u>building</u>, fence or other <u>structure</u> is to be erected and no vegetation allowed to grow so as to obstruct a traffic sight line. 5. At the intersection of a <u>road</u> or rail level crossing, no <u>building</u>, fence or other obstructions which block sight lines for trains shall be erected, placed or grown in the hatched area marked in Diagram 1A in the Transport and Parking (TP) Chapter. 6. <u>Subdivision</u> with direct access to a State Highway shall comply with the access and visibility standards set out in Diagrams 2 to 9 in the Transport and Parking (TP) Chapter. | <u>Neighbourhood centre</u> <u>Local centre</u> <u>Mixed use</u> <u>Town centre</u> <u>City centre</u> |
| SUB-CMU-S2 | <p><u>Water supply</u>, <u>stormwater</u> and <u>wastewater</u></p> <p>All <u>subdivisions</u> shall comply with the water supply, <u>stormwater</u> and <u>wastewater</u> standards in the Code of Practice for Civil Engineering Works.</p> | <u>Neighbourhood centre</u> <u>Local centre</u> <u>Mixed use</u> |

| | | |
|-------------------|--|---|
| | | Town centre City centre |
| SUB-CMU-S3 | <p>Subdivision in the Erosion Hazard Area of the Mangaroa Flood Hazard Extent</p> <p>All subdivision within the Erosion Hazard Area of the Mangaroa Flood Hazard Extent shall comply with the following:</p> <ol style="list-style-type: none"> 1. A suitable future building platform area must be identified and must not be located within the river corridor. 2. Where the proposed building platform is located within the Erosion Hazard Area, provision of a report by a suitability qualified and experienced person to determine the erosion risk to the proposed building platform is required in accordance with Section 2.4.10 of Part 1 of this Plan. | Neighbourhood centre Local centre Mixed use Town centre City centre |

| Restricted Discretionary Activities | | Zones |
|-------------------------------------|--|---|
| SUB-CMU-R4 | <p>Subdivision around any existing lawfully established building which does not result in the creation of any new undeveloped allotment where:</p> <ol style="list-style-type: none"> 1. Compliance is not achieved with: <ol style="list-style-type: none"> a. SUB-CMU-S1; b. SUB-CMU-S2; or c. SUB-CMU-S3 <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The extent to which the activity will adversely affect traffic and pedestrian safety. 2. The extent to which the activity will adversely affect the efficient functioning of the roading network. 3. The matters of control listed in SUB-CMU-R1.1 | RDIS Neighbourhood centre Local centre Mixed use Town centre City centre |
| SUB-CMU-R5 | <p>Subdivision that creates one or more vacant allotments where:</p> <ol style="list-style-type: none"> 1. Compliance is not achieved with: <ol style="list-style-type: none"> a. SUB-CMU-S2; or b. SUB-CMU-S3 <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The extent to which the activity will adversely affect traffic and pedestrian safety. 2. The extent to which the activity will adversely affect the efficient functioning of the roading network. 3. The matters of control listed in SUB-CMU-R2.1 | RDIS Neighbourhood centre Local centre Mixed use Town centre City centre |
| SUB-CMU-R6 | <p>Subdivision within the Ponding Area of the Pinehaven Flood Hazard Extent and the Erosion Hazard Area of the Mangaroa Flood Hazard Extent that creates one or more vacant allotments where:</p> <ol style="list-style-type: none"> 1. Compliance is achieved with <ol style="list-style-type: none"> a. SUB-CMU-S1; b. SUB-CMU-S2; and c. SUB-CMU-S3; <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. Design, appearance and layout of the subdivision. 2. Provision of and effects on network utilities and/or services. 3. Standard, construction and layout of vehicular access. 4. Earthworks. 5. Provision of esplanade reserves and esplanade strips. 6. Protection of any special amenity feature. 7. Financial contributions. 8. The outcome of consultation with the owner or operator of consented or existing renewable electricity generation activities located on or in proximity to the site. 9. The outcome of consultation with the owner or operator of regionally significant network utilities (excluding the National Grid) located on or in proximity to the site. Note: Rule SUB-CMU-R7 covers subdivision within the Electricity Transmission Corridor. 10. The appropriateness of the proposed building platform in terms of area and location in relation to the flood hazard. 11. Ability for a future building to be constructed above the 1 in 25- year flood level. 12. The effect of the future development of the building platform on the function of the floodplain. 13. Consent notice restricting the future development to the identified platform. 14. The extent to which the activity will adversely affect traffic and pedestrian safety. 15. The extent to which the activity will adversely affect the efficient functioning of the roading network. | RDIS Neighbourhood centre Local centre Mixed use Town centre City centre |
| SUB-CMU-R7 | <p>Subdivision which creates building platforms within 20m of high voltage (110kV or greater) electricity transmission lines as shown on the Planning Maps where:</p> <ol style="list-style-type: none"> 1. Compliance is achieved with <ol style="list-style-type: none"> 1. SUB-CMU-S1; 2. SUB-CMU-S2; and 3. SUB-CMU-S3. <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. Design, appearance and layout of the subdivision. 2. Provision of and effects on network utilities and/or services. 3. Standard, construction and layout of vehicular access. 4. Earthworks. 5. Provision of esplanade reserves and esplanade strips. 6. Protection of any special amenity feature. 7. Financial contributions. 8. The outcome of consultation with the owner or operator of consented or existing renewable electricity generation activities located on or in proximity to the site. 9. The outcome of consultation with the owner or operator of regionally significant network utilities (excluding the National Grid) located on or in proximity to the site. Note: Rule SUB-CMU-R7 covers subdivision within the Electricity Transmission Corridor. 10. The extent to which the subdivision design manages potential conflicts with existing lines by locating roads and reserves under the route of the line. 11. The extent to which maintenance and inspections of transmission lines are affected including access. 12. The extent to which potential adverse effects including risk or injury, property damage and visual impact are mitigated through the location of building platforms and landscaping. 13. The outcome of any consultation with the affected utility operator. | RDIS Neighbourhood centre Local centre Mixed use Town centre City centre |

| | | | |
|--|---|--|--|
| | <p>14. Separation distances between trees and conductors and the location and mature size of trees planted near the transmission lines.</p> <p>15. Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances 2001 (NZECP 34:2001).</p> <p>16. Measures necessary to avoid, remedy or mitigate the potential adverse effects of earthworks, dust generation and construction activities, including provision of appropriate separation distances, managing the risks to structural integrity, and safety risks associated with the use of mobile machinery.</p> <p>Restriction on notification A resource consent application under this rule will be precluded from public notification under section 95A, and limited notification will be served on Transpower New Zealand Limited as the only affected party under section 95B.</p> | | |
|--|---|--|--|

| Discretionary Activities | | | Zones |
|---------------------------------|--|------------|--|
| SUB-CMU-R8 | Subdivision that creates one or more vacant allotments where compliance is not achieved with SUB-CMU-S1. | DIS | <u>Neighbourhood centre</u> <u>Local centre</u> <u>Mixed use</u> <u>Town centre</u> <u>City centre</u> |
| SUB-CMU-R9 | Subdivision within the Ponding Area of the Pinehaven Flood Hazard Extent and the Erosion Hazard Area of the Mangaroa Flood Hazard Extent that creates one or more vacant allotments , where: <ul style="list-style-type: none"> 1. Compliance is not achieved with: <ul style="list-style-type: none"> a. SUB-CMU-S2; or b. SUB-CMU-S3 | DIS | <u>Neighbourhood centre</u> <u>Local centre</u> <u>Mixed use</u> <u>Town centre</u> <u>City centre</u> |
| SUB-CMU-R10 | Subdivision which creates building platforms within 20m of high voltage (110kV or greater) electricity transmission lines as shown on the Planning Maps where: <ul style="list-style-type: none"> 1. Compliance is not achieved with: <ul style="list-style-type: none"> a. SUB-CMU-S1; b. SUB-CMU-S2; or c. SUB-CMU-S3 | DIS | <u>Neighbourhood centre</u> <u>Local centre</u> <u>Mixed use</u> <u>Town centre</u> <u>City centre</u> |
| SUB-CMU-R11 | Subdivision of sites that contain Historic Heritage or Notable Trees and are identified in HH-SCHED1 or TREE-SCHED1. | DIS | <u>Neighbourhood centre</u> <u>Local centre</u> <u>Mixed use</u> <u>Town centre</u> <u>City centre</u> |

| Non-complying Activities | | | Zones |
|---------------------------------|---|-----------|--|
| SUB-CMU-R12 | Subdivision within the Ponding Area of the Pinehaven Flood Hazard Extent and the Erosion Hazard Area of the Mangaroa Flood Hazard Extent that creates one or more vacant allotments , where compliance is not achieved with SUB-CMU-S1. | NC | <u>Neighbourhood centre</u> <u>Local centre</u> <u>Mixed use</u> <u>Town centre</u> <u>City centre</u> |

SUB-GOM-IND – Subdivision in Commercial Industrial Zones

Rules

Activities Tables

| Controlled Activities | | Zones | |
|---|--|------------|--|
| <p>SUB-GOM-IND-R1 Policies SUB-GEN-P1, SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P9, SUB-GEN-P10, GGZ-GIZ-P1, GIZ-P1-P3, GGZ-P3, GOMZ-P2, GGZ-P4, GIZ-P3-DEV1-P7</p> | <p>Subdivision which complies with the standards in SUB-GOM-IND-S1 and SUB-GOM-IND-S2 unless specified below Council may impose conditions over the following matters:</p> <ol style="list-style-type: none"> Design, appearance and layout of the subdivision. Landscaping. Provision of and effects on network utilities and/or services. Standard, construction and layout of vehicular access. Earthworks. Provision of esplanade reserves and strips. Protection of any special amenity feature. Financial contributions. The outcome of consultation with the owner or operator of consented or existing renewable electricity generation activities located on or in proximity to the site. The outcome of consultation with the owner or operator of regionally significant network utilities (excluding the National Grid) located on or in proximity to the site. Note: Rule SUB-GOM-IND-R7 covers subdivision within the Electricity Transmission Corridor. | <p>CON</p> | <p>Commercial City-Centre General Industrial</p> |
| <p>SUB-GOM-IND-R2 Policies SUB-GEN-P1, SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P9, SUB-GEN-P10, GGZ-GIZ-P1, GIZ-P1-P3, GGZ-P3, GOMZ-P2, GGZ-P4, GIZ-P3-DEV1-P7</p> | <p>Subdivision around any existing lawfully established residential unit or commercial activity or industrial activity building which does not result in the creation of any new undeveloped site that contains no Residential Unit residential unit or commercial activity or industrial activity building. Note: this form of subdivision does not need to comply with the minimum net site area requirements of SUB-GOM-IND-S1, but does need to meet the access standards of SUB-GOM-IND-S2 Council may impose conditions over the following matters:</p> <ol style="list-style-type: none"> Design, appearance and layout of the subdivision. Landscaping. Provision of and effects on network utilities and/or services. Standard, construction and layout of vehicular access. Earthworks. Provision of esplanade reserves and strips. Protection of any special amenity feature. Financial contributions. The outcome of consultation with the owner or operator of consented or existing renewable electricity generation activities located on or in proximity to the site. The outcome of consultation with the owner or operator of regionally significant network utilities (excluding the National Grid) located on or in proximity to the site. Note: Rule SUB-GOM-IND-R7 covers subdivision within the Electricity Transmission Corridor. | <p>CON</p> | <p>Commercial City-Centre General Industrial</p> |
| <p>SUB-GOM-IND-R3 Policies SUB-GEN-P1, SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P9, SUB-GEN-P10, GGZ-GIZ-P3, GIZ-P1, GGZ-P3, GOMZ-P2, GGZ-P4, GIZ-P3-DEV1-P7</p> | <p>Subdivision of land for utilities, reserves or conservation purposes. Council may impose conditions over the following matters:</p> <ol style="list-style-type: none"> Design, appearance and layout of the subdivision. Landscaping. Provision of and effects on network utilities and/or services. Standard, construction and layout of vehicular access. Earthworks. Provision of esplanade reserves and strips. Protection of any special amenity feature. Financial contributions. The outcome of consultation with the owner or operator of consented or existing renewable electricity generation activities located on or in proximity to the site. The outcome of consultation with the owner or operator of regionally significant network utilities (excluding the National Grid) located on or in proximity to the site. Note: Rule SUB-GOM-IND-R7 covers subdivision within the Electricity Transmission Corridor. | <p>CON</p> | <p>Commercial City-Centre General Industrial</p> |
| <p>SUB-GOM-IND-R4 Policies SUB-GEN-P1, SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P9, SUB-GEN-P10, GGZ-GIZ-P1, GIZ-P1-P3, GGZ-P3, GOMZ-P2, GGZ-P4, GIZ-P3-DEV1-P7</p> | <p>Subdivision which is a unit title subdivision or an alteration to a company lease, unit title or cross lease title to include a building extension or alteration or accessory building on the site (excluding an additional residential unit) that has been lawfully established in terms of the Building Act 2004. Council may impose conditions over the following matters:</p> <ol style="list-style-type: none"> Design, appearance and layout of the subdivision. Landscaping. Provision of and effects on network utilities and/or services. Standard, construction and layout of vehicular access. Earthworks. Provision of esplanade reserves and strips. Protection of any special amenity feature. Financial contributions. The outcome of consultation with the owner or operator of consented or existing renewable energy generation activities located on or in proximity to the site. The outcome of consultation with the owner or operator of regionally significant network utilities (excluding the National Grid) located on or in proximity to the site. Note: Rule SUB-GOM-IND-R7 covers subdivision within the Electricity Transmission Corridor. Allocation of accessory units to principal units and covenant areas to leased areas to ensure compliance with car park provisions and to ensure practical physical access to units. Allocation of areas. | <p>CON</p> | <p>Commercial City-Centre General Industrial</p> |

Controlled activities – restrictions on notification
Subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of the Act, a resource consent application for a controlled activity is precluded from public notification under

section 95A and, subject to section 95B(3), is precluded from limited notification under section 95B(2) of the Act.

| Standards for Controlled Activities | | | ZoneZones | |
|--|--|----------------------------------|--|-------------------------|
| SUB-COM-IND-S1 Policy CCZ-P4 GIZ-P1 | Minimum requirements for subdivision | | | |
| | Commercial and Industrial Zones | Minimum net site area | | Shape factor |
| | Commercial | 300m² | | 7.5m |
| | City Centre 20m | 300m 500m² | | 7.5m 20m |
| | General Business Industrial Exemptions | 500m² | | 20m |
| Exemptions • These standards shall not apply to any allotments for utility, reserve or conservation purposes. | | | | |
| Exemptions These standards shall not apply to any allotments for utility, reserve or conservation purposes. | | | | |
| SUB-IND-S2 Policies SUB-GEN-P1, TP-P4, GIZ-P1, | Access standards for subdivision 1. All accessways and manoeuvring areas shall be formed and surfaced in accordance with the Code of Practice for Civil Engineering Works . Exemption – the requirement for accessways serving sites solely occupied by unstaffed utilities shall be that the accessway shall be surfaced with permanent all weather surfacing for a minimum length of 5m from the edge of the road carriageway seal. 2. All sites shall have practical vehicle access to car parking and loading spaces, in accordance with the Code of Practice for Civil Engineering Works . This requirement does not apply to sites solely occupied by unstaffed utilities, provided that vehicles associated with utilities shall not obstruct the footpath or create a traffic hazard on the road. 3. Adequate vehicular access shall be made available to the rear of every new building in accordance with the Code of Practice for Civil Engineering Works . 4. Vehicular access to a corner allotment shall be located no closer than 8m from the street corner. Where a site is located on an intersection of a primary or secondary arterial traffic route (identified in the Transport and Parking (TP) Chapter) the siting of the vehicular access shall be located as far as practicable from the corner of the street. The 8 metre setback shall be measured from where the two front boundaries of the site (refer to the definition of a corner allotment) join, or in accordance with the diagram below. | | Commercial City Centre General Industrial Development Area Area 1 | |
| | <p>The diagram illustrates a site layout at a street corner. A 'Road Reserve' is shown at the top. A 'Driveway' leads from the road reserve to a 'Building'. A curved line indicates a minimum 8m setback from the road reserve to the driveway access point. A 'Road Reserve' is also shown on the right side of the site.</p> | | | |
| SUB-COM-IND-S3 Policies SUB-GEN-P1, NATC-P1 | Water supply, stormwater and wastewater 1. All activities shall comply with the water supply, stormwater and wastewater standards in the Code of Practice for Civil Engineering Works . | | Commercial City Centre General Industrial | |

| Restricted Discretionary Activities | | | Zones |
|---|---|------|--|
| SUB-COM-IND-R5 Policies SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P10, SUB-GEN-P12, CCZ-P4 GIZ-P1 | Subdivision which complies with the standards of SUB- COM -IND-S1 but not SUB- COM -IND-S2 Council will restrict its discretion to, and may impose conditions on: 1. The extent to which the activity will adversely affect traffic and pedestrian safety. 2. The extent to which the activity will adversely affect the efficient functioning of the roading network. Council's discretion is also restricted to the matters listed in rule SUB- COM -IND-R1 | RDIS | Commercial City Centre General Industrial |
| SUB-COM-IND-R6 Policies SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P10, SUB-GEN-P12, CCZ-P4 GIZ-P1 | Subdivision around any existing lawfully established residential unit or commercial activity or industrial activity building which does not result in the creation of any new undeveloped site that contains no residential unit or commercial or industrial activity , that does not comply with the access standards of SUB- COM -IND-S2 Council will restrict its discretion to, and may impose conditions on: 1. The extent to which the activity will adversely affect traffic and pedestrian safety. 2. The extent to which the activity will adversely affect the efficient functioning of the roading network. Council's discretion is also restricted to the matters listed in rule SUB- COM -IND-R1. | RDIS | Commercial City Centre General Industrial |

| | | | |
|---|---|--------------------|---|
| <p>SUB-COM-IND-R7 Policies SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P10, GGZ-P4, GIZ-P1 NU-P1</p> | <p>Subdivision which creates building platforms within 20m of high voltage (110kV or greater) electricity transmission lines as shown on the Planning Maps *(refer to the definition of transmission line) In addition to the matters listed in SUB-COM-IND-R1, Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> 1. The extent to which the subdivision design manages potential conflicts with existing lines by locating roads and reserves under the route of the line. 2. The extent to which maintenance and inspections of transmission lines are affected including access. 3. The extent to which potential adverse effects including risk or injury, property damage and visual impact are mitigated through the location of building platforms and landscaping. 4. The outcome of any consultation with the affected utility operator. 5. Separation distances between trees and conductors and the location and mature size of trees planted near the transmission lines. 6. Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances 2001 (NZECP 34:2001). 7. Measures necessary to avoid, remedy or mitigate the potential adverse effects of earthworks, dust generation and construction activities, including provision of appropriate separation distances, managing the risks to structural integrity, and safety risks associated with the use of mobile machinery. <p>Restriction on notification Subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of the Act, a resource consent application under this rule will be precluded from public notification under section 95A, and limited notification will be served on Transpower New Zealand Limited as the only affected party under section 95B.</p> | <p>RDIS</p> | <p>Commercial City-Centre General Industrial</p> |
| <p>SUB-COM-IND-R8 Policies SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P10, GGZ-P4, GIZ-P1</p> | <p>Subdivision within the Ponding Area of the Pinehaven Flood Hazard Extent, which results in any undeveloped site that contains no building, and complies with the requirements of SUB-COM-IND-S1 Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> 1. The matters contained in Rule SUB-COM-IND-R1. 2. The appropriateness of the proposed building platform in terms of area and location in relation to the flood hazard. 3. Ability for a future building to be constructed above the 1 in 25- year flood level. 4. The effect of the future development of the building platform on the function of the floodplain. 5. Consent notice restricting the future development to the identified platform. 6. Matters addressing the standards for access under SUB-COM-IND-S2 where any standards are not met. | <p>RDIS</p> | <p>Commercial City-Centre General Industrial</p> |
| <p>SUB-COM-IND-R9 Policies SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P10, GGZ-P4, GIZ-P1</p> | <p>Subdivision within the Erosion Hazard Area of the Mangaroa Flood Hazard Extent, which results in any undeveloped allotments that contain no building, and complies with the requirements of SUB-COM-IND-S1 and SUB-COM-IND-S4. Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> 1. The matters contained in SUB-COM-IND-R1. 2. The appropriateness of the proposed building platform in terms of area and location in relation to the flood hazard. 3. Ability for a future building to be constructed above the 1 in 100- year flood level. 4. The effect of the future development of the building platform on the function of the floodplain. 5. Consent notice restricting the future development to the identified platform. 6. The suitability of the proposed access to the future building platform to facilitate access during a 1 in 100-year flood event and does not obstruct or divert floodwater flows within the Flood Hazard Extent. | <p>RDIS</p> | <p>Commercial City-Centre General Industrial</p> |

| Standards for Restricted Discretionary Activities | | Zones |
|---|---|---|
| <p>SUB-COM-IND-S4 Policies SUB-GEN-P2 SUB-GEN-P3</p> | <p>Standards for Subdivision within the Erosion Hazard Area of the Mangaroa Flood Hazard Extent</p> <ol style="list-style-type: none"> 1. Suitable future building platform area must be identified and must not be located within the River Corridor. 2. Where the proposed building platform is located within the Erosion Hazard Area, provision of a report by a suitability qualified and experienced person to determine the erosion risk to the proposed building platform is required in accordance with Section 2.4.10 of Part 1 of this Plan. | <p>Commercial City-Centre General Industrial</p> |

| Discretionary Activities | | Zone | |
|--|--|-------------------|--|
| <p>SUB-COM-IND-R10 Policies SUB-GEN-P2 SUB-GEN-P3 SUB-GEN-P4, SUB-GEN-P9, SUB-GEN-P10, NATC-P1, NH-P6, GGZ-P4, GIZ-P1</p> | <p>Subdivision of a site identified in SchedulesHH-SCHED1 or TREE-SCHED1</p> | <p>DIS</p> | <p>Commercial City-Centre General Industrial Development Area 1</p> |
| <p>SUB-COM-IND-R11 Policies SUB-GEN-P2 SUB-GEN-P3 SUB-GEN-P10, GGZ-P4, GIZ-P1</p> | <p>Subdivision which does not comply with the standards specified in SUB-COM-IND-S1</p> | <p>DIS</p> | <p>Commercial City-Centre General Industrial</p> |
| <p>SUB-COM-IND-R12 Policies SUB-GEN-P2 SUB-GEN-P3 SUB-GEN-P4, SUB-GEN-P9, SUB-GEN-P10,</p> | <p>Subdivision that is not listed as a permitted, controlled, restricted discretionary or non-complying activity.</p> | <p>DIS</p> | <p>Commercial City-Centre General Industrial Development Area 1</p> |

| | | | |
|---|--|--|--|
| NATC-P1, GGZ-P1 , GIZ-P1 | | | |
|---|--|--|--|

| Non-Complying Activities | | | Zone |
|---|--|----|--|
| SUB-COM-IND-13 Policies SUB-GEN-P2 SUB-GEN-P3 SUB-GEN-P4, SUB-GEN-P9, SUB-GEN-P10, NATC-P1, NH-P6, GGZ-P1 , GIZ-P1 | Creation of an allotment that does not have formed legal access to a formed legal road , unless the proposal is for a paper road or other access to be formed as a condition of subdivision approval in accordance with the Code of Practice for Civil Engineering Works | NC | Commercial City-Centre General-Industrial Development Area 1 |
| SUB-COM-IND-R14 Policies SUB-GEN-P2 SUB-GEN-P3 SUB-GEN-P10, GGZ-P1 , GIZ-P1 | Subdivision within the Pinehaven Flood Hazard Extent which results in any undeveloped allotments that contain no building , and does not comply with the requirements of SUB- COM - IND-S1 | NC | Commercial City-Centre General-Industrial |
| SUB-COM-IND-R15 Policies SUB-GEN-P2 SUB-GEN-P3 SUB-GEN-P10, GGZ-P1 , GIZ-P1 | Subdivision within the Mangaroa Flood Hazard Extent which results in any undeveloped allotments that contain no building , where one or more of the following occurs: 1. Does not comply with the requirements of SUB- COM - IND-S1 ; 2. The proposed building platform is located within a River Corridor . | NC | Commercial City-Centre General-Industrial |

| Matters for Consideration | | Zone |
|--|--|--|
| Matters that may be relevant in the consideration of any resource consent may include the following: | | |
| SUB-COM-IND-MC1 | Subdivision 1. The design and layout of the subdivision where any allotments may affect the safe and effective operation and maintenance of, and access to, regionally significant network utilities (excluding the National Grid), located on or in proximity to the site . 2. The outcome of consultation with the owner or operator of regionally significant network utilities (excluding the National Grid) located on or in proximity to the site . Note: Rule SUB- COM - IND-R7 covers subdivision within the Electricity Transmission Corridor. 3. The design and layout of the subdivision where any allotment may affect the safe and effective operation and maintenance of, and access to, consented or existing renewable electricity generation activities located on or in proximity to the site . 4. The outcome of consultation with the owner or operator of consented or existing renewable electricity generation activities located on or in proximity to the site . 5. Account must be taken of the future development potential of adjoining or adjacent land . 6. Account must be taken of any potential reverse sensitivity effects on regionally significant network utilities (excluding the National Grid). 7. Where located within an identified flood hazard extent , any relevant matters of discretion identified under SUB- COM - IND-R8 or SUB- COM - IND-R9 . | Commercial City-Centre General-Industrial |
| SUB-COM-IND-MC2 | Access 1. Accessibility for public transport, cyclists and pedestrians. 2. Compliance with the Code of Practice for Civil Engineering Works . 3. Whether the topography, size or shape of the site or the location of any natural or built feature(s) on the site or other requirements such as easements, rights-of-way or restrictive covenants impose constraints that make compliance impracticable. 4. Whether the activities proposed will not generate a demand for servicing facilities. 5. Whether suitable alternative provision for servicing can be made. 6. Whether the nature of adjacent roads is such that the entry, exit and manoeuvring of vehicles can be conducted safely. 7. The extent to which any subdivision and/or development within the Mount Marua Structure Plan Development Area is consistent with the Mount Marua Structure Plan. | Commercial , City Centre General Industrial |

SUB-SAZ — Subdivision in the Special Activity Zone

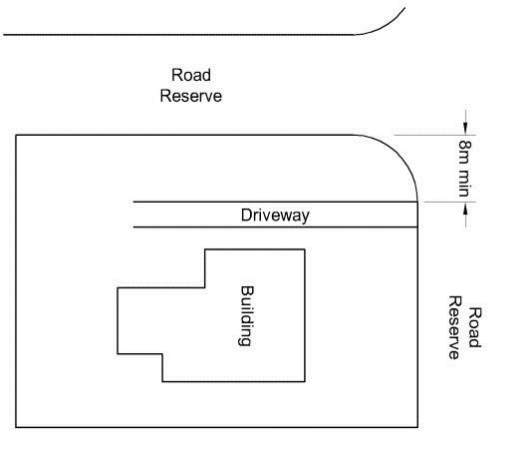
Rules

Activities Tables

| Controlled Activities | | Zones | |
|---|---|-------|------------------|
| <p>SUB-SAZ-R1</p> <p><i>Policies</i> SUB-GEN-P1, SUB-GEN-P9, NATC-P1, SAZ-P1, SAZ-P3, SAZ-P4</p> | <p>Subdivision which complies with the standards in SUB-SAZ-S1 and SUB-SAZ-S2 unless specified below</p> <p>Council may impose conditions over the following matters:</p> <ol style="list-style-type: none"> 1. Design, appearance and layout of the subdivision. 2. Landscaping. 3. Provision of and effects on network utilities and/or services. 4. Standard, construction and layout of vehicular access. 5. Earthworks. 6. Provision of esplanade reserves and strips. 7. Protection of any special amenity feature. 8. Financial contributions. 9. The outcome of consultation with the owner or operator of regionally significant network utilities (excluding the National Grid) located on or in proximity to the site. Note: Rule SUB-SAZ-R7 covers subdivision within the Electricity 10. The outcome of consultation with the owner or operator of consented or existing renewable electricity generation activities located on or in proximity to the site. | CON | Special Activity |
| <p>SUB-SAZ-R2</p> <p><i>Policies</i> SUB-GEN-P1, SUB-GEN-P9, NATC-P1, SAZ-P1, SAZ-P3, SAZ-P4</p> | <p>Subdivision around any existing lawfully established residential unit or commercial activity building which does not result in the creation of any new undeveloped site that contains no residential unit or commercial unit activity building</p> <p>Note: this form of subdivision does not need to comply with the minimum net site area requirements of SUB-SAZ-S1, but does need to meet the access standards of SUB-SAZ-S2.</p> <p>Council may impose conditions over the following matters:</p> <ol style="list-style-type: none"> 1. Design, appearance and layout of the subdivision. 2. Landscaping. 3. Provision of and effects on network utilities and/or services. 4. Standard, construction and layout of vehicular access. 5. Earthworks. 6. Provision of esplanade reserves and strips. 7. Protection of any special amenity feature. 8. Financial contributions. 9. The outcome of consultation with the owner or operator of regionally significant network utilities (excluding the National Grid) located on or in proximity to the site. Note: Rule SUB-SAZ-R7 covers subdivision within the Electricity Transmission Corridor. 10. The outcome of consultation with the owner or operator of consented or existing renewable electricity generation activities located on or in proximity to the site. | CON | Special Activity |
| <p>SUB-SAZ-R3</p> <p><i>Policies</i> SUB-GEN-P1, SUB-GEN-P9, NATC-P1, SAZ-P1, SAZ-P3, SAZ-P4</p> | <p>Subdivision of land for utilities, reserves or conservation purposes</p> <p>Council may impose conditions over the following matters:</p> <ol style="list-style-type: none"> 1. Design, appearance and layout of the subdivision. 2. Landscaping. 3. Provision of and effects on network utilities and/or services. 4. Standard, construction and layout of vehicular access. 5. Earthworks. 6. Provision of esplanade reserves and strips. 7. Protection of any special amenity feature. 8. Financial contributions. 9. The outcome of consultation with the owner or operator of regionally significant network utilities (excluding the National Grid) located on or in proximity to the site. Note: Rule SUB-SAZ-R7 covers subdivision within the Electricity Transmission Corridor. 10. The outcome of consultation with the owner or operator of consented or existing renewable electricity generation activities located on or in proximity to the site. | CON | Special Activity |
| <p>SUB-SAZ-R4</p> <p><i>Policies</i> SUB-GEN-P1, SUB-GEN-P9, NATC-P1, SAZ-P1, SAZ-P3, SAZ-P4</p> | <p>Subdivision which is a unit title subdivision or an alteration to a company lease, unit title or cross lease title to include a building extension or alteration or accessory building on the site (excluding an additional residential unit) that has been lawfully established in terms of the Building Act 2004</p> <p>Council may impose conditions over the following matters:</p> <ol style="list-style-type: none"> 1. Design, appearance and layout of the subdivision. 2. Landscaping. 3. Provision of and effects on network utilities and/or services. 4. Standard, construction and layout of vehicular access. 5. Earthworks. 6. Provision of esplanade reserves and strips. 7. Protection of any special amenity feature. 8. Financial contributions. 9. The outcome of consultation with the owner or operator of regionally significant network utilities (excluding the National Grid) located on or in proximity to the site. Note: Rule SUB-SAZ-R7 covers subdivision within the Electricity Transmission Corridor. 10. The outcome of consultation with the owner or operator of consented or existing renewable electricity generation activities located on or in proximity to the site. 11. Allocation of accessory units to principal units and covenant areas to leased areas to ensure compliance with car park provisions and to ensure practical physical access to units. 12. Allocation of areas. | CON | Special Activity |

Controlled activities – restrictions on notification

Subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of the Act, a resource consent application for a controlled activity is precluded from public notification under section 95A and, subject to section 95B(3), is precluded from limited notification under section 95B(2) of the Act.

| Standards for Controlled Activities | | | Zone | |
|---|--|------------------------------|-------------------------|---------------------|
| SUB-SAZ-S1 <i>Policies</i> NATC-P1, SAZ-P3 | Minimum requirements for subdivision | | <i>Special Activity</i> | |
| | Special Activity Zone | Minimum net site area | | Shape factor |
| | All areas | 1000m ² | | 25m |
| | Exemptions | | | |
| These standards shall not apply to any allotment for utility, reserve or conservation purposes. | | | | |
| SUB-SAZ-S2 <i>Policies</i> SUB-GEN-P1, TP-P4 | Access standards for subdivision | | <i>Special Activity</i> | |
| | <p>1. All accessways and manoeuvring areas shall be formed and surfaced in accordance with the Code of Practice for Civil Engineering Works. Exemption – the requirement for accessways serving sites solely occupied by unstaffed utilities shall be that the accessway shall be surfaced with permanent all weather surfacing for a minimum length of 5m from the edge of the road carriageway seal.</p> <p>2. Sites shall have practical vehicle access to car parking and loading spaces, in accordance with the Code of Practice for Civil Engineering Works. This requirement does not apply to sites solely occupied by unstaffed utilities, provided that vehicles associated with utilities shall not obstruct the footpath or create a traffic hazard on the road.</p> <p>3. Adequate vehicular access shall be made available to the rear of every new building in accordance with the Code of Practice for Civil Engineering Works.</p> <p>4. Vehicular access to a corner allotment shall be located no closer than 8m from the street corner. Where a site is located on an intersection of a primary or secondary arterial traffic route (identified in the Transport and Parking (TP) Chapter) the siting of the vehicular access shall be located as far as practicable from the corner of the street. The 8 metre setback shall be measured from where the two front boundaries of the site (refer to the definition of a corner allotment) join, or in accordance with the diagram below.</p> <div style="text-align: center;">  <p>The diagram illustrates a building with a driveway leading to a road. The driveway is set back from the road reserve by a minimum of 8m. The road reserve is shown on both sides of the road.</p> </div> <p>5. Where a corner allotment lot is located at an intersection of a national, primary or secondary arterial traffic route, as identified in the Transport and Parking (TP) Chapter, no building, fence or other structure is to be erected and no vegetation allowed to grow so as to obstruct a traffic sight line.</p> <p>6. At the intersection of a road or rail level crossing, no building, fence or other obstructions which block sight lines for trains shall be erected, placed or grown in the hatched area marked in Diagram 1 in the Transport and Parking (TP) Chapter.</p> <p>7. Subdivision with direct access to a State Highway shall comply with the access and visibility standards set out in Diagrams 2 to 9 in the Transport and Parking (TP) Chapter.</p> | | | |

| Restricted Discretionary Activities | | Zones | |
|---|---|-------|-------------------------|
| SUB-SAZ-R5 <i>Policies</i> SUB-GEN-P9, SUB-GEN-P12, NATC-P1, SAZ-P1, SAZ-P4 | <p>Subdivision which complies with the standards in SUB-SAZ-S1 but not SUB-SAZ-S2</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> The extent to which the activity will adversely affect traffic and pedestrian safety. The extent to which the activity will adversely affect the efficient functioning of the roading network. <p>Council's discretion is also restricted to the matters listed in SUB-SAZ-R1.</p> | RDIS | <i>Special Activity</i> |
| SUB-SAZ-R6 <i>Policies</i> SUB-GEN-P9, SUB-GEN-P12, NATC-P1, SAZ-P1, SAZ-P4 | <p>Subdivision around any existing lawfully established residential unit or commercial activity building which does not result in the creation of any new undeveloped site that contains no residential unit or commercial activity, that does not comply with the access standards of SUB-SAZ-S2</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> The extent to which the activity will adversely affect traffic and pedestrian safety. The extent to which the activity will adversely affect the efficient functioning of the roading network. <p>Council's discretion is also restricted to the matters listed in SUB-SAZ-R1.</p> | RDIS | <i>Special Activity</i> |
| SUB-SAZ-R7 <i>Policies</i> SUB-GEN-P9, | <p>Subdivision which creates building platforms within 32m of high voltage (110kV or greater) electricity transmission lines as shown on the Planning Maps</p> <p>In addition to the matters listed in SUB-SAZ-R1, Council will restrict its discretion to, and may</p> | RDIS | <i>Special Activity</i> |

| | | | |
|--|--|--|--|
| <p>SUB-GEN-P10, NATC-P1, SAZ-P1, SAZ-P4, NU-P1</p> | <p>impose conditions on:</p> <ol style="list-style-type: none"> 1. The extent to which the subdivision design manages potential conflicts with existing lines by locating roads and reserves under the route of the line. 2. The extent to which maintenance and inspections of transmission lines are affected including access. 3. The extent to which potential adverse effects including risk or injury, property damage and visual impact are mitigated through the location of building platforms and landscaping. 4. The outcome of any consultation with the affected utility operator. 5. Separation distances between trees and conductors and the location and mature size of trees planted near the transmission lines. 6. Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances 2001 (NZECP 34:2001). 7. Measures necessary to avoid, remedy or mitigate the potential adverse effects of earthworks, dust generation and construction activities, including provision of appropriate separation distances, managing the risks to structural integrity, and safety risks associated with the use of mobile machinery. <p>Restriction on notification Subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of the Act, a resource consent application under this rule will be precluded from public notification under section 95A, and limited notification will be served on Transpower New Zealand Limited as the only affected party under section 95B.</p> <p>Advice Note: For any activity within the Stream/River Corridor, Overflow Path, Ponding Area or Erosion Hazard Area, applicants are advised to consult the Wellington Regional Council to determine if regional consent is also required.</p> | | |
|--|--|--|--|

| Discretionary Activities | | | Zone |
|--|---|------------|-------------------------|
| <p>SUB-SAZ-R8</p> <p><i>Policies</i> SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4, SUB-GEN-P9, SUB-GEN-P10, NATC-P1, NH-P6, SAZ-P1, SAZ-P4</p> | <p>Subdivision of a site identified in Schedules HH-SCHED1 or TREE-SCHED1</p> | <p>DIS</p> | <p>Special Activity</p> |
| <p>SUB-SAZ-R9</p> <p><i>Policies</i> SUB-GEN-P9, SAZ-P1, SAZ-P4 NATC-P1</p> | <p>Subdivision which does not comply with the standards specified in SUB-SAZ-S1</p> | <p>DIS</p> | <p>Special Activity</p> |
| <p>SUB-SAZ-R10</p> <p><i>Policies</i> SUB-GEN-P9, SAZ-P1, SAZ-P4, NATC-P1</p> | <p>Updates of existing company lease and cross lease, and all unit title subdivision</p> | <p>DIS</p> | <p>Special Activity</p> |
| <p>SUB-RES-R11</p> <p><i>Policies</i> SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4, SUB-GEN-P9, SUB-GEN-P10, NATC-P1 SAZ-P1, SAZ-P4</p> | <p>Subdivision that is not listed as a permitted, controlled, restricted discretionary or non-complying activity.</p> | <p>DIS</p> | <p>Special Activity</p> |

| Non-Complying Activities | | | Zone |
|---|---|-----------|-------------------------|
| <p>SUB-SAZ-R12</p> <p><i>Policies</i> SAZ-P1, SAZ-P4, NH-P6, SAZ-P1, SAZ-P4</p> | <p>Creation of an allotment that does not have formed legal access to a formed legal road, unless the proposal is for a paper road or other access to be formed as a condition of subdivision approval in accordance with the Code of Practice for Civil Engineering Works</p> | <p>NC</p> | <p>Special Activity</p> |

| Matters for Consideration | | | Zone |
|---|--|--|-------------------------|
| <p>Matters that may be relevant in the consideration of any resource consent may include the following:</p> | | | |
| <p>SUB-SAZ-MC1</p> | <p>Subdivision The requirements of section 106 of the Act. 1. Whether the proposed allotments are capable of accommodating a range of activities in compliance with</p> | | <p>Special Activity</p> |

| | | |
|--------------------|---|--|
| | <p>zone standards.</p> <ol style="list-style-type: none"> Whether the subdivision compromises future subdivision potential of the land. The cumulative effect on existing infrastructure as a result of the proposed subdivision. The extent of compliance with the Council's Code of Practice for Civil Engineering Works. The design and layout of the subdivision where any allotment may affect the safe and effective operation and maintenance of, and access to, regionally significant network utilities (excluding the National Grid) located on or in proximity to the site. Note: Rule SUB-SAZ-R7 covers subdivision within the Electricity Transmission Corridor. The design and layout of the subdivision where any allotment may affect the safe and effective operation and maintenance of, and access to, consented or existing renewable electricity generation activities located on or in proximity to the site. The outcome of consultation with the owner or operator of consented or existing renewable electricity generation activities on or in proximity to the site. Account must be taken of the future development potential of adjoining or adjacent land. Account must be taken of any potential reverse sensitivity effects on regionally significant network utilities (excluding the National Grid). | |
| SUB-SAZ-MC2 | <p>Traffic generation</p> <ol style="list-style-type: none"> Whether activities which generate significant traffic flows have satisfactory access arrangements. Impacts on public safety | <i>Special Activity</i> |
| SUB-SAZ-MC3 | <p>Site layout</p> <ol style="list-style-type: none"> The arrangement of buildings, car parks and vehicle movements on site. The extent of landscaping and screening particularly where sites adjoin General Residential, High Density Residential or Open Space Zones. Whether the topography of the site has been taken into account. Whether a better standard of development can be achieved by varying the design. | <i>Special Activity</i> |
| SUB-SAZ-MC4 | <p>Infrastructure</p> <ol style="list-style-type: none"> The capacity of the infrastructure. | <i>Special Activity</i> |
| SUB-SAZ-MC5 | <p>Cumulative effects</p> <ol style="list-style-type: none"> Whether cumulative effects such as pollution, any risk to public safety and nuisances have been assessed to avoid, remedy or mitigate adverse effects. | <i>Special Activity</i> |
| SUB-SAZ-MC6 | <p>Additional matters for the St Patrick's Estate Area</p> <ol style="list-style-type: none"> Whether flooding effects have been adequately addressed. Whether the proposal maintains a landscaped gateway to the City, a low density, open development and contains screening from residential areas and Fergusson Drive. Whether the landscaping will maintain and enhance the amenity of the area. Whether pedestrian linkages to the Hutt River walkway and Silverstream Railway Station are provided. | <i>Special Activity</i> |
| SUB-SAZ-MC7 | <p>Access</p> <ol style="list-style-type: none"> Accessibility for public transport, cyclists and pedestrians. Compliance with the Code of Practice for Civil Engineering Works. Whether the topography, size or shape of the site or the location of any natural or built feature(s) on the site or other requirements such as easements, rights-of-way or restrictive covenants impose constraints that make compliance impracticable. Whether the activities proposed will not generate a demand for servicing facilities. Whether suitable alternative provision for servicing can be made. Whether the nature of adjacent roads is such that the entry, exit and manoeuvring of vehicles can be conducted safely. The extent to which any subdivision within the Mount Marua Structure Plan Development Area is consistent with the Mount Marua Structure Plan. | <i>General Rural Rural Production Rural Lifestyle Commercial City Centre General Industrial Open Space Special Activity Development Area 2</i> |

SUB-DEV1 — Subdivision in Development Area 1

This chapter contains the **subdivision** provisions which relate to the **Wallaceville Structure Plan Development Area**. These rules apply in addition to the underlying **subdivision** rules of the General Residential Zone (SUB-RES), **High Density Residential Zone (SUB-HRZ)**, and the Commercial **Zone and Mixed Use Zones (SUB-COM-CMU)**. Where there is any conflict between the provisions the **Wallaceville Structure Plan Development Area** provisions shall prevail.

Policies

SUB-DEV1-P1 Provide for **subdivision** within the Wallaceville Living Precinct Area A, Wallaceville Living Precinct Area B, Urban Precinct and Grants Bush Precinct of the **Wallaceville Structure Plan Development Area** that is consistent with the Wallaceville Structure Plan.

The Wallaceville Structure Plan in DEV1 **Wallaceville Structure Plan Development Area** includes the following:

1. the Wallaceville Structure Plan Map
2. Wallaceville Precinct descriptions, intentions and outcomes
3. Wallaceville Indicative Road Typologies
4. Wallaceville Stormwater Management Principles

The Wallaceville Structure Plan has been based on detailed assessment of **site** constraints and opportunities and sets out an appropriate response to these. It includes detailed consideration of servicing requirements to ensure that adverse **effects** of urban development within the **Wallaceville Structure Plan Development Area** is appropriately managed while incorporating an element of design flexibility to ensure a suitable level of amenity while responding to housing demand.

SUB-DEV1-P2 **Subdivision** in the Wallaceville Living Precinct Area A, Wallaceville Living Precinct Area B, Urban Precinct and Grants Bush Precinct of the **Wallaceville Structure Plan Development Area**, will only be appropriate if it:

1. Is integrated with the development generally anticipated in the Wallaceville Structure Plan
2. Provides a high level of residential amenity;
3. Ensures adequate infrastructure and transport provision;
4. Facilitates the safety of **road** users;
5. Provides adequate on-site **stormwater** management; and
6. Does not detract from the vitality and vibrancy of the Upper Hutt CBD

The Wallaceville Structure Plan provides for the development of the **Wallaceville Structure Plan Development Area** in a logical and coherent manner that takes into account the historical, cultural, environmental and landscape characteristics of the area. It also establishes outcome expectations based on an analysis of **site** values, constraints and opportunities. Requiring development to be consistent with this plan will ensure that future development represents sustainable management of the **land** resource. **Subdivision** within the **Wallaceville Structure Plan Development Area** is a restricted discretionary activity to enable consideration of consistency with the Structure Plan. **Subdivision** and/or development that is consistent with the Wallaceville Structure Plan will satisfy Policy SUB-DEV1-P1, and provide for sustainable management of the **land** resource.

The development of the **site** will occur over an extended period. During this time opportunities to integrate alternative **land** uses within the **site** may arise. This policy provides a framework for the consideration of such alternative **land** uses and layouts. The policy emphasises the importance of ensuring development ensures adequate infrastructure provisions, minimises potential **effects** on the Upper Hutt CBD, is integrated with the remainder of the **site's** development, and that it avoids, remedies or mitigates adverse environmental **effects**.

SUB-DEV1-P3 Provide for **subdivision** within the Gateway Precinct of the **Wallaceville Structure Plan Development Area** that is consistent with the Wallaceville Structure Plan

The Wallaceville Structure Plan identifies the Gateway Precinct as the location of a local centre incorporating **retail**, commercial and above **ground level** residential uses. It also establishes intention and outcome expectations based on an analysis of **site** values, constraints and opportunities. Requiring development to be consistent with the Structure Plan will ensure that future development of the local centre represents sustainable management of the **land** resource.

SUB-DEV1-P4 **Subdivision** in the Gateway Precinct of the **Wallaceville Structure Plan Development Area** will only be appropriate if it:

1. Provides a high level of amenity;
2. Ensures adequate infrastructure and transport provision;
3. Facilitates the safety of **road** users;
4. Does not detract from the vitality and vibrancy of the Upper Hutt CBD; and
5. Is integrated with the development generally anticipated in the Wallaceville Structure Plan

The Wallaceville Structure Plan provides for the development of the **Wallaceville Structure Plan Development Area** in a logical and coherent manner that takes into account the historical, cultural, environmental and landscape characteristics of the area. It also establishes outcome expectations based on an analysis of **site** values, constraints and opportunities. Requiring development to be consistent with this plan will ensure that future development represents sustainable management of the **land** resource. **Subdivision**, new **buildings** and **significant exterior alterations** to existing **buildings** within the Gateway Precinct of the **Wallaceville Structure Plan Development Area** is a restricted discretionary activity to enable consideration of consistency with the Structure Plan. **Subdivision** and/or development that is consistent with the Wallaceville Structure Plan will satisfy Policy SUB-DEV1-P3 and provide for sustainable management of the **land** resource.

The development of the **site** will occur over an extended period. During this time opportunities to integrate alternative **land** uses within the **site** may arise. This policy provides a framework for the consideration of such alternative **land** uses and layouts. The policy emphasises the importance of ensuring development is integrated with the remainder of the **site's** development, and that it avoids, remedies or mitigates adverse environmental **effects**.

Rules

Activities Tables

| Standards for Controlled Activities | | Zone |
|---|--|---|
| SUB-DEV1-S1 | Additional access standards | Development Area 1 — Wallaceville Structure Plan Development Area |
| <i>Policies</i> SUB-GEN-P1 SUB-GEN-P5 | 1. Adequate vehicular access shall be made available to the rear of every new building in accordance with the Code of Practice for Civil Engineering Works . 2. There shall be no private vehicle access to or egress from Alexander Road for any site contained within Area B | |

| | | |
|------------------------------------|---|--|
| SUB-GEN-P6 SUB-GEN-P10 TP-P4 | of the Wallaceville Structure Plan Development Area . 3. There shall be no new private vehicle access to or egress from Alexander Road to land identified as Lot 2 DP 471766, Pt Section 102B Hutt District Wellington or Pt Section 618 Hutt District. | |
|------------------------------------|---|--|

| Restricted Discretionary Activities | | | Zones |
|---|--|-------------|--|
| SUB-DEV1-R1 <i>Policies</i> SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4, SUB-RES-P5, SUB-DEV1-P1, SUB-GEN-P9, SUB-GEN-P10, NATC-P1 | <p>Subdivision in the Wallaceville Living Precinct Area A, the Wallaceville Living Precinct Area B, the Urban Precinct and the Grants Bush Precinct of the Wallaceville Structure Plan Development Area (DEV1 — Wallaceville Structure Plan Development Area) which complies with the standards in SUB-RES-S1, SUB-RES-S3, SUB-DEV1-S1 and SUB-DEV1-S2 unless specified below</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> 1. The extent to which the subdivision is consistent with the Wallaceville Structure Plan (DEV1 — Wallaceville Structure Plan Development Area) 2. The extent to which the subdivision is consistent with the spatial layout plan for Area B required under Section-2.4.9 of Part 1 of this Plan 3. Design, appearance and layout of the subdivision 4. Landscaping that complements existing species 5. Standard, construction and layout of roads (including intersections) and vehicular access. 6. Provision of and effects on utilities and/or services. 7. Earthworks and land stability 8. Provision of reserves 9. Protection of any special amenity feature 10. Provision of pedestrian and cycleway connections 11. The alignment of proposed subdivision boundaries with Precinct boundaries as identified in the Wallaceville Structure Plan 12. Financial contributions <p>Restriction on notification In respect of this rule, and subject to sections 95A(2)(b), 95A(4) and 95C of the Act, an application which meets the relevant standards and terms will be decided without the need for public notification under section 95A and any application that is consistent with the Wallaceville Structure Plan will be decided without the need for limited notification under section 95B.</p> <p>Notes:</p> <ul style="list-style-type: none"> • Failure to comply with this rule will require resource consent as a Discretionary Activity • A resource consent application for subdivision consent under this rule shall contain the information listed in Section 2.4.9 of Part 1 of this Plan in addition to the requirements of the Fourth Schedule of the Resource Management Act 1991. Where relevant, applications may rely upon any spatial layout plan submitted as part of a prior subdivision application that has received consent | RDIS | Development Area 1 — Wallaceville Structure Plan Development Area |
| SUB-DEV1-R2 <i>Policies</i> SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P10, CCZ-P1, GIZ-P1 | <p>Subdivision in the Gateway Precinct of the Wallaceville Structure Plan Development Area that does not comply with the standards in SUB-COM-S1, SUB-COM-S2, SUB-DEV1-S1 and SUB-DEV1-S3.</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> 1. The extent to which the subdivision is consistent with the Wallaceville Structure Plan (DEV1 — Wallaceville Structure Plan Development Area) 2. Design, appearance and layout of the subdivision 3. Landscaping that complements existing species. 4. Standard, construction and layout of roads (including intersections) and vehicular access. 5. Provision of and effects on utilities and/or services 6. Earthworks and land stability. 7. Provision of reserves 8. Protection of any special amenity feature. 9. Provision of pedestrian and cycleway connections 10. The alignment of proposed subdivision boundaries with Precinct boundaries as identified in the Wallaceville Structure Plan 11. Financial contributions. <p>Restriction on notification In respect of this rule, and subject to sections 95A(2)(b), 95A(4) and 95C of the Act, an application which meets the relevant standards and terms will be decided without the need for public notification under section 95A and any application that is consistent with the Wallaceville Structure Plan will be decided without the need for limited notification under section 95B.</p> <p>Note:</p> <ul style="list-style-type: none"> • Failure to comply with this rule will require resource consent as a Discretionary Activity | RDIS | Development Area 1 — Wallaceville Structure Plan Development Area |

| Standards for Restricted Discretionary Activities | | Zone |
|---|--|--|
| SUB-DEV1-S2 | Standards for Subdivision in the Wallaceville Living Precinct Area A, the Wallaceville Living Precinct Area B, the Urban Precinct and the Grants Bush Precinct of the Wallaceville Structure Plan Development Area <ol style="list-style-type: none"> 1. Compliance with the access standards of SUB-RES-S3 2. Compliance with the minimum requirements for subdivision of SUB-RES-S1 | Development Area 1 — Wallaceville Structure Plan Development Area |
| SUB-DEV1-S3 | Standards for Subdivision in the Gateway Precinct of the Wallaceville Structure Plan Development Area <ol style="list-style-type: none"> 1. Compliance with the minimum requirements for subdivision of rule SUB-COM-S1 2. Compliance with the access standards of rule SUB-COM-S2 | Development Area 1 — Wallaceville Structure Plan Development Area |

| Discretionary Activities | | Zone |
|--------------------------|--|--|
| SUB-DEV1-R3 | Subdivision in the Wallaceville Structure Plan Development Area that does not comply with the standards of SUB-RES-S1 and SUB-RES-S3 | DIS Development Area 1 — Wallaceville Structure |

| | | | |
|---|--|-------------------|---|
| <p><i>Policies</i> SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4, SUB-RES-P5, SUB-DEV1-P1, SUB-GEN-P9, SUB-GEN-P10 NATC-P1</p> | | | <p><i>Plan Development Area</i></p> |
| <p>SUB-DEV1-R4 <i>Policies</i> SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P10, CCZ-P1, GIZ-P1</p> | <p>Subdivision in the Wallaceville Structure Plan Development Area that does not comply with the standards of SUB-COM-S1 and SUB-COM-S2</p> | <p>DIS</p> | <p><i>Development Area 1 — Wallaceville Structure Plan Development Area</i></p> |

| Matters for Consideration | | Zone |
|---|--|---|
| <p>Matters that may be relevant in the consideration of any resource consent may include the following:</p> | | |
| <p>SUB-DEV1-MC1</p> | <p>Subdivision in the Wallaceville Structure Plan Development Area</p> <ol style="list-style-type: none"> 1. Relevant matters in the sections above 2. The extent to which the subdivision is consistent with the Wallaceville Structure Plan 3. The extent to which any subdivision that is not consistent with the Wallaceville Structure Plan will avoid, remedy or mitigate adverse effects on other areas of Upper Hutt City, does not detract from the vitality and vibrancy of the Upper Hutt CBD, will adequately provide for stormwater management, will contribute to the safe functioning of the road network and will integrate with adjoining development anticipated through the Structure Plan | <p><i>Development Area 1 — Wallaceville Structure Plan Development Area</i></p> |
| <p>SUB-DEV1-MC2</p> | <p>Subdivision in the Gateway Precinct of the Wallaceville Structure Plan Development Area</p> <ol style="list-style-type: none"> 1. The extent to which the subdivision is consistent with the Wallaceville Structure Plan 2. The nature of the activity to be carried out within the building and its likely generated effects. 3. The extent to which the area of the site and the proposed activities thereon are in keeping with the scale and form of the existing built environment and activities in the surrounding area 4. The extent to which the protection and/or sustainable use of existing listed heritage buildings will be achieved 5. The extent to which adjacent properties will be adversely affected in terms of visual obtrusiveness, overshadowing, and loss of access to sunlight and daylight. 6. The extent of the building area and the scale of the building and the extent to which they are compatible with both the built and natural environments in the vicinity. | <p><i>Development Area 1 — Wallaceville Structure Plan Development Area</i></p> |

DC — Development

FC — Financial Contributions

Background

Section 77E(1) of the Act empowers Council to impose financial contributions. The types of possible **authorises rules requiring** financial contributions are described for any class of activity other than a prohibited activity.

Section 108 (9) defines financial contributions as

- money, or
- land, including an esplanade reserve or esplanade strip (other than in relation to a subdivision consent), but excluding Māori land within the meaning of the Te Ture Whenua Maori Act as money, land 1993 unless that Act provides otherwise;** or
- a combination of money and land.

This chapter **part** contains the requirements for financial contributions which can be imposed for subdivision and development of the Plan sets out **land. Financial Contributions referred to in this Chapter are different from, and have a different purpose than Development Contributions imposed under the objective Local Government Act 2002. Under section 200 of that Act, policy, methods and rules relating to the imposition of Council cannot collect financial contributions for reserves the same development and leisure facilities for the same purpose as a development contribution (and vice versa). Financial contributions are assessed, calculated, and directly related to the effects of subdivision and development of land.**

Purpose of Financial Contributions

Financial contributions received for reserves and **local** leisure facilities may be used anywhere in the City. The allocation of such contributions is made through the Annual Plan process.

The purposes for which reserves and **local** leisure facilities contributions may be used are as follows:

- The provision for **community facilities**, reserves, amenities and open space. **Contributions toward large city-wide community infrastructure will be obtained via development contributions under the Local Government Act 2002.**
- The protection and **conservation of amenity values**, and the life supporting capacity of ecosystems and **waterbodies**.
- The provision of access to identified **rivers**, streams or **lakes**.
- The protection of historical, scientific, cultural or aesthetic values of landscape features, landforms, places or **buildings**.

Financial contributions received for water, wastewater, stormwater, or transport infrastructure will be used to address the specific effects generated by a land use or **subdivision for the following purposes:**

- Upgrades to the water, wastewater, or stormwater networks.**
- Footpaths, streetlighting or pedestrian shelter**
- Road upgrades;**
- Shared paths;**
- cycle parking; or**
- Offsetting any adverse effect(s) to ensure positive effects on the environment.**

Development Impact Fees

Calculation of Financial Contributions

Provisions This chapter contains provisions relating to **development impact fees** how financial contributions are assessed and calculated, including provisions related to:

- the **effects** of specific **activities**,
- defining areas affected,
- methods of calculation, and,
- methods of application.

The development contributions policy is included in the Long Term Council Community Plan (LTCCP) under Section 102(4)(d) of the Local Government Act 2002. Provisions relating to **esplanade reserves** and **esplanade strips** and financial contributions in lieu of car parks are found in the **Transport and Parking Chapter (TP)** and the **Public Access Chapter (PA)** respectively.

Resource Management Issue

DCFC-11 When **subdivision** or development takes place within the City, a contribution towards the provision of acceptable standards of utilities, services, roading, **community facilities**, reserves and amenities should be made by the subdivider or developer.

Development within the City, including that arising from **subdivision**, may generate a demand for the provision of services such as **water** supply, **sewage** disposal and access to roading. These services and utilities are required to ensure an acceptable standard of development, to protect and promote community health and safety, and to avoid, remedy or mitigate any adverse **effects** on the **environment**. Development may also create a demand for **community facilities** (such as the library), amenities, reserves and **esplanade reserves** and strips.

Objectives

DCFC-01 Contribution by developers and subdividers towards the costs of providing acceptable standards of utilities, services, roading, **community facilities** and amenities.

This objective aims to promote an appropriate allocation of the costs incurred in the provision of utilities, services, roading, **community facilities** and amenities.

Policies

DCFC-P1 ~~To require subdividers~~ **Require those developing or developers subdividing land** to contribute to the provision of utilities, **community facilities**, services, ~~roading~~ **transportation** and amenities.

The most effective means of ensuring that these financial contributions are made is to require them at the time **land** is either subdivided or developed.

FC-P2 **Require those developing or subdividing land to be responsible for the fair and reasonable cost of providing all utility services within the land being subdivided or developed where the benefits accrue to the land being subdivided or developed, where such costs are not otherwise addressed by development contributions collected under the Local Government Act.**

- FC-P3** In circumstances where the existing services outside the land being subdivided or developed are adequate but, the proposed subdivision or development will require upgrading or provision of new services and facilities, the subdivider or developer shall pay the full and actual cost of such upgrading or new utility services and facilities where such costs are not otherwise addressed by development contributions collected under the Local Government Act.
- FC-P4** Where Council has provided the necessary utility services in advance of land being subdivided or developed, it is necessary for owners of such land to make a fair and reasonable contribution when the land is subdivided or developed.
- FC-P5** Require those developing or subdividing land to make a fair and reasonable contribution, in money or land, to open space and/or reserve contribution, where such costs are not otherwise addressed by the Council's Development Contributions collected under the Local Government Act.
- FC-P6** To ensure that developers make a fair and reasonable financial contribution to manage or mitigate adverse transportation or infrastructure effects arising from residential intensification activities where such costs are not otherwise addressed by development contributions collected under the Local Government Act 2002.
- FC-P7** A financial contribution may be required for any land use or subdivision application to ensure positive effects on the environment are achieved to offset any adverse effects that cannot otherwise be avoided, remedied or mitigated.

Rules

| Reserve and Local Leisure Facilities Contribution | | | | | | | | | | | | | |
|---|---|---|--|--------------|--|--|--|--|--|--|--|---|--|
| DCFC-R1 Policy DC-P1 | <p>A Reserve and Local Leisure Facilities Contribution is required where:</p> <ol style="list-style-type: none"> Any additional site is created as part of a subdivision; Two or more residential units are erected on a vacant site; One or more additional residential units are erected on a site. <p>A Reserves and Local Leisure Facilities Contribution will be required in the form of money, land or a combination of money and land in accordance with the following table:</p> <table border="1"> <thead> <tr> <th colspan="2">Reserves and Local Leisure Facilities Contribution (All Zones)</th> </tr> </thead> <tbody> <tr> <td colspan="2">Money</td> </tr> <tr> <td>4% of market value of each additional allotment created</td> <td></td> </tr> <tr> <td>4% of market value of the net site area identified for each additional residential unit on a site</td> <td></td> </tr> <tr> <td colspan="2">Land in lieu of money (if applicable)</td> </tr> <tr> <td colspan="2">Council will only accept land in lieu of money in accordance with the matters identified in DC-R3</td> </tr> </tbody> </table> <p>Notes:</p> <ul style="list-style-type: none"> For clarity, the amount of Reserves and Local Leisure Facilities Contribution will always be based on 4% of the market value of each additional allotment or where a residential unit is created without subdivision, 4% of the market value of the net site area identified for the residential unit, regardless of whether money, land, or a combination of money and land is accepted. Where the market value of the land to be accepted is less than the money contribution due, then the balance shall be paid to Council. Conversely, if the land accepted is of greater market value than the money contribution due, Council will compensate the developer/subdivider the balance. | Reserves and Local Leisure Facilities Contribution (All Zones) | | Money | | 4% of market value of each additional allotment created | | 4% of market value of the net site area identified for each additional residential unit on a site | | Land in lieu of money (if applicable) | | Council will only accept land in lieu of money in accordance with the matters identified in DC-R3 | |
| Reserves and Local Leisure Facilities Contribution (All Zones) | | | | | | | | | | | | | |
| Money | | | | | | | | | | | | | |
| 4% of market value of each additional allotment created | | | | | | | | | | | | | |
| 4% of market value of the net site area identified for each additional residential unit on a site | | | | | | | | | | | | | |
| Land in lieu of money (if applicable) | | | | | | | | | | | | | |
| Council will only accept land in lieu of money in accordance with the matters identified in DC-R3 | | | | | | | | | | | | | |
| Financial contribution for Infrastructure and transport for residential intensification activities in Residential zones and Commercial and Mixed Use Zones | | | | | | | | | | | | | |
| FC-R2A | <p>In all Residential or Commercial and Mixed Use Zones all residential intensification activities where two or more residential units or allotments are proposed, a financial contribution shall be a maximum contribution in cash or land to an equivalent value equal to 4% of the value of each new residential unit or allotment up to a maximum of \$10,000 per residential unit or allotment.</p> <p>a. Council recognises that the financial contribution is not appropriate in all cases and in determining whether the base maximum should be adjusted the following matters will be taken into account:</p> <ol style="list-style-type: none"> Whether there will be an increase in the intensity of use of land from that which existed before the development. Whether there is a change in nature and character of the use of land. The subsidies that council may receive from New Zealand Transport Agency or other central government agencies. Whether a development contribution for the same purpose applies under the Council's Development Contribution Policy. | | | | | | | | | | | | |
| Financial Contributions relating to transport including roads, private ways, service lanes, accessways, footpaths, cycleways and walkways | | | | | | | | | | | | | |
| FC-R2B | <p>In all zones, except rural zones, the following a financial contribution will be required:</p> <ol style="list-style-type: none"> The full and actual costs of providing all new roads, private ways, service lanes, accessways, facilities to access public transport, cycleways, footpaths and walkways within the land being developed or subdivided. The developer must meet the full and actual cost of providing the necessary road lighting within the land being developed. Where existing roads, service lanes, accessways, footpaths and walkways outside the subdivision or development are adequate to serve the existing development but the proposed development will result in such roading facilities being inadequate the developer must pay the full and actual cost for all upgrading and any new facilities. For all Council provided services the council may elect to reduce the financial contribution from full and actual costs where the works address an existing and meaningful level of service deficit or provide significant benefits to other parties, such as other development sites. Where Council has upgraded facilities to take into account both vehicular and pedestrian traffic increases from land yet to be developed, developers of such undeveloped land shall be required to pay the full and actual costs of the upgrading and the new facilities based on trips generated by the development and taking into account the time value of money. | | | | | | | | | | | | |
| Financial Contributions relating to site formation and development works, electricity, gas and telephone supply in all zones | | | | | | | | | | | | | |
| FC-R2C | <ol style="list-style-type: none"> Within the land being subdivided or developed the subdivider or developer must pay for the full and actual cost of providing the necessary site formation and development works, electricity, gas and telephone services for the site. The subdivider or developer must pay for the full and actual cost of all site formation and development works within the land being subdivided or developed. Where site formation and development works within the land being subdivided or developed require remedial or stabilising work to be carried out on land adjoining or adjacent to the land being subdivided or developed the subdivider or developer must pay the full and actual cost of such work. | | | | | | | | | | | | |
| Financial Contributions relating to water supply, disposal of waste water and stormwater for subdivision or development of land | | | | | | | | | | | | | |
| FC-R2D | <p>In all zones, except rural zones, the following a financial contribution will be required:</p> <ol style="list-style-type: none"> Within the land being subdivided or developed the subdivider or developer must pay the full and actual cost of providing the necessary | | | | | | | | | | | | |

| | |
|--|--|
| | <p><u>water supply, wastewater and stormwater disposal facilities for the proposed allotments or dwellings.</u></p> <p>b. <u>Where the existing water supply, wastewater and/or stormwater capacity and pressure is adequate to serve existing development but the proposed subdivision will result in the capacity and/or pressure being inadequate the subdivider or developer must pay the full and actual costs for all such upgrading and new facilities.</u></p> <p>c. <u>Where the Council provides the necessary water, sewage or stormwater disposal system for vacant land in advance of such land being subdivided or developed either by carrying out the necessary work the Council shall require a contribution from the subdivider or developer when such land is subdivided or developed based on the actual and full cost of providing the service to that land after taking into account the time value of money.</u></p> <p>d. <u>The above provisions shall also apply to all staged subdivisions.</u></p> |
| Offsetting of adverse environmental effects | |
| FC-R2E | <u>In all Residential or Commercial and Mixed Use Zones all residential intensification activities where two or more residential units or allotments are proposed, a financial contribution may be required for the amount of money or land or both needed to offset any adverse environmental effects that cannot otherwise be avoided, remedied or mitigated.</u> |

| | |
|---------------------------------|---|
| Financial Contributions | |
| FC-R2 Policy DC-P1 | <p>Requirements for financial contributions</p> <ol style="list-style-type: none"> All financial contributions on subdivisions are payable prior to the release of the completion certificate for the subdivision. All financial contributions for any additional residential unit or multiple residential unit/unit development, where a subdivision has not taken place, are payable prior to the issuing of the <u>Code Compliance Certificate for Building Consent(s)</u> for the second or more residential unit /unit. The valuation shall apply to the land only. For the purposes of the valuation, where the size of the site is larger than 1000m² the valuation will be based on a hypothetical 1000m² building site. Where staged and further development takes place within 10 years, then a credit will apply against the reserves and leisure facilities contribution for the earlier payment, but no refunds will be given. Contributions in accordance with the above are exclusive of GST. <p>Exemptions: The following forms of subdivision will not be required to provide financial contributions:</p> <ol style="list-style-type: none"> Subdivision around any existing principal buildings lawfully established prior to 4 August 2006 that do not create any vacant sites. Subdivision around existing a residential unit(s) where a financial contribution has been paid previously for the residential unit(s). Allotments set aside as reserves or for conservation purposes. Access lots. Rural allotments where there is a legal instrument preventing use of the allotment for residential purposes (e.g. — a forestry allotment). Allotments created for unstaffed utility services up to 200m² in area. Boundary adjustments or amalgamation of allotments with no resulting increase in titles. |

| | |
|--------------------------------------|--|
| Guidelines for accepting land | |
| DC-R3 Policy DC-P1 | <p>Generally, the contribution will be required in the form of money, however Council, at its complete discretion, may consider accepting a contribution of land instead of money, or a combination of land and money. Land may be accepted if it is designated for a reserve or if the land furthers Council's objectives relating to the City's open space network. Council may also accept land for the protection of ecological, scenic, historical or scientific values or to provide for the active or passive recreational needs of the community.</p> <p>In determining whether land will be accepted by Council, a number of matters may be taken into account, including but not limited to the following:</p> <ol style="list-style-type: none"> The size and nature of the land. The topography of the land. Whether the land contributes to Council's objectives for the City's open space network. Whether the land is designated for proposed reserve purposes. Whether the land has been identified as a Council reserve in a structure plan. The accessibility of the land for users. The ecological, recreational, historic, scenic or scientific values associated with the land. The cost of acquiring and maintaining the land. |

Methods

| | |
|--------------|--|
| DC-M1 | District Plan provisions that set out the purposes and the level of financial contributions. Reserves and leisure facilities contributions will usually be in the form of money, land , or a combination of both. Generally however, Council will require the contribution to be made in the form of money. |
| DC-M2 | Policy on Development Contributions in the Long Term Council Community Plan (LTCCP). |

AIR — Air

Background

The Resource Management Act includes a wide definition of the **environment**. Many aspects of the **environment** are covered in other chapters of the Plan. A number of aspects of environmental quality deserve special attention. These include tangible matters such as air, **water** and soil. Poor levels of environmental quality, such as air pollution, can degrade the quality of life. Upper Hutt enjoys high standards of environmental quality which should be preserved and protected.

Resource Management Issues

AIR-I1 *Air pollution of the City resulting from **discharges**.*

The Wellington Regional Council is responsible for the management of **discharges** of **contaminants** to air under the **Act**.

Objectives

AIR-O1 *The promotion of a high level of environmental quality in the City by protecting **amenity values**.*

This objective seeks to minimise the **effects** of **activities** which can adversely affect the quality of the **environment**. It also seeks to promote a high level of environmental amenity within the City by appropriately managing the use, development and protection of **natural and physical resources**.

Policies

AIR-P1 *To identify and maintain **amenity values** that the community wishes to protect.*

Amenity values are those features or aspects about an area which enhance it or make it pleasant to be in. They can include access to sunlight, **landscaping** and visual qualities. They may also include important public features, such as parks and reserves. **Activities** which can adversely affect the amenities of an area must be managed, while also recognising the rights of individuals to use their own **properties** and the need for utilities to operate effectively and safely.

AIR-P2 *To promote the maintenance of air quality within the City.*

Environmental quality can be considerably affected by air quality. Upper Hutt, being at the head of a valley, is affected by a 'negative lapse rate' or temperature inversion. This is when warm rising air is trapped under a layer of falling cooler air. This condition means pollutants are easily contained in Upper Hutt's atmosphere.

Under the **Act**, there is an overlap of functions between the City Council and the Wellington Regional Council in relation to air quality. The Regional Council is charged with controlling **discharges** of **contaminants** into air. **Discharges** may be from a point source, such as a chimney, or from a non-point source, such as an intensive farming operation. The City Council is charged with controlling the **effects** of the use of **land**. Such **effects** may include **effects** on air quality.

Intensive farming, which includes **activities** ranging from pig farming to mushroom production, can be a source of nuisance to people. Compliance with Codes of Practice, such as that for pig farming, is encouraged.

Some industries, **farming activities** and other **activities** may create dust. It is not the intention of the Plan to manage these matters as these are primarily controlled by the Wellington Regional Council. In some cases, the Health Act 1956 may be used to minimise **dust** nuisance.

Another source of nuisance affecting air quality is the spraying of forests, weeds and crops with pesticides, **fertilisers** and other chemicals. In the process of spraying, these chemicals can be distributed beyond the **site** and can potentially adversely affect neighbouring **properties** and/or people. These matters are primarily under the control of the Wellington Regional Council.

Rules

| Permitted Activities | | Zones | |
|----------------------|--|------------|---|
| AIR-R1 | All activities that comply with AIR-S1 | PER | General Residential High Density Residential Commercial City-Centre and Mixed Use General Industrial Open Space Special Activity Development Area 1 |

| Permitted activity standards | | Zone |
|---|---|---|
| AIR-S1 Policies AIR-P1, AIR-P2, GRZ-P3, COMZ-P1, CCZ-P3, GIZ-P2, OSZ-P7, SAZ-P2 | Dust 1. Activities shall not create a dust nuisance. A dust nuisance may occur if: a. There is visible evidence of suspended solids in the air beyond the site boundary . b. There is visible evidence of suspended solids, traceable from a dust source, settling on the ground, building or structure on a neighbouring property or on water . | General Residential High Density Residential Commercial City-Centre and Mixed Use General Industrial Open Space Special Activity Development Area 1 |

| Restricted Discretionary Activities | | Zones | |
|-------------------------------------|--|------------|---|
| AIR-R2 | Activities which do not comply with AIR-S1 Council will restrict its discretion to, and may impose conditions on: 1. Height, boundary setbacks and sunlight access. 2. Provision of and effects on utilities and/or services. 3. Landscaping and screening. 4. Standard, construction and layout of vehicular access. 5. Car parking. 6. Effects on the amenity of the surrounding area. 7. Financial contributions. | DIS | <i>Open Space (excluding Speedway Area)</i> |

| Discretionary Activities | | Zones | |
|--------------------------|--|------------|---|
| AIR-R3 | Activities which do not comply with AIR-S1 | DIS | <i>General Residential High Density Residential Commercial City Centre and Mixed Use General Industrial Open Space (Speedway Area only) Special Activity (excluding St. Patrick's Estate Area) Development Area 1</i> |

| Non-complying Activities | | Zones | |
|--------------------------|--|-----------|--|
| AIR-R4 | Activities which do not comply with AIR-S1 | NC | <i>Special Activity – St. Patrick's Estate Area only</i> |

| Matters for Consideration | | Zone | |
|--|--|------|--|
| Matters that may be relevant in the consideration of any resource consent may include the following: | | | |
| AIR-MC1 | Nuisance 1. The potential impacts of noise, dust , glare, vibration, fumes, smoke, other discharges or pollutants or the excavation or deposition of earth. | | <i>General Residential High Density Residential Commercial City Centre and Mixed Use General Industrial Open Space Special Activity Development Area 1</i> |
| AIR-MC2 | Cumulative effects 1. Whether cumulative effects such as pollution, risk to public safety and nuisances have been assessed. | | <i>General Residential High Density Residential Commercial City Centre and Mixed Use General Industrial Open Space Special Activity Development Area 1</i> |

Methods

- AIR-M1** Encouragement of the implementation and use of efficient equipment, systems and methods which minimise emissions.
- AIR-M2** Encouragement of the use of Codes of Practice, such as for pig farming or for agricultural users.
- AIR-M3** Consultation and co-ordination with the Wellington Regional Council in developing and implementing the Regional Air Quality Plan for the Wellington Region.
- AIR-M4** Liaison with relevant industry groups. This may assist in identifying potential sources of air pollution at the pre-development stage.
- AIR-M5** Abatement and enforcement procedures under the Resource Management Act 1991, the Health Act 1956 and other relevant legislation.

Anticipated Environmental Results

The following results are expected to be achieved by the objective, policies and methods of this chapter. The means of monitoring whether this Plan achieves the anticipated environmental results are also set out below.

| Anticipated environmental results | | Monitoring indicators | Data source |
|-----------------------------------|--|--|------------------------|
| AIR-AER1 | An acceptable level of air quality throughout the City | Resource consents and type and effect on air quality issues Consultation — community initiatives | Council records |

| | | | |
|-----------------|---|---|---|
| AIR-AER2 | The maintenance of amenity values as appropriate to particular areas of the City | Complaints and enforcement proceedings The adequacy of conditions of consent in different situations Consultation and community initiatives | Council complaints register Council resource consent records |
|-----------------|---|---|---|

EW — Earthworks

Background

Earthworks and land disturbance may be required for subdivision or other activities. The undertaking of these activities in areas with natural hazards, active geological and geomorphological processes, watercourses, or where future urban growth will be directed may have adverse effects on the environment.

Resource Management Issues

EW-11 *The potential effects of earthworks and vegetation removal on the stability of the land.*

Earthworks and land disturbances have the potential to cause or aggravate land instability. This may result in subsidence, erosion or slippage if undertaken in areas which have topographical constraints, are subject to active geological processes or have a geological or subsoil structure that is susceptible to land displacement. Because subdivision can create expectations that land can be used more intensively, any subsequent development may increase exposure to risk from natural hazards.

Land instability can be a significant hazard. Depending on the location and type of earthworks, and the intended or potential use of the site, earthworks will need to be undertaken subject to standards to avoid a potential hazard to the community, buildings or the environment.

Due to the City's geological and topographical characteristics, there are large areas of steep slopes vulnerable to erosion and slope instability. Removal of vegetation from these areas increases risks of erosion and there is the possibility of downstream hazards as a result of sedimentation of streams increasing the flood risk.

EW-12 *That earthworks and vegetation removal do not adversely affect significant natural landforms, areas of significant natural indigenous vegetation or significant habitats of indigenous fauna or areas of landscape and/or visual value as identified within the Southern Hills Overlay Area.*

Land disturbance in sensitive locations can seriously damage or denigrate the visual amenity of the environment. In the case of Upper Hutt, the eastern, southern and western hills are an important component of the landscape and visual appeal of the City. The scarring of land, whether urban or rural, detracts from the visual quality of the City.

Land disturbance in sensitive locations can also seriously damage or destroy the ecological values of the environment.

EW-13 *The potential of earthworks to alter the natural flow of surface water and to adversely affect the visual amenity of the City.*

Land disturbance can create visual effects beyond the area of development that may be visible for a long period of time. This affects the amenity of an area, neighbouring properties or the wider valley floor where earthworks are undertaken on hillsides or other visually prominent areas such as ridgelines.

Earthworks may alter the natural flow of surface water and hence can cause effects on lower lying land. This issue becomes particularly significant for the City as more development occurs along the surrounding hillsides.

EW-14 *Earthworks within identified Flood Hazard Extents can increase the flood hazard risk.*

Earthworks can adversely affect the function of the floodplain and therefore increase the flood risk to people and property.

Earthworks can obstruct or divert flood and surface water flow paths as well as increase erosion risk. Sediment loss from areas of work can affect the stream channel and have an impact on the function of the stream during times of flood.

Objectives

EW-O1 *The promotion of development that is appropriate to the natural characteristics, landforms, and visual amenity of the City, significant areas of indigenous vegetation and habitats of indigenous fauna, is consistent with the sustainable use of land, and has regard for walking, cycling and public transport.*

Earthworks and land disturbance can create hazards such as land slippage, subsidence and falling debris. It is in the interest of the community that the adverse effects of earthworks are avoided, remedied or mitigated.

Earthworks undertaken in order to promote the development of land may affect the visual amenity of the City and hence the visual amenity enjoyed by surrounding residents and the wider community. It is essential that the adverse visual effects resulting from earthworks are avoided, remedied or mitigated.

Earthworks which alter the natural flow of surface water also generate adverse effects which need to be avoided, remedied or mitigated. Particularly, earthworks should be constructed in such a way to not concentrate stormwater generated from the development onto adjoining properties.

EW-O2 *To control earthworks within identified Flood Hazard Extents and Erosion Hazard Areas to ensure that the function of the floodplain is not reduced and unacceptable flood risk to people and property is avoided or mitigated.*

Earthworks can result in unacceptable risk for future development or obstruct or divert flood flow paths. Where earthworks are proposed within the Flood Hazard Extent or Erosion Hazard Area, the natural hazard constraints should be considered and areas subject to high hazards are avoided or earthworks managed to protect the integrity of the high hazard area.

Policies

EW-P1 *To ensure that earthworks are designed and engineered in a manner compatible with natural landforms, significant areas of indigenous vegetation and habitats of indigenous fauna, the amenity of an area, and the mitigation of natural hazards.*

Earthworks can leave unnatural forms or unsightly scars which in some cases can permanently detract from the amenities of an area. They can also alter stormwater and floodwater flows, cause potential for subsidence or erosion, or significantly affect the ecology of the area. For these reasons, Council considers that controls on such activities are necessary.

Earthworks are also essential for **building** development, which in some cases can have no more than minor environmental **effects**. Plan provisions have been designed to accommodate **earthworks** for **building** development whilst ensuring that adverse **effects** that may result from such **earthworks** on the amenity of an area are avoided, remedied or mitigated.

EW-P2 *To avoid, remedy or mitigate the contamination, degradation and erosion of soil from **earthworks** or vegetation removal through advocating responsible **land use practices**.*

It is important that **activities on land** are managed and monitored in such a way as to prevent the depletion of resources. This is particularly important in areas that are susceptible to this for a combination of reasons, including:

1. Erosion prone areas, due to geological and topographical conditions.
2. Climatic conditions, such as frequency and level of rainfall.
3. Vegetative conditions, such as an absence of vegetative cover.
4. Proximity of property or features that could be damaged by landslip, erosion or other events.
5. Proximity of **streams** that could be affected by sediment from runoff.

Although the Regional Council has primary responsibility in these areas, the City Council needs to address the potential **effects of land use** on the quality and life-supporting capacity of the City's **land resources**, and to employ such methods as are appropriate for encouraging good **land use practice** to complement the responsibilities of the Regional Council. The **Council** will also seek to be involved with the Regional Council on such matters.

EW-P3 *Limit **earthworks** in the high hazard areas within identified **Flood Hazard Extents** and **Erosion Hazard Areas** to avoid an increase in risk from flood hazards to people and property.*

Earthworks in high hazard areas are generally inappropriate and can result in the diversion of flood **waters**, blocking of **water** flow, or reduce bank stability, which can increase the risk to surrounding **properties**. To maintain the function of the floodplain it is important that the passage of flood **waters** is not impeded or blocked.

EW-P4 *To manage **earthworks** in the low hazard areas within identified **Flood Hazard Extents** and **Erosion Hazard Areas** to reduce the flood risk to people and property.*

Earthworks in lower hazard areas may be acceptable as there is less risk of the **earthworks** blocking **water** flow or diverting flood flows. Furthermore, **earthworks** are likely to be required to ensure that future **building** platforms (and in the case of the Mangaroa **Flood Hazard Extent**, the access routes) are above the 1 in 100-year flood level. Managing **earthworks** in these lower hazard areas will support the necessary mitigation and reduce the flood hazard threat to people and property, within the identified **Flood Hazard Extents**.

EW-P5 *Require **earthworks** within identified **Flood Hazard Extents** and **Erosion Hazard Area** to be designed to minimise erosion and loss of sediment from the area of work to **streams** and **rivers**.*

Earthworks in the **Flood Hazard Extent** and **Erosion Hazard Area** need to be undertaken in a manner to ensure that sediment runoff is minimalised. Sediment runoff has the potential to reduce the capacity of the **river** channel and exacerbate the flood risk. Furthermore, while not within the scope of the plan change, it is recognised that there are amenity, ecological and **water** quality benefits that are derived from controlling sediment runoff from **earthworks**.

EW-P6 *Enable **earthworks** within identified **Flood Hazard Extents** and **Erosion Hazard Areas** that are directly associated with specific and planned **flood mitigation works** or floodplain management that are designed to reduce the flood risk to people and property or maintain the function of the floodplain.*

Earthworks that are undertaken for the express purpose of reducing the flood risk through mitigation works have wider community benefits and therefore it is appropriate that these are supported and encouraged through the policy framework. These works are often undertaken by Greater Wellington Regional Council (or an associated approved contractor) and will be identified in approved floodplain management plans (if one exists).

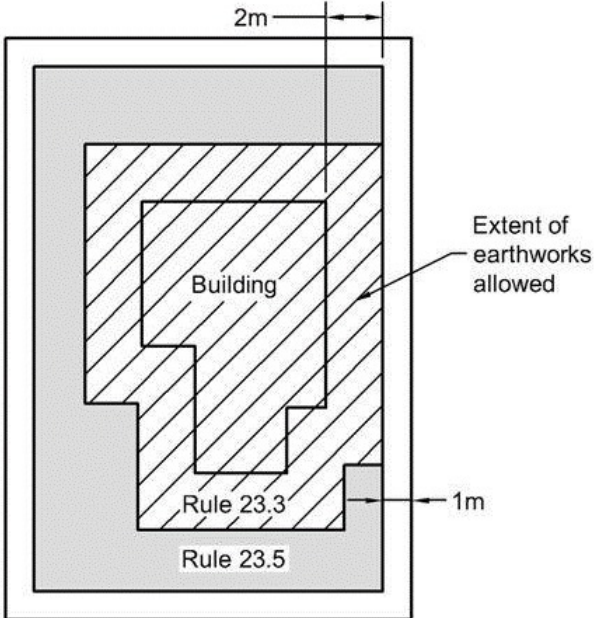
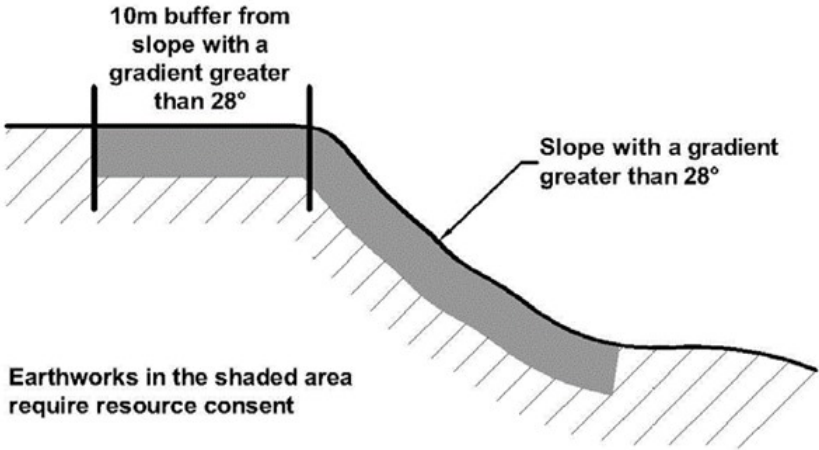
Rules

Activities Tables

Policies EW-P1, EW-P2, EW-P3, EW-P4, EW-P5, EW-P6, NFL-P3, ECO-P6, NU-P4

| Permitted Activities | | Zones | |
|--|--|-------|-----|
| EW-R1 | Earthworks which meet the standards under EW-S1 to EW-S17. Note: The Accidental Discovery Protocol in Appendix 2 applies to earthworks in Development Area 3. | PER | All |
| EW-R2 | Earthworks within an area identified as Southern Hills Overlay Area which meet the standards under EW-S1 to EW-S12. | PER | All |
| Earthworks within the Pinehaven Flood Hazard Extent | | | |
| EW-R3 | Earthworks within the Ponding Area of the Pinehaven Flood Hazard Extent which are directly required for the building platform associated with the alteration and addition to existing buildings , including new accessory buildings , and are less than 20m ² in area, and meet the standards under EW-S14. | PER | All |
| EW-R4 | Earthworks associated with the flood mitigation works within the Pinehaven Flood Hazard Extent , which meet the standards under EW-S13. | PER | All |
| EW-R5 | Earthworks associated with the maintenance , upgrade or installation of network utilities within the Ponding Area , Overflow Path or Stream Corridor of the Pinehaven Flood Hazard Extent where earthworks are located within the legal road reserve and complies with standards under EW-S16. | PER | All |
| Earthworks within the Mangaroa Flood Hazard Extent | | | |
| EW-R6 | Earthworks within the Ponding Area of the Mangaroa Flood Hazard Extent , except in the General Residential Zone, are a Permitted Activity where the proposal complies with the relevant zone standards for Permitted Activities and meet the standards under EW-S15. | PER | All |

| | | | |
|-------|---|-----|-----|
| EW-R7 | Earthworks associated with flood mitigation works within the Mangaroa Flood Hazard Extent which meet the standards under EW-S13. | PER | All |
| EW-R8 | Earthworks associated with the maintenance, upgrade or installation of network utilities within the Overflow Path or River Corridor of the Mangaroa Flood Hazard Extent where earthworks are located within the legal road reserve, and complies with the standards under EW-S16. | PER | All |

| Standards for Permitted Activities | | Zones |
|---|---|---|
| <p>EW-S1 Policies EW-P1, EW-P2</p> | <p>1. Existing ground level shall not be altered by cutting by a vertical height of more than 1.5m, or filling by a vertical height of more than 0.5m.</p> <p>Exemption</p> <p>2. The above shall not apply where the area of earthworks for a specific building extends no more than 2 metres beyond the exterior foundations of the proposed building but no closer than 1 metre to a boundary and complies with an earthworks plane (as defined in Section 3.1) measured from a height of 1.5 metres at the ground level boundary and an angle of 45° into the site.</p>  | <p>General Residential High Density Residential Commercial City-Centre and Mixed Use General Industrial Special Activity Development Area 1</p> |
| <p>EW-S2 Policies EW-P1, EW-P2</p> | <p>1. Existing ground level shall not be altered by cutting or filling by a vertical height of more than 1.5m.</p> <p>Exemption</p> <p>2. The above shall not apply where the area of earthworks for a specific building extends no more than 2 metres beyond the exterior foundations of the proposed building but no closer than 1 metre to a boundary and complies with an earthworks plane (as defined in Section 3.1) measured from a height of 1.5 metres at the ground level boundary and an angle of 45° into the site.</p> | <p>General Rural Rural Production Rural Lifestyle Open Space Development Area 2 Development Area 3</p> |
| <p>EW-S3 Policies EW-P1, EW-P2</p> | <p>1. The physical extent of earthworks shall not exceed 150m² in surface area on any one site within any continuous 12 month period.</p> <p>Exemption</p> <p>1. In the General Residential, Commercial, High Density Residential, City-Centre, Commercial and Mixed Use, General Industrial, Special Activity, General Rural, Rural Production and Rural Lifestyle Zones, earthworks exceeding the foundations of a specific building by more than 2 metres are exempt from the 150m² surface area limit provided that the earthworks beyond the 2 metre foundation line of a building:</p> <ol style="list-style-type: none"> do not exceed a vertical cut height of 1.5m or a vertical fill height of 0.5m; and do not go closer than 1 metre to any boundary; and comply with an earthworks plane (as defined in Section 3.1) measured from a height of 1.5 metres at the ground level boundary and an angle of 45° into the site. | <p>All</p> |
| <p>EW-S4 Policies EW-P1, EW-P2</p> | <p>1. Earthworks shall not be undertaken on erosion prone land, identified as land with a gradient steeper than 28 degrees, or within 10m of a downhill slope with a gradient steeper than 28 degrees (see diagram below).</p>  | <p>All</p> |
| <p>EW-S5</p> | <p>1. Earthworks shall not be undertaken within 10m of any waterbody (measured from the bank of the</p> | <p>All</p> |

| | | |
|--|---|--------------------|
| <i>Policies EW-P1, EW-P2</i> | waterbody), or within the 1 in 100 year flood extent of the Hutt River (as defined on the Planning Maps). | |
| EW-S6 <i>Policies EW-P1, EW-P2</i> | 1. Sediment retention and run-off controls shall be implemented to ensure there is no contamination of natural water by sediment. | All |
| EW-S7 <i>Policies EW-P1, EW-P2</i> | 1. Earthworks which are not being worked for three months or more, shall be hydroseeded or sown in order to achieve ground cover. | All |
| EW-S8 <i>Policies EW-P1, EW-P2</i> | 1. Earthworks shall be undertaken in accordance with the relevant provisions of the Code of Practice for Civil Engineering Works Exemption 2. The above standards shall not apply to earthworks for flood mitigation purposes undertaken or approved by a local authority. | All |
| EW-S9 <i>Policies EW-P1, EW-P2</i> | 1. Stormwater resulting from earthworks development is to be controlled and managed so as to avoid, remedy or mitigate adverse effects on other land. | All |
| EW-S10 <i>Policies NU-P4</i> | 1. Within 12m of high voltage (110kV or greater) electricity transmission lines , earthworks shall not be undertaken that: a. Are at a depth greater than 300mm within 6m of the outer visible edge of a tower support structure ; or b. Are at a depth greater than 3m between 6m and 12m of the outer visible edge of a tower support structure ; or c. Create an unstable batter; or d. Result in a reduction of the existing conductor clearance distances. Exemptions 2. The above standard shall not apply to earthworks undertaken by utility operators. 3. The above standard shall not apply to normal agricultural or domestic cultivation or repair, sealing, resealing of an existing road , footpath or driveway. Restriction on notification Subject to sections 95A(2)(b), 95A(2)(c), 94A(4) and 95C of the Act, a resource consent application required due to non-compliance with this standard will be precluded from public notification under section 95A, and limited notification will be served on Transpower New Zealand Limited as the only affected party under section 95B. | All |
| EW-S11 <i>Policies EW-P1, EW-P2 NFL-P3, ECO-P6</i> | Earthworks within an area identified as Southern Hills Overlay Area 1. Within an area identified as Southern Hills Overlay Area, existing ground level shall not be altered by cutting or filling by a vertical height of more than 2.5m. | All |
| EW-S12 <i>Policies EW-P1, EW-P2 NFL-P3, ECO-P6</i> | 1. Within an area identified as Southern Hills Overlay Area, the physical extent of earthworks shall not exceed 300m ² in surface area on any one site within any continuous 12 month period. | All |
| EW-S13 <i>Policies EW-P6</i> | Earthworks associated with flood mitigation works within the Pinehaven or Mangaroa Flood Hazard Extents 1. Must be undertaken by Greater Wellington Regional Council, Upper Hutt City Council or their nominated contractor and be for the express purpose of mitigating the identified flood hazard and, where applicable, achieving the design and objectives of the relevant floodplain mitigation plan. | All |
| EW-S14 <i>Policies EW-P4 EW-P5</i> | Within the Ponding Area of the Pinehaven Flood Hazard Extent , earthworks directly required for the building platform associated with the alteration and addition to existing buildings , including new accessory buildings , provided they are 20m ² or less in area, must comply with the following standards: 1. Earthworks must be directly associated with the building platform of the proposed extension or alteration or new accessory building provided for as a permitted activity under NH-R2; and 2. The earthworks cannot exceed 20m ² in area; and 3. The earthworks must not be within the Stream Corridor or an Overflow Path . | All |
| EW-S15 <i>Policies EW-P3 EW-P4 EW-P5</i> | Earthworks within the Ponding Area of the Mangaroa Flood Hazard Extent , except in the General Residential Zone, where the proposal complies with the relevant zone standards for Permitted Activities The earthworks are required to comply with the following standards: 1. Must not be within the Erosion Hazard Area , River Corridor or Overflow Path ; and 2. Must not be located in a General Residential Zone; and 3. Complies with the relevant earthworks zone standards for Permitted Activities. | All |
| EW-S16 <i>Policies EW-P3 EW-P4 EW-P5 NU-P15</i> | Earthworks associated with the maintenance, upgrade or installation of network utilities within the identified Pinehaven and Mangaroa Flood Hazard Extents where earthworks are located within the legal road reserve 1. Ground levels are reinstated to those existing prior to the works; or 2. Earthworks are associated with the installation of underground utilities using directional drilling or thrusting techniques. | All |
| EW-S17 | 1. Permanent cuts must be formed at no greater than 26 degrees in soil and 55 degrees in rock; and | Development Area 3 |

| | | |
|-----------------------------|--|--|
| Policies EW-P1, EW-P2 | 2. Filling must be completed in accordance with NZS:4431:1989 Code of practice for earth fill for residential development. | |
|-----------------------------|--|--|

| Restricted Discretionary Activities | | Zones | |
|---|--|-------|-----|
| EW-R9 Policies EW-P1 EW-P2 NU-P4 | <p>Earthworks which do not meet the standards under EW-S1 to EW-S17 unless specifically identified as a Discretionary or Non-Complying Activity</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> 1. Avoiding, remedying or mitigating effects related to the standard in question. 2. Financial contributions. 3. In addition to the above, within the Mount Marua Structure Plan Development Area, consistency with the Mount Marua Structure Plan. <p><i>Note: The Accidental Discovery Protocol in Appendix 2 applies to earthworks in Development Area 3.</i></p> | RDIS | All |
| EW-R10 Policies EW-P1 EW-P2 NFL-P3, ECO-P6 | <p>Earthworks within an area identified as Southern Hills Overlay Area which do not meet any one or more of the standards under EW-S1 to EW-S10, but meet the standards under EW-S11 and EW-S12</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> 1. Avoiding, remedying or mitigating effects relating to the standard in question. 2. Effects on visual values. 3. Effects on landscape values. 4. Effects on ecological values. 5. Measures to avoid, remedy or mitigate potential adverse effects. 6. In addition to the above, within the Mount Marua Structure Plan Development Area, consistency with the Mont Marua Structure Plan. | RDIS | All |
| Earthworks within the Pinehaven Flood Hazard Extent | | | |
| EW-R11 Policies EW-P2 EW-P3 EW-P4 EW-P5 | <p>All earthworks not associated with permitted building extensions (up to 20m²) or flood mitigation works within the Ponding Area of the Pinehaven Flood Hazard Extent, which meet the standards under EW-S17</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> 1. Height of cut or fill and area of earthworks above ground level. 2. Earthworks stability. 3. Erosion and sediment control. 4. Effect on the flooding risk to people and property. 5. Permanent surface treatment of earthwork area. 6. Avoiding, remedying or mitigating effects related to the standard in question. 7. Financial contributions. | RDIS | All |
| Earthworks within the Mangaroa Flood Hazard Area | | | |
| EW-R12 Policies EW-P3 EW-P4 EW-P5 | <p>Earthworks within the Ponding Area (excluding the Erosion Hazard Area) of the Mangaroa Flood Hazard Extent which meet the standards under EW-S18 and where one of the following applies:</p> <ol style="list-style-type: none"> 1. the proposal does not meet the Permitted Activity earthworks standards for the relevant zone, or 2. the proposal is within the General Residential Zone. <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> 3. Height of cut or fill and area of earthworks above ground level. 4. Earthworks stability. 5. Erosion and sediment control. 6. Effect on the flood risk to people and property. 7. Permanent surface treatment of earthwork area. 8. Avoiding, remedying or mitigating effects related to the standard in question. 9. Financial contributions. | RDIS | All |
| EW-R13 Policies EW-P3 EW-P4 EW-P5 | <p>Earthworks within the Erosion Hazard Area of the Mangaroa Flood Hazard Extent which meet the standards under EW-S19.</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> 1. Effect on slope stability and appropriateness of the works based on the provided report required by Section 2.4.10 of Part 1 of this Plan. 2. Height of cut or fill and area of earthworks above ground level. 3. Erosion and sediment control. 4. Effect on the flood risk to people and property. 5. Permanent surface treatment of earthwork area. | RDIS | All |

| Standards for Restricted Discretionary Activities | | Zones | |
|--|--|-------|-----|
| EW-S17 Policies EW-P2 EW-P3 EW-P4 EW-P5 | <p>Earthworks not associated with permitted building extensions or flood mitigation works within the Ponding Area of the Pinehaven Flood Hazard Extent</p> <ol style="list-style-type: none"> 1. Earthworks must not be located within the Stream Corridor or an Overflow Path. | | All |
| EW-S18 Policies EW-P3 EW-P4 EW-P5 | <p>Earthworks within the Ponding Area (excluding the Erosion Hazard Area) of the Mangaroa Flood Hazard Extent</p> <ol style="list-style-type: none"> 1. Earthworks must not be located within the Erosion Hazard Area, an Overflow Path or the River Corridor. | | All |

| | | |
|---|--|------------|
| EW-S19 | Earthworks within the Erosion Hazard Area of the Mangaroa Flood Hazard Extent | <i>All</i> |
| <i>Policies EW-P3 EW-P4 EW-P5</i> | <ol style="list-style-type: none"> Where the proposal is located within the Erosion Hazard Area, provision of a report by a suitability qualified and experienced person to determine the erosion risk is required in accordance with the requirements of Section 2.4.10 of Part 1 of this Plan. Earthworks must not be located within the River Corridor or an Overflow Path (but includes ponding areas within the Erosion Hazard Area). | |

| Discretionary Activities | | | Zones |
|---|---|------------|------------|
| EW-R14 | Earthworks on a site identified in Schedule HH-SCHED1 or affecting a tree identified in TREE-SCHED1 or UTG-SCHED1. For the purposes of this rule, the following exclusion applies: Earthworks undertaken by a network utility operator affecting a tree identified in UTG-SCHED1 when undertaken in compliance with the rules of the Urban Tree Groups (UTG) Chapter. | DIS | <i>All</i> |
| EW-R15 | Earthworks within an area identified as Southern Hills Overlay Area which do not meet any one or more of the standards under EW-S11 and EW-S12. | DIS | <i>All</i> |
| Earthworks within the Mangaroa Flood Hazard Area | | | |
| EW-R16 | Earthworks within an Overflow Path of the Mangaroa Flood Hazard Extent (excluding those associated with network utilities that are otherwise provided for as a Permitted Activity). | DIS | <i>All</i> |

| Non-complying Activities | | | Zones |
|--|---|-----------|------------|
| Earthworks within the Pinehaven Flood Hazard Extent | | | |
| EW-R17 | Earthworks within the Pinehaven Flood Hazard Extent (excluding those associated with flood protection works and network utilities that area otherwise provided for as permitted activities), which are within the Overflow Path or Stream Corridor . | NC | <i>All</i> |
| Earthworks within the Mangaroa Flood Hazard Area | | | |
| EW-R18 | Earthworks within the River Corridor of the Mangaroa Flood Hazard Extent (excluding those associated with network utilities that are otherwise provided for as a Permitted Activity). | NC | <i>All</i> |

| Matters for Consideration | |
|--|---|
| Matters that may be relevant in the consideration of any resource consent may include the following: | |
| EW-MC1 | <p>Earthworks</p> <ol style="list-style-type: none"> The extent to which any cut or fill will remove existing vegetation, alter existing landforms, affect water quality, cause or contribute to land instability, soil erosion or affect existing natural features, such as water bodies. The effect of any cut or fill on any stands of important indigenous vegetation, or sites, buildings or places of scientific, cultural or heritage value. The extent to which any cut or fill can be restored or treated to resemble natural landforms. The extent to which the proposed earthworks will impact on prominent or visually sensitive features, such as ridgelines, escarpments, water bodies, or high visual and/or landscape value areas identified within the Southern Hills Overlay Area. The proposed methods and timing to avoid, remedy or mitigate potential adverse effects including rehabilitation, re-contouring and re-vegetation or retention of existing vegetation. The necessity for carrying out the work, and extent to which the earthworks are required. Whether the earthworks proposed increase or decrease flood hazards. The time period when the soil will be exposed. Traffic movements. Noise. Dust. The findings of any assessment prepared by a suitably qualified expert ecologist or landscape planner, either commissioned by Council or accompanying a resource consent application. The Southern Hills Environmental Management Study prepared for Upper Hutt City Council by Boffa Miskell Ltd July 2008 Effect on the diversion or obstruction of flood waters in the Overflow Path and Stream/River corridors and proposed measures to mitigate the effect on the function of the floodplain. Effect of the flood risk to people and property. In addition to the above, within the Mount Marua Structure Plan Development Area, consistency with the Mount Marua Structure Plan. |

| |
|---|
| Advice Note |
| For any activity within the Stream/River Corridor , Overflow Path , Ponding Area or Erosion Hazard Area , applicants are advised to consult the Wellington Regional Council to determine if regional consent is also required. |

Methods

| | |
|--------------|---|
| EW-M1 | District Plan provisions consisting of: <ol style="list-style-type: none"> Rules to control the location of building platforms, earthworks and accessways in the identified Flood Hazard Extents and Erosion Hazard Area. Performance standards and consent conditions to minimise the adverse effects of earthworks. These relate to: <ol style="list-style-type: none"> Provision of utilities, supply of water and disposal of effluent. Landscape values, native vegetation, heritage and cultural sites. Managing dust, waterbody siltation, soil erosion, effects on ground stability and other natural hazards. Management of the effects of earthworks and clearing of native vegetation by using: <ol style="list-style-type: none"> Zone performance standards to establish thresholds for resource consents. Management plans and monitoring of ongoing operations. The ability to impose conditions on resource consents to avoid, remedy or mitigate any adverse effects. |
| EW-M2 | Liaison with service providers and network utility operators . |
| EW-M3 | The Code of Practice for Civil Engineering Works . |

EW-M4 To record known sites of potential instability on a hazard register and to supply this information, in response to requests for project information memoranda and land information memoranda and for processing resource consents.

Anticipated Environmental Results

The following results are expected to be achieved by the objective, policies, methods and rules in this chapter. The means of monitoring whether this Plan achieves the anticipated environmental results are also set out below.

| Anticipated environmental results | | Monitoring indicators | Data source |
|--|---|--|---|
| EW-AER1 | Minimal adverse effects on the environment from subdivision and earthworks | Effectiveness of conditions of consent and methods used in managing adverse effects Complaints received about adverse effects | Council complaints register Council resource consent records and monitoring compliance |

LIGHT — Light

Objectives

LIGHT-O1 The promotion of a high level of environmental quality in the City by protecting **amenity values**.

This objective seeks to minimise the effects of **activities** which can adversely affect the quality of the **environment**. It also seeks to promote a high level of environmental amenity within the City by appropriately managing the use, development and protection of **natural and physical resources**.

Policies

LIGHT-P1 To identify and maintain **amenity values** that the community wishes to protect.

Amenity values are those features or aspects about an area which enhance it or make it pleasant to be in. They can include access to sunlight, **landscaping** and visual qualities. They may also include important public features, such as parks and reserves. **Activities** which can adversely affect the amenities of an area must be managed, while also recognising the rights of individuals to use their own **properties** and the need for utilities to operate effectively and safely.

Rules

| Permitted Activities | | | Zones |
|----------------------|---|------------|---|
| LIGHT-R1 | All activities complying with LIGHT-S1 | PER | General Residential High Density Residential General Rural Rural Production Rural Lifestyle Commercial City Centre and Mixed Use General Industrial, Open Space (excluding Speedway Area) Special Activity (including St. Patrick's Estate Area) Development Area 1 Development Area 2 |
| LIGHT-R2 | All activities complying with LIGHT-S2 | PER | Open Space - Speedway Area only |
| LIGHT-R3 | All activities complying with LIGHT-S3 | PER | Development Area 3 |

| Standards for Permitted Activities | | | Zones |
|--|--|--|--|
| LIGHT-S1 Policies LIGHT P1, GRZ-P3 GRUZ-P1, RPROZ-P1, RLZ-P1 COMZ-P1, CCZ-P3, GIZ-P2 OSZ-P4 SAZ-P2 | Artificial light 1. Light emissions from a site shall not exceed a measurement of 8 lux (lumens per m2) measured in both the horizontal and vertical planes, 1.5m above the ground at the site boundary . 2. Light emissions will be measured by an instrument that meets NZSS CP22 (1962) requirements and amendments. 3. Light emissions from a site shall not spill directly onto roads . | | General Residential High Density Residential General Rural Rural Production Rural Lifestyle Commercial City Centre and Mixed Use General Industrial, . Open Space (excluding Speedway Area) Special Activity (including St. Patrick's Estate Area). Development Area 1 Development Area 2 Development Area 3 |
| LIGHT-S2 Policies OSZ-P2 OSZ-P4 OSZ-P5 | Artificial light 1. Security or advertising lighting shall not spill directly onto neighbouring properties . 2. External lighting shall not spill directly onto roads , nor be a hazard to motorists. Light emissions will be measured by an instrument that meets NZSS CP22 (1962) requirements and amendments. | | Open Space - Speedway Area only |
| LIGHT-S3 Policies LIGHT P1 | Sky Glow Outdoor artificial lighting must not exceed an upward light ratio of 3%. | | Development Area 3 |

| Restricted Discretionary Activities | | | Zones |
|---------------------------------------|---|-------------|--------------------------------------|
| LIGHT-R3 Policies OSZ-P2 | All activities that do not complying with permitted activity standards in LIGHT-S1 Council will restrict its discretion to, and may impose conditions on: 1. Height, boundary setbacks and sunlight access. | RDIS | Open Space (excluding Speedway Area) |

| | | | |
|--------|---|--|--|
| OSZ-P4 | <ol style="list-style-type: none"> 2. Provision of and effects on utilities and/or services. 3. Landscaping and screening. 4. Standard, construction and layout of vehicular access. 5. Car parking. 6. Effects on the amenity of the surrounding area. 7. Financial contributions. | | |
|--------|---|--|--|

| Discretionary Activities | | | Zones |
|--------------------------|---|-----|---|
| LIGHT-R4 | All activities that do not complying with permitted activity standards in Light-S1 | DIS | General Residential High Density Residential General Rural Rural Production Rural Lifestyle Commercial City Centre and Mixed Use General Industrial Special Activity (excluding St. Patrick's Estate Area) Development Area 1 Development Area 2 |
| LIGHT-R5 | All activities that do not complying with permitted activity standards in Light-S2 | DIS | Open Space - Speedway Area only |
| LIGHT-R6 | All activities that do not complying with permitted activity standards in LIGHT-S3 | DIS | Development Area 3 |

| Non-complying Activities | | | Zones |
|--------------------------|--|----|---|
| LIGHT-R7 | All activities that do not complying with permitted activity standards in Light-S1 | NC | Special Activity – St. Patrick's Estate Area only |

| Matters for Consideration | |
|---|---|
| Matters that may be relevant in the consideration of any resource consent, other than for a restricted discretionary activity, may include the following: | |
| LIGHT-MC1 | Artificial light <ol style="list-style-type: none"> 1. Effects on traffic safety 2. Overspill of light onto surrounding properties 3. Whether the lighting will assist in the safety, security and efficient use of the open space. |

PK — Papakāinga

Background

The purpose of the **Papakāinga** Chapter is to assist **tangata whenua** in the development and use of **papakāinga** on their **ancestral land**. **Ancestral land** is land that belonged to **tipuna/tupuna**. It was a base upon which the **hapū** was nurtured and was handed down in succession through generations by continuous occupation. This is known as **ahi kā** or **ahi kā roa**. In the context of the District Plan, **ancestral Māori land** includes **land** held under the Te Ture Whenua Māori Act 1993, **Māori customary land**, **Māori freehold land**, and **general title land** owned by Māori.

It is recognised that **tangata whenua** face barriers to developing and using their **land** in the way that fits into the principle of **Tino Rangatiratanga**, and that this is different to **land** held in European title. The emergence of these barriers can be linked to the process of **land** alienation. This process occurred alongside the introduction by the Crown of a system of **land** tenure that individualised title to **land** in a manner that did not provide for the communal approach that underpinned Māori institutions, including Māori decision-making around the traditional use and development of **land**. Over time, this has contributed to the fragmentation and loss of **land** owned by **tangata whenua**, and created barriers to the development of the land that does remain in the ownership of **tangata whenua**.

The status of **Māori land** held under Te Ture Whenua Māori Act 1993 creates unique ownership issues, demonstrating the need for **Māori land** to be treated differently to **land** under European title. The costs associated with obtaining approval for **papakāinga** development from **Council** and other organisations are an issue for **tangata whenua**. The provisions in this Chapter seek to reduce the barriers that **tangata whenua** face in the development of **papakāinga** on their **ancestral land**.

Papakāinga developments are developments led by Māori landowners on their **ancestral land**. These developments reconnect Māori to their **land**. **Papakāinga** development provides a pathway to sustain the social, economic and cultural well-being of **tangata whenua**. **Papakāinga** developments include housing and associated **activities** such as social, cultural, educational, recreational and **commercial activities**.

This Chapter contains the provisions that provide for the development and use of **papakāinga** by **tangata whenua** on **land** where there is a **whakapapa** or ancestral connection. In addition to providing for **papakāinga** through these provisions, the **Council** is committed to working actively with **tangata whenua** on the development of **papakāinga** through the range of other strategies and plans that it prepares and implements (including the Long Term Plan and Infrastructure Strategy).

The Objectives and Policies, rules and standards contained within this Chapter apply to **papakāinga** throughout the **City**. **Papakāinga** is specifically provided for within the following zones:

1. **The General Residential Zone;**
2. **The High Density Residential Zone;**
3. **The General Rural Zone;**
4. **The Rural Production Zone;**
5. **The Rural Lifestyle Zone;**
6. **The City Centre Zone;**
7. **Town Centre Zone;**
8. **Local Centre Zone;**
9. **Neighbourhood Centre Zone;** and
10. **Mixed Use Zone.**

Objectives

PK-01 **Papakāinga — Papakāinga are a Taonga**

To provide for traditional **papakāinga**, which are a **taonga** that:

1. **empower and enable tangata whenua to live on their ancestral land;**
2. **provide for tangata whenua to maintain and enhance their traditional and cultural relationship with their ancestral land; and**
3. **are developed and used in accordance with tikanga Māori, while recognising that papakāinga may develop their own tikanga.**

PK-02 **Papakāinga — Kia ora te mauri o te Whānau (Māori living as Māori)**

Oranga is central to a thriving **whānau/hapū/iwi**. **Tangata whenua** are supported to ensure they can thrive as a Māori community living on and around their **papakāinga**.

To provide for **papakāinga** development that achieves:

1. **a place where kaupapa and Tikanga Māori are in the ascendant;**
2. **affordable, warm, dry and safe housing for tangata whenua;**
3. **security of tenure, connection and participation for tangata whenua in their community; and**
4. **access to the services needed by tangata whenua to sustain their housing.**

PK-03 **Papakāinga — Provide for the sustained occupation of ancestral land**

To provide for the sustained occupation of **ancestral land** by **tangata whenua**, through **papakāinga** development that provides for the **land** to be held and managed for the benefit of current and future generations

PK-04 **Papakāinga — Provide for the development of land owned by Tangata Whenua**

To provide for the connection between **tangata whenua** and their **ancestral land** through providing for the development of **papakāinga** on **land** owned by **tangata whenua**.

PK-05 **Papakāinga — Working in partnership with Tangata Whenua to exercise their Tino Rangatiratanga**

To work in partnership with **tangata whenua** to exercise their **tino rangatiratanga** through the development of **papakāinga**, by providing maximum flexibility for **tangata whenua** to develop and live on their **ancestral land**, within the limitations of the **site**.

PK-06 **Papakāinga — Increasing the visibility of Tangata Whenua through the design of papakāinga**

To increase the visibility of **tangata whenua** through **papakāinga** design that is led by **tangata whenua** and guided by **tikanga Māori**.

PK-07 **Papakāinga — Implementing Te Ao Māori and demonstrating Kaitiakitanga in papakāinga development**

To protect and enhance ecological, cultural and environmental and indigenous values through the design, development and use of papakāinga.

Policies

PK-P1 Providing for papakāinga on Māori owned land

Papakāinga will be:

- provided for on land held under Te Ture Whenua Māori Act 1993; and*
- allowed on general title land where it can be demonstrated that there is a whakapapa or ancestral connection to the land, and the land will remain in Māori ownership.*

PK-P2 Papakāinga development to be led by Tangata Whenua

The design and development of papakāinga will be led by tangata whenua.

PK-P3 Location, extent and design of papakāinga

The location, extent and design of papakāinga, including extensions to existing papakāinga, will be guided by kaupapa Māori in accordance with tikanga Māori.

PK-P4 Maximum scale of papakāinga development

The maximum intensity and scale of papakāinga development will be determined by the limitations of the site, including:

- adequate provision of access on-site or off-site infrastructure to serve the papakāinga; and*
 - adverse effects on adjoining properties and the environment are avoided, remedied or mitigated;*
- while recognising that papakāinga may contain activities of a character, scale, intensity or range that are not provided for in the surrounding area.*

PK-P5 Non-residential aspects of papakāinga

Social, cultural, educational, recreation and commercial activities will be provided for as part of a papakāinga, where they:

- are consistent with tangata whenua aspirations for the papakāinga; and*
- are of a scale, character and intensity that are consistent with kaupapa, kawa and tikanga Māori.*

Note: refer to the commercial and mixed use chapters for objectives and policies on commercial activities outside of commercial and mixed use zones.

PK-P6 Papakāinga Design Guides and Development Plans

The Council will actively partner with tangata whenua to prepare papakāinga design guides that are clearly underpinned by kaupapa Māori. The guidelines should draw on traditional land use and other environmental features distinctive to the takiwā. As an ecosystem it should give expression to the whānau/hapū/iwi traditional papakāinga.

Tangata whenua will be encouraged to prepare development plans for papakāinga that are consistent with these design guides.

Notes:

- Where these Objectives and Policies are relevant to the consideration of a resource consent application, the Council will seek advice from the relevant iwi authority and will rely on this advice. The matters that Council will seek advice from iwi authorities on include:*
 - where the papakāinga is on general title land, whether the applicant has demonstrated a whakapapa or ancestral connection to the land;*
 - any other matter related to tikanga Māori.*
- Subject to the requirements of section 33 of the Resource Management Act 1991, the Council is able to transfer its powers to the relevant iwi authority for the rohe in which the land is located.*
- Provisions in other chapters of the Plan may also be relevant.*

Rules

Zone Rules and District-wide matters

Papakāinga shall comply with the rules within the relevant zone chapter for buildings and structures within proximity to high voltage (110kV or greater) electricity transmission lines, and shall comply with all relevant permitted activity standards in the District-wide matters of the Plan as listed below:

| |
|--|
| District-wide matters |
| TEMP - Temporary Activities |
| SIGN - Signs |
| EW - Earthworks |
| NATC — Natural Character |
| DC — Development Contributions |
| HH - Historical Heritage |
| TREE - Notable Trees |
| UTG - Urban Tree Groups |
| ECO - Ecosystems and Indigenous Biodiversity |
| NFL - Natural Features and Landscapes |
| PA — Public Access |
| ASW - Activities on the Surface of Water |
| NU — Network Utilities |
| REG - Renewable Energy Generation |
| TP — Transport and Parking |

| |
|---------------------------|
| NOISE - Noise |
| NH - Natural Hazards |
| CL — Contaminated Land |
| HS - Hazardous Substances |
| WM — Waste Management |
| SUB - Subdivision |
| AIR - Air |
| LIGHT — Light |

Activities Tables

| Permitted Activities | | Zones |
|----------------------|---|--|
| PK-R1 | <p>Papakāinga on land held under Te Ture Whenua Māori Act 1993 where:</p> <ol style="list-style-type: none"> Any building must comply with the relevant zone standards for building height, height in relation to boundary, yard setbacks and building coverage where specified in the relevant zone chapter. The gross floor area of all commercial activities must not exceed the lesser of 20% of the area of the subject site, or 500m². | <p>PER</p> <p>General residential High density residential General Rural Rural production Rural lifestyle City centre Town centre Local centre Neighbourhood centre Mixed use</p> |

| Restricted Discretionary Activities | | Zones |
|-------------------------------------|---|---|
| PK-R2 | <p>Papakāinga on general title land where:</p> <ol style="list-style-type: none"> The applicant is a member of Ngāti Toa Rangatira, Port Nicholson Block Settlement Trust, Wellington Tenth Trust, or Palmerston North Māori Reserve Trust. <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> Whether the applicant has demonstrated their whakapapa or ancestral connection to the land; Evidence of appropriate legal mechanism(s) to ensure that land is maintained in Māori ownership. The matters contained in the Code Civil Engineering Works. The matters contained in the Medium and High Density Design Guide in Appendix 1. <p>Restriction on notification: Public notification of an application for resource consent under this Rule is precluded.</p> <p>Notes:</p> <ol style="list-style-type: none"> For resource consent applications under this rule, the Council will seek advice from the relevant iwi authority and will rely on this advice. The matters that Council will seek advice from iwi authorities on include: <ol style="list-style-type: none"> where the papakāinga is on general title land, whether the applicant has demonstrated a whakapapa or ancestral connection to the land; and any other matter related to tikanga Māori. | <p>RDIS</p> <p>General residential High density residential General Rural Rural production Rural lifestyle City centre Town centre Local centre Neighbourhood centre Mixed use</p> |

| Discretionary Activities | | Zones |
|--------------------------|---|--|
| PK-R3 | <p>Papakāinga on land held under Te Ture Whenua Māori Act 1993 where compliance is not achieved with one or more of the standards under rule PK-R1.</p> <p>Restriction on Notification: Except where compliance with rule PK-R1 standard (b) is not met, public notification of an application for resource consent under this rule is precluded.</p> | <p>DIS</p> <p>General residential High density residential General Rural Rural production Rural lifestyle City centre Town centre Local centre Neighbourhood centre Mixed use</p> |
| PK-R4 | <p>Papakāinga on general title land where compliance is not achieved with one or more of the permitted activity standards set out under Rule PK-R1.</p> <p>Restriction on Notification Except where compliance with rule PK-R1 standard (b) is not met, public notification of an application for resource consent under this Rule is precluded.</p> <p>Notes:</p> <ol style="list-style-type: none"> For resource consent applications under this rule, the Council will seek advice from the relevant iwi authority and will rely on this advice. The matters that Council will seek advice from iwi authorities on include: <ol style="list-style-type: none"> where the papakāinga is on general title land, whether the applicant has demonstrated a whakapapa or ancestral connection to the land; and any other matter related to tikanga Māori. | <p>DIS</p> <p>General residential High density residential General Rural Rural production Rural lifestyle City centre Town centre Local centre Neighbourhood centre Mixed use</p> |

NOISE — Noise

Background

The Resource Management Act includes a wide definition of the **environment**. Many aspects of the **environment** are covered in other chapters of the Plan. A number of aspects of environmental quality deserve special attention. Poor levels of environmental quality, such as high levels of **noise** can degrade the quality of life. Upper Hutt enjoys high standards of environmental quality which should be preserved and protected.

Resource Management Issues

NOISE-I1 *The potential reduction of the City's high standard of environmental amenity as a result of inappropriate development or inadequate protection from activities.*

Without adequate management to maintain or enhance a level of amenity appropriate to an area, the environmental quality of the City could be reduced. This could be as a result of high **noise** levels.

NOISE-I2 *The promotion of a healthy and safe built environment.*

The **environment** must be maintained in such a way that people's health is not adversely affected by **land use activities**. Factors which may influence the health and safety of the community include noise.

Objective

NOISE-O1 *The promotion of a high level of environmental quality in the City by protecting amenity values.*

This objective seeks to minimise the **effects of activities** which can adversely affect the quality of the **environment**. It also seeks to promote a high level of environmental amenity within the City by appropriately managing the use, development and protection of **natural and physical resources**.

Policies

NOISE-P1 *To manage noise emissions to levels acceptable to the community.*

Noise (including vibration) is a significant health and environmental issue, and affects amenity. **Noise** emissions which are acceptable to the general public are those at levels which do not conflict with normal daily **activities**, including sleep. Occasional **noise** is tolerated at much higher levels than continuous **noise**. **The Act** requires that the emission of **noise** does not exceed a reasonable level. **Council** has responsibility for the management and mitigation of the **effects of noise** in the City.

The most effective method is to implement performance standards by way of District Plan rules. Such rules are based on community-derived values, rather than individuals' perceptions. For example, the emission of **noise** from **activities** which have a legitimate function or established presence in an area, such as tractor **noise** in a farming area or **noise** from motor vehicles using **roads**, is deemed to be 'acceptable'. Conversely, **noise** from **activities** which are not an accepted part of the character and functioning of an area will be considered to be unacceptable.

The **noise** standards in this Plan have been designed with the advice of acoustic consultants. These standards have been developed to suit the specific characteristics of the planning zones in Upper Hutt City. These characteristics include the proximity of **noise** generating **activities** to residential areas.

Council also has a role in monitoring information concerning background **noise** in order to ensure that the **noise** standards remain appropriate.

Council is also empowered, under the provisions of **the Act**, to deal with **noise** which is considered to be unreasonable by enforcement or abatement proceedings or by the use of excessive **noise** directions.

NOISE-P2 *To mitigate the adverse effects of noise within the General Residential Zone and High Density Residential Zones to a level consistent with a predominantly residential environment.*

Noise is a particularly important amenity consideration in residential areas as people are living in close proximity to each other. This policy aims to ensure that **noise** levels experienced are reasonable for a General Residential Zone and High Density Residential Zones. In the **Wallaceville Structure Plan Development Area**, fencing, **noise** insulation and/or ventilation standards seek to mitigate the reasonable adverse **effects of noise** arising from adjoining **activities**. The standards ensure a reasonable level of acoustic amenity within **buildings** that have their windows closed. Ventilation standards have been developed to avoid the need to open windows.

NOISE-P3 *To incorporate in the Plan appropriate noise controls and hours of operation in the Open Space Zone that have been accepted by the surrounding residents.*

The Speedway operator has consulted with acoustic consultants, **Council** and residents about an acceptable **noise** standard for the operation of the Speedway. **Noise** standards have been established, as well as a maximum number of days per year for speedway **activities**.

The Speedway operator has agreed to undertake **landscaping** and earth mounding to reduce the impacts from **noise** as well as improving the aesthetics of the **site**. **Landscaping** would soften the **site** and assist in **noise** abatement. The Speedway operator plans to encourage families to use this area by developing a park like setting.

Rules

Activities Tables

Policy NOISE-P1

| Permitted Activities | | Zones |
|----------------------|--|-----------------------|
| NOISE-R1 | Any activity (except temporary events, activities occurring in the Speedway Area, and an | PER |
| | | All — except for Open |

| | | | |
|-----------------|---|------------|-----------------------------------|
| | Organised Fireworks Display at Trentham Memorial Park) which complies with the noise and vibration standards in NOISE-S1 to NOISE-S4. | | Space - Speedway Area |
| NOISE-R2 | Any activity within the Speedway Area of the Open Space Zone and that complies with NOISE-S5 | PER | OSZ - Speedway Area only |
| NOISE-R3 | Organised Fireworks Display at Trentham Memorial Park that complies with NOISE-S6 | PER | OSZ — Trentham Memorial Park only |

Standards for Permitted Activities

| | | | | | |
|---|--|---------------------------------------|---|---|-------------|
| NOISE-S1 <i>Policies</i> NOISE-P1, NOISE-P2 | Noise from construction and demolition | | | | |
| | 1. The maximum noise levels from construction -or demolition activities , measured at or within the boundary of any site (other than the source site) in Residential and Open Space Zones, and immediately outside residential units in the General Rural, Rural Production, Rural Lifestyle and Settlement Zones, shall not exceed the following levels: | | | | |
| | Mon to Sat 7:00am - 7:00pm | | All other times, Sundays & public holidays | | |
| | LeqdBA | LmaxdBA | LeqdBA | LmaxdBA | |
| | 75 | 90 | 45 | 75 | |
| Notes <ul style="list-style-type: none"> • Noise levels shall be measured in accordance with the requirements of NZS 6803:1999 Acoustics — Construction Noise. • The definitions of dBA, Leq and Lmax are those found in NZS 6803:1999. | | | | | |
| NOISE-S2 <i>Policies</i> NOISE-P1 NOISE-P2 | Noise from temporary military training | | | | |
| | 1. Temporary military training activities are permitted in all zones subject to the following noise limits not being exceeded at any point within 20m of a residential unit , residential institution or educational facility : | | | | |
| | Time of day | L10dBA | | LmaxdBA | |
| | 6am — 7.30am | 60 | | 75 | |
| | 7.30am — 6pm | 75 | | 90 | |
| 6pm — 8pm | 70 | | 85 | | |
| 8pm — 6am | 55 | | 70 | | |
| In addition, all temporary military training activities shall be conducted so that the airblast overpressure arising from the use of explosives, ammunition or pyrotechnics does not exceed 120dBC at any point within 20m of a residential unit , residential institution or educational facility . | | | | | |
| NOISE-S3 <i>Policies</i> NOISE-P1 NOISE-P2 | Noise from all other activities | | | | |
| | 1. The following noise rules shall not apply to: | | | | |
| | a. Normal agricultural and forestry practices undertaken for a limited duration. | | | | |
| | b. Normal residential activities such as lawn mowing. | | | | |
| | c. Noise generated by sirens and alarms used by emergency services. | | | | |
| | 2. All activities , other than those specified above, shall not exceed the following noise standards: | | | | |
| | | Mon to Sat 7:00am — 7:00pm | | All other times, Sundays & public holidays | |
| | dBA | L10 | Lmax | L10 | Lmax |
| | Maximum noise levels measured at or within the boundary of any site (other than the source site) in the General Residential, High Density Residential , General Rural, Rural Production, Rural Lifestyle, Settlement and Open Space Zones. | 50 | - | 40 | 70 |
| | Maximum noise levels measured at or within the boundary of any site (other than the source site) in the Commercial and Mixed Use, Industrial and Special Activity Zones. | 65 | - | 45 | 75 |
| 3. The following standards apply to the Business Industrial Land on Eastern Hutt Road | | | | | |
| | Day-time 7:00am — 9:00pm | | Night-time 9:00pm — 7:00am | | |
| dBA | L10 | Lmax | L10 | Lmax | |
| Maximum noise levels from activities in the General Industrial Zone located on Eastern Hutt Road measured at or within the boundary of any site : <ol style="list-style-type: none"> 1. In the General Residential Zone; 2. In the Residential Conservation Precinct | 50 | - | 40 | 70 | |

| | <p>and in the General Rural Zone, but assessed no closer than 100m from the zone boundary of the General Industrial zone;</p> <p>3. In the Special Activity High Density Residential Zone that is St Patricks Estate area.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|--|------------------------------------|--|----------------------|---|----------|--|--|--|--|-----|------|-----|------|---|----|----|----|----|---------------------------------------|------------------------------------|------------------------------------|----|----|---|----------------------|----------------------|----|----|---------------------------------------|----------------------|----------------------|----------------------|----------------------|---------------|-----------------------------------|-----------------------------------|----|---|---|----|----|----|----|--|----|----|----|----|
| | <p>Maximum noise levels from activities in the General Industrial zone on Eastern Hutt Road* measured at or within the boundary of any site (other than the source site) in the General Industrial zone on Eastern Hutt Road and at or within the boundary of any site within a Commercial and Mixed Use zone.</p> | 65 | - | 65 | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Exemption * Except that primary warehousing operations including: 1. Truck movements on sites and on access roads; and 2. Loading and unloading activities — shall be exempt from the noise rules only as they apply to receiving sites within the General Industrial zone on Eastern Hutt Road.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Notes</p> <ul style="list-style-type: none"> • Noise levels shall be measured in accordance with the requirements of NZS 6801:1991 Measurement of Sound, and assessed in accordance with the requirements of NZS 6802:1991 Assessment of Environmental Sound. • Noise levels shall be measured with a sound level meter complying with International Standard IEC 60651 (1979): Sound Level Meters, Type 2. • Adjustments for special audible characteristics, if present, as provided for in clauses 4.3 and 4.4 of NZS 6802:1991, shall apply and will have the effect of imposing a maximum permitted noise level 5dBA more stringent than the L10 levels stated above. This condition shall not apply to impulse noise emissions arising from firing and detonation activities at the Trentham Ranges. • The definitions of dBA, dBC, L10 and Lmax are those found in NZS 6802:1991. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>NOISE-S4</p> <p><i>Policies</i> NOISE-P1 NOISE-P2</p> | <p>Vibration standards</p> <ol style="list-style-type: none"> 1. Vibration from any site due to blasting shall not exceed a peak particle velocity of 5mm/sec measured in the frequency range 3-12Hz at any point within 20m of a residential unit, residential institution or educational facility. 2. Airblast overpressure from blasting shall not exceed a peak sound pressure level of 120dBC at any point within 20m of a residential unit, residential institution or educational facility. 3. The airblast overpressure shall be measured in accordance with the requirements of NZS 6801:1991 Measurement of Sound and the Australian Standard AS 2187.2 1993: Explosives — Storage, transport and use. The lower limiting frequency of the measuring instruments shall be reported. 4. The measurements shall be assessed in accordance with the requirements of the Australian Standard AS 2187.2 1993: Explosives — Storage, transport and use. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>NOISE-S5</p> <p><i>Policies</i> NOISE-P3 OSZ-P3 OSZ-P4 OSZ-P5</p> | <p>Noise within the Speedway Area of the Open Space Zone</p> <table border="1" data-bbox="306 1350 1452 1933"> <thead> <tr> <th rowspan="2">Activity</th> <th colspan="2">Mon to Sat 7:00am - 7:00pm except where stated otherwise</th> <th colspan="2">All other times, and Sundays and public holidays except where stated otherwise</th> </tr> <tr> <th>L10</th> <th>LMAX</th> <th>L10</th> <th>LMAX</th> </tr> </thead> <tbody> <tr> <td>Racing activities on non-race days</td> <td>55</td> <td>70</td> <td>40</td> <td>70</td> </tr> <tr> <td>Racing activities on race days</td> <td>Mon to Fri 7.30pm-10.30pm 70</td> <td>Mon to Fri 7.30pm-10.30pm 85</td> <td>70</td> <td>85</td> </tr> <tr> <td>Practice racing sessions on non race days</td> <td>10.00am-7.00pm 70</td> <td>10.00am-7.00pm 85</td> <td>70</td> <td>85</td> </tr> <tr> <td>Practice racing sessions on race days</td> <td>10.00am-7.00pm 70</td> <td>10.00am-7.00pm 85</td> <td>10.00am-7.30pm 70</td> <td>10.30am-7:30pm 85</td> </tr> <tr> <td>Track grading</td> <td>Mon to Fri 9.00pm-7.00am 55</td> <td>Mon to Fri 9.00am-7.00pm 70</td> <td>55</td> <td>-</td> </tr> <tr> <td>Use of amplified music and public address system on any day</td> <td>65</td> <td>80</td> <td>65</td> <td>80</td> </tr> <tr> <td>Activities other than those outlined above on any day</td> <td>55</td> <td>70</td> <td>55</td> <td>70</td> </tr> </tbody> </table> <p>Exemptions</p> <ol style="list-style-type: none"> 1. Organised fireworks displays at Te Marua Speedway <ol style="list-style-type: none"> a. Organised fireworks displays undertaken on the Speedway site are exempt from the noise and vibration standards applicable to the Speedway site provided that the fireworks display on any given night does not exceed an overall duration of 30 minutes and has ceased by no later than 10:30pm. On New Years Eve an organised fireworks display may be undertaken between 12:00 midnight and 12:15am on New Years Day. b. No later than 3 days before the undertaking of an organised fireworks display, a sign shall be placed on the Speedway site. The sign shall state the date, location and time of the display and shall be placed on the site so that it can be seen from outside of the | | | | | Activity | Mon to Sat 7:00am - 7:00pm except where stated otherwise | | All other times, and Sundays and public holidays except where stated otherwise | | L10 | LMAX | L10 | LMAX | Racing activities on non-race days | 55 | 70 | 40 | 70 | Racing activities on race days | Mon to Fri 7.30pm-10.30pm 70 | Mon to Fri 7.30pm-10.30pm 85 | 70 | 85 | Practice racing sessions on non race days | 10.00am-7.00pm 70 | 10.00am-7.00pm 85 | 70 | 85 | Practice racing sessions on race days | 10.00am-7.00pm 70 | 10.00am-7.00pm 85 | 10.00am-7.30pm 70 | 10.30am-7:30pm 85 | Track grading | Mon to Fri 9.00pm-7.00am 55 | Mon to Fri 9.00am-7.00pm 70 | 55 | - | Use of amplified music and public address system on any day | 65 | 80 | 65 | 80 | Activities other than those outlined above on any day | 55 | 70 | 55 | 70 |
| Activity | Mon to Sat 7:00am - 7:00pm except where stated otherwise | | All other times, and Sundays and public holidays except where stated otherwise | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | L10 | LMAX | L10 | LMAX | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Racing activities on non-race days | 55 | 70 | 40 | 70 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Racing activities on race days | Mon to Fri 7.30pm-10.30pm 70 | Mon to Fri 7.30pm-10.30pm 85 | 70 | 85 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Practice racing sessions on non race days | 10.00am-7.00pm 70 | 10.00am-7.00pm 85 | 70 | 85 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Practice racing sessions on race days | 10.00am-7.00pm 70 | 10.00am-7.00pm 85 | 10.00am-7.30pm 70 | 10.30am-7:30pm 85 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Track grading | Mon to Fri 9.00pm-7.00am 55 | Mon to Fri 9.00am-7.00pm 70 | 55 | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Use of amplified music and public address system on any day | 65 | 80 | 65 | 80 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Activities other than those outlined above on any day | 55 | 70 | 55 | 70 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| | |
|--|--|
| | <p>site by the general public. A notice shall similarly be placed in a locally circulated newspaper outlining the date, location and time of the fireworks display.</p> <p>c. The operator arranging the organised fireworks display shall consult with and notify the Upper Hutt Chief Fire Officer of the organised fireworks display a minimum of three (3) working days prior to the event.</p> <p>Notes</p> <ul style="list-style-type: none"> • Racing activities refers to motorsport for racing, performance and exhibition. • Practice racing sessions refers to the practice or training necessary to undertake motorsport for racing, performance and exhibition. • All noise readings shall be undertaken in accordance with the provisions for noise measurement set out in Rule NOISE-S3. • Notice of race days (including days programmed in the event of bad weather or other unforeseen circumstances) shall be submitted to Council no less than one month before the speedway season begins. • Council shall be advised of dates altered prior to the event because of weather or other unforeseen circumstances. |
| <p>NOISE-S6</p> <p><i>Policies</i> NOISE-P3 OSZ-P3 OSZ-P4</p> | <p>Organised fireworks display at Trentham Memorial Park</p> <ol style="list-style-type: none"> 1. One organised fireworks display may be undertaken at Trentham Memorial Park in any calendar year. Such an event is exempt from the noise and vibration standards provided for in this Chapter provided that the fireworks display is no longer than 30 minutes in duration and has ceased by no later than 10:00pm. 2. No later than 3 days before the undertaking of an organised fireworks display, a sign shall be placed on the Trentham Memorial Park site. The sign shall state the date, location and time of the display and shall be placed on the site so that it can be seen from outside of the site by the general public. A notice shall similarly be placed in a locally circulated newspaper outlining the date, location and time of the fireworks display. 3. The operator arranging the organised fireworks display shall consult with and notify the Upper Hutt Chief Fire Officer of the organised fireworks display a minimum three (3) working days prior to the event. |

| Advice Notes | |
|--|--|
| <ul style="list-style-type: none"> • Noise standards which relate specifically to Temporary Events are specified in the Temporary Activities (TEMP) Chapter and are not subject to the noise and vibration standards of this Chapter. • Noise insulation requirements relating to development in the Wallaceville Structure Plan Development Area are located in the Development Area 1 (DEV1) Chapter. | |

| Discretionary Activities | | | Zones |
|--------------------------|---|-----|--|
| NOISE-R4 | Any activity that is provided for as a permitted or controlled activity within the Speedway Area of the OSZ but does not comply with NOISE-S5 | DIS | Open Space — Speedway Area only |
| NOISE-R5 | Organised fireworks display at Trentham Memorial Park that does not comply with NOISE-S6 | DIS | Open Space - Trentham Memorial Park only |

| Non-complying Activities | | | Zones |
|--------------------------|--|----|---|
| NOISE-R6 | Any activity (except temporary events, activities occurring in the Speedway Area, and an Organised Fireworks Display at Trentham Memorial Park) which does not comply with the noise and vibration standards S1 to NOISE-S4. | NC | All — except for Open Space - Speedway Area |

| Matters for Consideration | |
|--|---|
| Matters that may be relevant in the consideration of any resource consent may include the following: | |
| NOISE-MC1 | <p>Noise and vibration</p> <ol style="list-style-type: none"> 1. The length of time, and the level by which, the standards will be exceeded, particularly at night, and the likely disturbance that may be caused. 2. The nature and location of nearby activities and the effects they may experience. 3. The topography of the site, and the neighbouring areas, and any influence this may have on noise or vibration transmission. 4. The effects on residential activities, particularly night time effects. 5. Any opportunities to avoid, remedy or mitigate the noise or vibration. 6. The effectiveness of, and in particular the certainty provided by, any conditions or controls that might be imposed on the activity. |
| NOISE-MC2 | <p>Speedway Area</p> <ol style="list-style-type: none"> 1. Maintenance of residential amenity levels. 2. Maintaining noise standards within the time frames and adhering to the schedule of fixtures. 3. Avoidance of dust nuisance. |

Methods

- NOISE-M1 District Plan rules setting **noise** standards.
- NOISE-M2 Abatement and enforcement procedures under the Resource Management Act 1991.
- NOISE-M3 Research and consultation to determine ambient **noise** levels in different parts of the City and to review **noise** standards to protect environmental quality.

Anticipated Environmental Results

The following results are expected to be achieved by the objective, policies and methods of this chapter. The means of monitoring whether this Plan achieves the anticipated environmental results are also set out below.

| Anticipated environmental results | Monitoring indicators | Data source |
|-----------------------------------|--|--|
| NOISE-AER1 | A built environment which supports the health and safety of the City’s residents | Resource consents and type and effect on health and safety issues Consultation and community initiatives |
| NOISE-AER2 | An acceptable level of noise throughout the City | Effectiveness of conditions of consents and Council complaints register |

| | | | |
|-------------------|---|--|---|
| | | methods used in managing the adverse effects of Noise Effects of noise on the environment | Ambient noise level testing Community opinion |
| NOISE-AER3 | The maintenance of amenity values as appropriate to particular areas of the City | Complaints and enforcement proceedings The adequacy of conditions of consent in different situations Consultation and community initiatives | Council complaints register Council resource consent records |
| NOISE-AER4 | Minimising the adverse effects of activities on open spaces | Complaints received about adverse effects Resource consent conditions Changes in noise levels and other environmental effects | Complaints register Council records Noise surveys |
| NOISE-AER5 | Compatible co-existence between speedway users and the surrounding residents | Complaints received about adverse effects Changes in noise levels and other environmental effects | Complaints register Complaints |

SIGN — Signs

Introduction to Signs

This chapter recognises the role of **signs** in communicating information for businesses and the community. It provides a framework to manage the **effects** of **signs** in the different zones across the district, while recognising the purpose, character and amenity of these zones, and transport safety matters.

Outside of the District Plan, there is other legislation and regulations that manage **signs**, for example New Zealand Transport Agency regulations and **Council** by-laws.

For **signs** located in **road** corridors, approvals may be needed from the Road Controlling Authority (including the **Council**), or the New Zealand Transport Agency for **signs** on or over the State Highway. These approvals may need to be sought regardless of whether the **sign** complies with the provisions of the District Plan.

Issue

SIGN-I1 *The potential reduction of the City's high standard of environmental amenity as a result of inappropriate development or inadequate protection from activities.*

Without adequate management to maintain or enhance a level of amenity appropriate to an area, the environmental quality of the City could be reduced. This could be as a result of inappropriate **signs**.

Objective

SIGN-O1 *Signs in the district:*

1. supports the needs of the community, **network utility operators** and businesses to identify and advertise businesses and **activities**; and
2. maintains the local character and **amenity values**, while ensuring the safe and efficient functioning of the transport network.

Policies

SIGN-P1 *Manage the number, size and design of **signs** in the Open Space Zones, Rural Zones, and Residential Zones to maintain the character and **amenity values** of these zones.*

SIGN-P2 *Provide for a range of **signs** in the Commercial and Mixed Use Zones, and Special Activity Zones that support business identification and advertising, while:*

1. maintaining the character and **amenity values** of these zones; and
2. ensuring that the character and **amenity values** of adjoining residential zones are not adversely affected by **signs** in these locations; and
3. allowing the consolidation of **signs** to convey information about multiple businesses or tenancies.

SIGN-P3 *Ensure that the location and design of **signs** is provided for in a way that:*

1. is compatible with the **site**, or **building** on which it is placed, and is of a scale that is appropriate for what the **sign** is identifying or advertising; and
2. maintains the character and visual **amenity values** of the **site** and surrounding area, and does not result in additional visual clutter or dominate the skyline; and
3. integrates with the elevation of the **building** to which it is attached including verandas, roofline and architectural features; and
4. manages any moving, digital or changing **signs**, and illuminated **signs** to protect residential amenity and to not compromise the safety of transport network users; and
5. limits **signs** which are not situated on the **site** to which they relate and when considering proposals for such **signs** have regard to the following:
 - a. The need for the **sign** to be located away from the **site**, including any constraints relating to the location of the businesses, which creates a need for off-site **signs**, and
 - b. The capacity for the **site** and surrounding **environment** to accommodate the **sign**, and for character and **amenity values** to be maintained; and
 - c. Any adverse **effects** on transport safety and/or efficiency, or transport benefits in providing for the **sign** to be located away from the **site**.

SIGN-P4 *1. Enable **temporary signs** which meet standards as a permitted activity; and*

2. Provide for the consideration of **temporary signs** of longer than two months duration or above 3m² in size where **amenity values** are maintained and the safety of **road** users is not compromised.

SIGN-P5 *Ensure that **signs** located within, or visible from, the **road** corridor do not interfere with the safe and efficient use of all **roads** (including State Highways), pedestrian footpaths, and cycleways.*

Rules

| Permitted Activities | | | Zone |
|----------------------|--|-----|------|
| SIGN-R1 | Any health and safety sign . | PER | All |
| SIGN-R2 | Any temporary sign which complies with permitted standard SIGN-S1. | PER | All |
| SIGN-R3 | Any sign (other than a temporary sign) which complies with permitted standards SIGN-S2 — SIGN-S6. | PER | All |

| Standards for Permitted Activities | | Zones |
|------------------------------------|--|-------|
| SIGN-S1 | <p>Temporary signs in all zones</p> <ol style="list-style-type: none"> 1. The maximum area of any one temporary sign shall not exceed 3m². 2. In residential zones, the maximum total area of all temporary signs on a site shall not exceed 4.5m². 3. The maximum duration for any temporary sign shall not exceed 2 months. 4. Is not a digital sign or incorporates movement or changing content 5. The sign complies with the luminance standards at SIGN-S6 (i) where visible from the road network. <p>Advice notes:</p> | All |

| | | |
|----------------|--|--|
| | <ul style="list-style-type: none"> There are no duration standards for signs advertising real estate. Refer to Council bylaws for any specific requirements for temporary signs, including for signs advertising real estate. | |
| SIGN-S2 | <p>Signs in General Residential Zones, High Density Residential Zones, General Rural Zones, Rural Production Zones, Rural Lifestyle Zones, Settlement Zones and Open Space Zones and in Development Area 1 (except for the Gateway Precinct), Development Area 2 and Development Area 3</p> <ol style="list-style-type: none"> In Residential Zones and Rural Zones, a maximum of one sign per site, visible in any one direction. In Open Space Zones there shall be no more than one freestanding sign per 100m of road frontage. The maximum area of any sign visible in any one direction shall not exceed: <ol style="list-style-type: none"> 1.5m² in Residential Zones; 3.0 m² in Rural Zones; In Open Space Zones: <ol style="list-style-type: none"> 4.5m² for free-standing signs, 3m² for any sign attached to a building; 0.5m² for signs used for marking tracks; and 2m² for signs providing interpretation or identification. The maximum height above ground level of any part of a free-standing sign above ground level shall not exceed 3 metres. No sign shall extend beyond the elevation of the building to which it is attached, or extend above the roofline of the building. The maximum width of any free-standing sign shall not exceed 2 metres. In Residential Zones, signs on buildings must not cover any windows. In Open Space Zones, signs not directly visible from any public road or the boundary of any residential zone are not limited in size and number. No illumination (internal or external) of signs in the Residential and Rural zones. No illumination (internal or external) of signs in the Open Space zone. | <p><i>General Residential High Density Residential General Rural Rural Production Rural Lifestyle Open Space Development Area 1 (excluding Gateway Precinct) Development Area 2 Development Area 3</i></p> |
| SIGN-S3 | <p>Free-Standing Signs in Commercial, City Centre and Mixed Use Zones, General Industrial Zones and Special Activity Zones and in the Gateway Precinct of Development Area 1</p> <ol style="list-style-type: none"> The number of free-standing signs on a site visible in any one direction shall not exceed: <ol style="list-style-type: none"> One sign per site on sites with road frontages less than 50m; or Two signs per site where the road frontage exceeds 50m. The maximum height above ground level of any part of a free-standing sign above ground level shall not exceed: <ol style="list-style-type: none"> 8m in Commercial and City Centre Mixed Use Zones. 9m in General Industrial and Special Activity Zones. The maximum width of any free-standing sign shall not exceed 2m. The maximum area of any free-standing sign, visible in any one direction shall not exceed 7.5m² In General Industrial Zones, free-standing signs greater than 4 metres in height on any site must be located a minimum distance of 15m from any other free-standing sign that is greater than 4m in height on an adjoining site; and Signs on land identified in the Commercial Neighbourhood Centre Zone in COMZNCZ-Figure1 one free-standing sign per site visible in any one direction with a maximum area of 7.5m². No illumination (internal or external) of signs in the Commercial and Mixed Use, City Centre and General Industrial zones within 10m of a General residential or High Density Residential zone boundary. | <p><i>Commercial and Mixed Use City Centre General Industrial Special Activity Development Area 1 (Gateway Precinct only)</i></p> |
| SIGN-S4 | <p>Signs on buildings and other structures in Commercial and Mixed Use, City Centre and General Industrial and Special Activity Zones and in the Gateway Precinct of Development Area 1</p> <ol style="list-style-type: none"> No sign shall extend beyond the elevation of the building or beyond the height of the structure to which it is to be attached to, or extend above the roofline of the building, except where: <ol style="list-style-type: none"> The sign is positioned at 90 degrees to the front elevation of the building; and must not extend from the wall by more than 1m. The maximum area of any single sign is: <ol style="list-style-type: none"> 5m² for Commercial and Mixed Use Zones, City Centre and Special Activity Zones; 10m² for General Industrial Zone. the total area of all combined signs on any elevation does not exceed 30% of the total area of the building elevation or structure. For signs located above a building's ground floor level there shall be a minimum horizontal separation distance of 5 metres between signs on the same floor level. Any sign located on the parapet of a building shall not exceed an area of 5m², or an area of 30% of the total area of the parapet, whichever is the lesser. The maximum height above ground level of any sign located on the fascia of a veranda must not exceed a height of: <ol style="list-style-type: none"> 0.6 metres; or where the height of the fascia is 0.6m or greater, an additional 25% of the fascia height. Signs below verandas which overhang pedestrian pathways, must have a minimum clearance of 2.5m above ground level. Signs must; <ol style="list-style-type: none"> not have changing content; not be in a digital format; be situated on the site to which the sign relates; and, have no illumination (internally or externally) of signs in the Commercial and Mixed Use and General Industrial zones within 10m of a General Residential or High Density Residential zone boundary. In the General-Industrial zone on Eastern Hutt Road identified in GIZ-Figure2: <ol style="list-style-type: none"> no sign shall be located within 6m of Eastern Hutt Road. no sign shall be located on the elevation of any building facing Eastern Hutt Road. there shall be a maximum of one free-standing sign which may be located at the road entrance to the General-Industrial Zone and it shall not exceed a face area of 20m² visible from any one direction; or be more than 9m above ground level. On land identified in the Commercial Neighbourhood Centre Zone at Riverstone Terrace in COMZNCZ-Figure1, the area of any signs attached to buildings shall not exceed a total area of 7.5m². | <p><i>Commercial and Mixed Use City Centre General Industrial Special Activity Development Area 1 (Gateway Precinct only)</i></p> |
| SIGN-S5 | <p>Signs for direction of traffic on a site in Commercial, City Centre and Mixed Use, General Industrial and Special Activity Zones and in the Gateway Precinct of Development Area 1</p> <ol style="list-style-type: none"> The maximum vertical dimension of the sign shall not exceed 1.2m The maximum area of the sign, visible in any one direction, shall not exceed 1m². The content of the sign must be limited to directional purposes. | <p><i>Commercial and Mixed Use Commercial City Centre General Industrial Special Activity Development Area 1 (Gateway Precinct</i></p> |

| | | | only) | | | | | | |
|---|--|--|--|--|---|-----|-----|--|--|
| SIGN-S6 | <p>Traffic safety - All signs</p> <ol style="list-style-type: none"> No sign shall be located so that it obstructs or obscures any traffic sign or signal, or any official road sign, whether they are for regulatory, warning or advisory purposes. No sign shall resemble any traffic sign or traffic signal, whether they are for regulatory, warning or advisory purposes. No sign may restrict the line of sight to any intersection, bend or corner on a road, and; <ol style="list-style-type: none"> Within a legal road with a posted speed environment of <70km/h no signs shall be located 100m from an intersection and/or permanent regulatory or warning or advisory sign and/or traffic signal, and/or pedestrian crossing Within a legal road with a posted speed environment of >70km/h no signs shall be located 200m from an intersection and/or permanent regulatory or warning or advisory sign and/or traffic signal, and/or pedestrian crossing No sign shall incorporate reflective materials. Signs located over a pedestrian pathway, including free-standing signs and below verandas, should have a minimum clearance of 2.5 metres when measured from ground level. Where any sign is visible from the State Highway and the speed limit is 70km/hr or greater, the sign shall: <ol style="list-style-type: none"> Have a minimum letter height of 160 mm; Contain no more than six words and no more than 40 characters; and Be located so as to provide an unrestricted view of the road to the motorist for a minimum distance of 180 metres. Is not a digital sign or incorporates movement or changing content visible from a state highway or road No sign will include any flashing and/or revolving lights All illuminated signs visible from the transport network must be designed, installed and maintained to ensure they do not exceed the following luminance standards: <p>Table: Maximum luminance</p> <table border="1"> <thead> <tr> <th></th> <th>Low Light Environment (Rural & Rural Residential areas)</th> <th>Medium Light Environment (Suburban & Urban Areas)</th> </tr> </thead> <tbody> <tr> <td>Maximum Candelas per Square Meter (cd/m²)</td> <td>150</td> <td>300</td> </tr> </tbody> </table> <p>Advice Notes:</p> <ul style="list-style-type: none"> For signs which are on or over any State Highway, it is advised to check relevant New Zealand Transport Agency Bylaws and regulations for specific requirements, such as location and design, including materials. It is also advised to check the Upper Hutt City Council Control of Temporary Signs Bylaw 2018 to ensure all signs comply with Council's specific requirements. | | Low Light Environment (Rural & Rural Residential areas) | Medium Light Environment (Suburban & Urban Areas) | Maximum Candelas per Square Meter (cd/m ²) | 150 | 300 | | |
| | Low Light Environment (Rural & Rural Residential areas) | Medium Light Environment (Suburban & Urban Areas) | | | | | | | |
| Maximum Candelas per Square Meter (cd/m ²) | 150 | 300 | | | | | | | |

| Restricted Discretionary Activities | | | Zone |
|-------------------------------------|---|-------------|------------|
| SIGN-R4 | <p>Any temporary sign which does not comply with permitted standard in SIGN-S1.</p> <p>Council shall restrict its discretion to, and may impose conditions on, the matters listed below where any of the above standards are not met:</p> <ol style="list-style-type: none"> Transport Safety — All signs <ol style="list-style-type: none"> Whether there would be any adverse effects on traffic, cyclist or pedestrian safety, and the efficiency of the surrounding transport network due to: <ol style="list-style-type: none"> The illumination or glare from digital signs resulting in distraction to road users (note: see standard SIGN-S6 (9) for guidance on illumination levels) including consideration of the effect where the minimum dwell time of 10 seconds and maximum transition time of 0.5 seconds is not met; The potential for obstruction, confusion or distraction in the observance of traffic directions, controls or conditions; and The potential for obstruction of sightlines to intersections, corners, bends in roads and vehicle and pedestrian entrances. Whether due to the siting and design of the sign, there are any transport safety benefits for the site and surrounding transport network. Temporary signs <ol style="list-style-type: none"> Whether the information being displayed relates to the business or activity on the site. The need for the business or activity to identify or promote itself beyond the specified duration. Whether the signs would impact on residential amenity due to the location and design of the sign or proximity to residential activities; and Any mitigation measures which are proposed to be implemented that would lessen the impact of the sign. Whether the sign is compatible with the visual street scene character of the area in which it is situated. | RDIS | <i>All</i> |
| SIGN-R5 | <p>Any sign (other than a temporary sign) which does not comply with one or more of the permitted standards at SIGN-S2 to SIGN-S5.</p> <p>Council shall restrict its discretion to, and may impose conditions on, the matters listed below where any of the above standards are not met:</p> <ol style="list-style-type: none"> All signs other than temporary signs <ol style="list-style-type: none"> Whether the sign is in scale with the associated activities or building development and is compatible with the visual character of the area in which it is situated. Effect of the sign on the appearance of the building to which it is attached due to: <ol style="list-style-type: none"> The proportion of the sign to the building elevation; and The location and design of the sign, including the colour, display, materials, and how the sign relates to any architectural features on the building; and The number of signs on the building. Whether the sign results in additional clutter of signs on the building or site. Whether the sign, will result in a more consolidated or coordinated sign display on the building or site. Whether there are any special circumstances or functional need for proposed signs including operational, directional or safety reasons; Whether vegetation or landscaping would mitigate the visual impact of the sign. Whether the sign would impact on residential amenity due to its location and design or proximity to residential activities including any effects of illumination or glare on | RDIS | <i>All</i> |

| | | | |
|----------------|---|-------------|------------|
| | adjoining residential properties . h. The extent to which the sign is clear and legible. | | |
| SIGN-R6 | Any sign (other than a temporary sign) which does not comply with one or more of the permitted standards at SIGN-S6. Council shall restrict its discretion to, and may impose conditions on, the matters listed below where the above standard is not met: 1. Transport Safety a. Whether there would be any adverse effects on traffic, cyclist or pedestrian safety, and the efficiency of the surrounding transport network due to: i. The illumination or glare from digital signs resulting in distraction to road users (note: see standard SIGN-S6 (9) for guidance on illumination levels) including consideration of the effect where the minimum dwell time of 10 seconds and maximum transition time of 0.5 seconds is not met; ii. The potential for obstruction, confusion or distraction in the observance of traffic directions, controls or conditions; and iii. The potential for obstruction of sightlines to intersections, corners, bends in roads and vehicle and pedestrian entrances. b. Whether due to the siting and design of the sign , there are any transport safety benefits for the site and surrounding transport network. | RDIS | <i>All</i> |
| SIGN-R7 | Any part of the sign (including temporary signs) which incorporates movement or changing content, and digital signs . Council shall restrict its discretion to, and may impose conditions on, the matters listed below where any of the above standards are not met: 1. All signs other than temporary signs a. Whether the sign is in scale with the associated activities or building development and is compatible with the visual character of the area in which it is situated. b. Effect of the sign on the appearance of the building to which it is attached due to: i. The proportion of the sign to the building elevation; and ii. The location and design of the sign , including the colour, display, materials, and how the sign relates to any iii. architectural features on the building ; and iv. The number of signs on the building . c. Whether the sign results in additional clutter of signs on the building or site . d. Whether the sign , will result in a more consolidated or coordinated sign display on the building or site . e. Whether there are any special circumstances or functional need for proposed signs including operational, directional or safety reasons; f. Whether vegetation or landscaping would mitigate the visual impact of the sign . g. Whether the sign would impact on residential amenity due to its location and design or proximity to residential activities including any effects of illumination or glare on adjoining residential properties . h. The extent to which the sign is clear and legible. 2. Transport Safety — All signs a. Whether there would be any adverse effects on traffic, cyclist or pedestrian safety, and the efficiency of the surrounding transport network due to: i. The illumination or glare from digital signs resulting in distraction to road users (note: see standard SIGN-S6 (9) for guidance on illumination levels) including consideration of the effect where the minimum dwell time of 10 seconds and maximum transition time of 0.5 seconds is not met; ii. The potential for obstruction, confusion or distraction in the observance of traffic directions, controls or conditions; and iii. The potential for obstruction of sightlines to intersections, corners, bends in roads and vehicle and pedestrian entrances. b. Whether due to the siting and design of the sign , there are any transport safety benefits for the site and surrounding transport network. | RDIS | <i>All</i> |

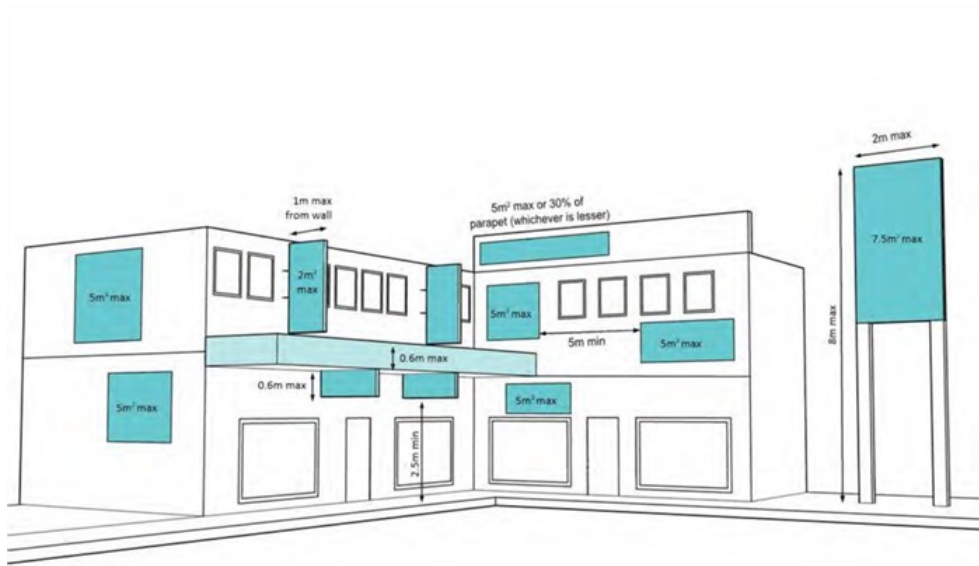
| Discretionary Activity | | | Zone |
|------------------------|--|------------|------------|
| SIGN-R8 | Any sign (other than a temporary sign) which is not situated on a site to which the sign relates. | DIS | <i>All</i> |

| Exemptions |
|--|
| The following exemptions apply: 1. Signs that are expressly permitted under the Council's bylaw for signs . 2. The permitted activity standards SIGN-S1 to SIGN-S6 do not apply to Health and Safety Signs under SIGN-R1. 3. Any official regulatory or transport network sign . 4. Signs located on the interior of a building unless the sign is for external display from the interior surface of any window or door. |

| Advice Notes |
|--|
| <ul style="list-style-type: none"> Activities listed in the activity status table are identified as permitted (P), restricted discretionary (RD) or discretionary (D) activities. For those activities listed as RD, discretion is restricted to the identified matters of discretion listed in the standards. The rules apply in all zones unless otherwise stated. Activities are also subject to rules in the relevant chapter. The rules that relate to signs, other than temporary signs, in the heritage covenant area in the Gateway Precinct of the Wallaceville Structure Plan Development Area are contained in DEV1 Wallaceville Structure Plan Development Area. For signs proposed in the road reserve, the adjoining Zone rules apply. SIGN-Figure1 shows location and size requirements for signs in the Commercial and Mixed Use Zones. The diagram supports the rules but where there is a conflict in the wording of the rules and the diagram, the rules prevail. Where a sign is located within the state highway corridor, the express permission is required from the New Zealand Transport Agency as the road controlling authority. |

- Refer to the National Environmental Standards for Electricity Transmission Activities Regulations 2009 for standards for **signs** on support **structures** of existing transmissions **lines**.
- Proposals for **signs** under SIGN-R8 must include an assessment against the relevant policies including, but not limited to, the criteria of Policy SIGN-P3 (5).

SIGN-FIGURE1



TEMP — Temporary Activities

Objective

- TEMP-O1** Enable **temporary events** which manage adverse **effects** on amenity, the roading network, and the community through:
1. Maintaining an appropriate level of residential amenity;
 2. Ensuring the safety and efficiency of the roading network;
 3. Recognising the detrimental **effects** of high **noise** levels; and
 4. Recognising the positive contribution events have on social, cultural, artistic, and economic activity in the community.

Policies

- TEMP-P1** Support **temporary events** which contribute to the community and reasonably maintain expected amenity values of the local residential **environment**.
- TEMP-P2** Manage the adverse **effect** light spill from **temporary events** can have on residential **amenity values** and traffic safety.
- TEMP-P3** Limit **temporary events** with high **noise** levels to maintain residential **amenity values**.
- TEMP-P4** Provide for **temporary events** which safely manage traffic **effects**, reflective of event scale and the dependent roading network.
- TEMP-P5** Provide for **temporary events** where:
1. social interactions are facilitated, or;
 2. cultural and artistic expression is promoted, or;
 3. economic **activity** is stimulated in the Upper Hutt district.

Rules

| Permitted Activities | | | Zones |
|----------------------|---|-----|-------|
| TEMP-R1 | Temporary events which comply with all Permitted Activity Standards TEMP-S1 to TEMP-S6. | PER | All |

| Standards for Permitted Activities | | Zones |
|------------------------------------|--|-------|
| TEMP-S1 | <p>Hours of Operation</p> <ol style="list-style-type: none"> 1. All temporary events shall only be operated between the following times: <ol style="list-style-type: none"> a. Sporting events: <ol style="list-style-type: none"> i. Sunday to Thursday (inclusive): 7am to 10pm ii. Friday to Saturday: 7am to 11pm b. All other events: <ol style="list-style-type: none"> i. Monday to Thursday: 9am to 10pm ii. Friday to Saturday: 9am to 11pm <p>Exemptions:</p> <ol style="list-style-type: none"> 2. On December 31st of any calendar year the finish time may be extended to 1am the following day. 3. Event Overnighting which is permitted under TEMP-S6. 4. Any temporary event located in a community facility building. <p>Advice Note:</p> <ul style="list-style-type: none"> • Community facilities are defined in Section 3.1. The rule therefore includes such places as libraries, halls, art galleries, schools etc. | All |
| TEMP-S2 | <p>Event Duration</p> <ol style="list-style-type: none"> 1. The duration of a temporary event shall not exceed 6 consecutive days, and the site shall not be occupied for a consecutive 10 day period, when including set-up and pack-up time. <p>Exemptions:</p> <ol style="list-style-type: none"> 2. Event Overnighting shall not be considered under this rule; and 3. Any temporary event located at a community facility building. <p>Advice Note:</p> <ul style="list-style-type: none"> • Community facilities are defined in Section 3.1. The rule therefore includes such places as libraries, halls, art galleries, schools etc. | All |
| TEMP-S3 | <p>Outdoor Amplified Noise</p> <ol style="list-style-type: none"> 1. Any outdoor amplified sound from a temporary event (including sound testing) which exceeds 65 dB LAeq (5 mins) shall: <ol style="list-style-type: none"> a. Be emitted for a maximum of 6 hours per day between the following hours: <ol style="list-style-type: none"> i. Sunday to Thursday (inclusive): 9am to 10pm ii. Friday and Saturday: 10am to 11pm; and b. Be emitted for a consecutive period of no more than 3 days per event site, and c. Be emitted for no more than a total of 3 days over any 17 day period, from a single site. <p>When measured:</p> <ol style="list-style-type: none"> d. At any point within the boundary of any site (other than the source site(s) within a General-Residential or High Density Residential zone; and e. At any point within the notional boundary of any dwelling residential unit on a site (other than the source site(s) within a General Rural, Rural Production or Rural Lifestyle zone; and f. At any point within the boundary of any site (other than the source site(s) occupied by a hotel, motel, motor camp, early childhood centre, school or educational facility, health care facility or aged care facility within any zone. | All |

| | | |
|---------|--|-----|
| | <p>Exemptions:</p> <ol style="list-style-type: none"> On December 31st of any calendar year the finish time may be extended to 1am the following day; and All activities occurring at the Speedway Area (including temporary events) shall be subject to specific rules pertaining to the Speedway Area in the Open Space Zone (OSZ) and the Noise (NOISE) Chapters. | |
| TEMP-S4 | <p>Non-amplified Noise</p> <ol style="list-style-type: none"> Any noise resulting from a temporary event (other than amplified sound) must not exceed: <ol style="list-style-type: none"> 70db L_{Aeq} (15 min) 85 db L_{Amax} <p>When measured:</p> <ol style="list-style-type: none"> At any point within the boundary of any site (other than the source site/s) within a General-Residential or High Density Residential zone; and At any point within the notional boundary of any residential unit on a site (other than the source site/s) within a General Rural, Rural Production or Rural Lifestyle zone; and At any point within the boundary of any site (other than the source site/s) occupied by a hotel, motel, motor camp, early childhood centre, school or educational facility, health care facility or aged care facility within any zone. Any such noise shall also be pursuant to the general hours of operation in TEMP-S1. <ol style="list-style-type: none"> Any noise outside these permitted hours of operation associated with the set-up and pack-up times shall comply with the relevant noise standards in the Noise Chapter (NOISE). <p>Exemptions:</p> <ol style="list-style-type: none"> Noise produced by crowds; All activities occurring at the Speedway Area (including temporary events) shall be subject to specific rules for the Speedway Area outlined in the Open Space Zone (OSZ) and the Noise (NOISE) Chapters; and Organised fireworks displays undertaken at Trentham Memorial Park shall be subject to the specific provisions in NOISE-R3 and NOISE-S6. | All |
| TEMP-S5 | <p>Light Spill</p> <ol style="list-style-type: none"> All artificial light sources from temporary events shall be directed away from residential units and any road with a posted speed limit of greater than 70km/h. | All |
| TEMP-S6 | <p>Overnighting of Event Staff</p> <ol style="list-style-type: none"> The overnighting of up to 20 event staff, provided that: <ol style="list-style-type: none"> Overnighting facilities are located at least 50m from the formation of any legal road and residential unit; Any supporting ablation facilities are located at least 30m from the formation of any legal road, or residential unit; When located at Riverbank Park (Lot 1 DP 33753), and Karapoti Park (SEC 896 Hutt District Recreation Reserve 365): <ol style="list-style-type: none"> Overnighting facilities and any supporting ablation facilities are located at least 15m from the formation of any legal road, and at least 30m from any residential unit; When located at The Green Space (Sec 1 SO 35740 and Lots 43 to 47 DP 1336): <ol style="list-style-type: none"> Overnighting facilities or supporting ablation facilities are to be located at least 5m from the formation of legal road (except Criterion Lane), from any adjoining . Ablution facilities are provided to cater for all anticipated attendees. <p>Exemptions:</p> <ol style="list-style-type: none"> Permanent ablation facilities already available on-site are not subject to setback provisions. <p>Advice Notes:</p> <ul style="list-style-type: none"> Any overnighting or ablation structures may be subject to the definition of 'Building' under Section 3.1 and the corresponding waterbody setback under Rules NATC-R3 and ASW-R3. Event overnighting is subject to the corresponding definition under Section 3.1 and General Noise Provisions in the Noise Chapter (NOISE). | All |

| Controlled Activities | | | Zone |
|-----------------------|--|-----|------|
| TEMP-R2 | <p>Temporary Events which do not comply with TEMP-S6 but do comply with TEMP-S7.</p> <p>The matters Council seek to control are as follows:</p> <ol style="list-style-type: none"> The hours of operation; Site access; The area of occupation; Location and number of ablation facilities; Noise effects; The appointment of a designated site manager and be provided their contact details. | CON | All |

| Standards for Controlled Activities | | Zones |
|-------------------------------------|--|-------|
| TEMP-S7 | <p>Overnighting of Event Attendees</p> <ol style="list-style-type: none"> The overnighting of 30 event attendees or less is a Controlled Activity, provided that: <ol style="list-style-type: none"> overnighting facilities are located at least 50m from the formation of any legal road and residential unit; any supporting ablation facilities are located at least 30m from the formation of any legal road, or residential unit; The site has not been occupied for this purpose more than 3 times within the last 12 months of receiving the application; When located at Riverbank Park (Lot 1 DP 33753), and Karapoti Park (SEC 896 Hutt District Recreation Reserve 365): <ol style="list-style-type: none"> Overnighting facilities and any supporting ablation facilities are located at least 15m from the formation of any legal road, and at least 30m from any residential residential unit. When located at The Green Space (Sec 1 SO 35740 and Lots 43 to 47 DP 1336): <ol style="list-style-type: none"> Overnighting facilities or supporting ablation facilities are to be located at least 5m from the formation of legal road (except Criterion Lane), from any adjoining site. Ablution facilities are provided to cater for all anticipated attendees. | All |

| | | |
|--|--|--|
| | <p>Exemptions:</p> <ol style="list-style-type: none"> 2. Permanent ablation facilities already available on-site are not subject to setback provisions; 3. Temporary Events located in Kaitoke Regional Park; and 4. When attendees overnight at established camping grounds. <p>Advice Notes:</p> <ul style="list-style-type: none"> • Any overnighting or ablation structures may be subject to the definition of Building under Section 3.1 and the corresponding waterbody setback under Rule NATC-R1. • Event overnighting is subject to the corresponding definition under Section 3.1 and General Noise Provisions in the Noise (NOISE) Chapter. | |
|--|--|--|

| Restricted Discretionary Activities | | | Zone |
|-------------------------------------|--|------|------|
| TEMP-R3 | <p>Any temporary event which does not comply with Permitted Standard TEMP-S1.</p> <p>Council shall restrict its discretion to the following matters:</p> <ol style="list-style-type: none"> 1. The nature of the event and hours of operation; 2. The anticipated level of disruption to residents, considering: <ol style="list-style-type: none"> a. The density, proximity, and nature of housing surrounding the site; and b. Any existing or proposed buffer between the event and residential occupation likely to mitigate adverse effects; and 3. Adverse effects the event may have on parking, and the safety and efficiency of the roading network; and 4. The reoccurrence of the event. | RDIS | All |
| TEMP-R4 | <p>Any temporary event which does not comply with Permitted Standard TEMP-S2 but does comply with TEMP-S8.</p> <p>Council shall restrict its discretion to the following matters:</p> <ol style="list-style-type: none"> 1. The nature of the temporary event and hours of operation; 2. Cumulative effects associated with occupation of the site; 3. Sensitivity of the site to occupation in terms of: <ol style="list-style-type: none"> i. The density, proximity, and nature of housing surrounding the site; ii. Any existing or proposed buffer between the temporary event and residential occupation likely to mitigate adverse effects; iii. Impacts on the local natural and physical environment; and 4. Adverse effects the temporary event may have on parking, and the safety and efficiency of the roading network. | RDIS | All |
| TEMP-R5 | <p>Any temporary event which does not comply with Permitted Standard TEMP-S3 or TEMP-S4 but complies with TEMP-S9.</p> <p>Council shall restrict its discretion to the following matters:</p> <ol style="list-style-type: none"> 1. The nature of the temporary event and operating hours; 2. The level and nature of noise emitted as part of the temporary event; 3. The anticipated level of disruption to residence, considering: <ol style="list-style-type: none"> a. The density, proximity, and nature of housing surrounding the site; and b. Any existing or proposed buffer between the temporary event and residential occupation likely to mitigate adverse effects; and 4. The reoccurrence of the temporary event. | RDIS | All |
| TEMP-R6 | <p>Any temporary event which does not comply with Permitted Standard TEMP-S5.</p> <p>Council shall restrict its discretion to the following matters:</p> <ol style="list-style-type: none"> 1. The nature, type, duration and, location of the light source and its consequential adverse effects on residential amenity; and 2. Adverse effects on traffic safety. | RDIS | All |
| TEMP-R7 | <p>Any temporary event which does not comply with Permitted Standard TEMP-S7 but does comply with TEMP-S10.</p> <p>Council shall restrict its discretion to the following matters:</p> <ol style="list-style-type: none"> 1. The anticipated level of disruption to residence, considering: <ol style="list-style-type: none"> i. The density, proximity, and nature of housing surrounding the site; and ii. Any existing or proposed buffer between the temporary event and residential occupation likely to mitigate adverse effects. 2. Adverse effects the temporary event may have on parking, and the safety and efficiency of the roading network; 3. The reoccurrence of the temporary event; 4. Adverse effects on visual amenity, including: <ol style="list-style-type: none"> i. Site dominance; ii. Public visibility; and iii. Maintenance of the site as its intended, permanent, use. 5. The availability of ablation facilities | RDIS | All |

| Standards for Restricted Discretionary Activities | | Zone |
|---|--|------|
| TEMP-S8 | <p>Event Duration</p> <ol style="list-style-type: none"> 1. Any event will not be conducted for a consecutive period of over 15 days, and shall not occupy a site for a consecutive period of over 19 days, when including set-up and pack-up times; and 2. Any single event shall not exceed 6 consecutive days or a 10 day period on a site, when including set-up and pack-up times, more than 3 times over a 12 month period. | All |
| TEMP-S9 | <p>Overnighting of Event Attendees</p> <ol style="list-style-type: none"> 1. Any overnighting shall be limited to only: <ol style="list-style-type: none"> a. 100 people, comprised of a mix of attendees and event staff; and b. Overnighting at a single site for a consecutive period of no more than 3 nights. | All |

| | | |
|------------------------|---|-------------------|
| <p>TEMP-S10</p> | <p>Noise 1. Any noise from any temporary event which exceeds 80 dB LAeq (5 mins) or 85dB L_{Amax}. When measured: a. At any point within the boundary of any site (other than the source site/s) within a General Residential or High Density Residential zone; and b. At any point within the notional boundary of any residential unit on a site (other than the source site/s) within a General Rural, Rural Production or Rural Lifestyle zone; and c. At any point within the boundary of any site (other than the source site/s) occupied by a hotel, motel, motor camp, early childhood centre, school or education facility, health care facility or aged care facility within any zone. Exemptions: 2. Noise produced by crowds; 3. All activities occurring at the Speedway Area (including temporary events) shall be subject to specific rules pertaining to the Speedway Area in the Open Space Zone (OSZ) and the Noise (NOISE) Chapters; and 4. Organised fireworks displays undertaken at Trentham Memorial Park shall be subject to the specific provisions in NOISE-R3 and NOISE-S6.</p> | <p><i>All</i></p> |
|------------------------|---|-------------------|

| Discretionary Activities | | | Zone |
|---------------------------------|--|-------------------|-------------------|
| <p>TEMP-R8</p> | <p>Any temporary event which does not comply with TEMP-S8 or TEMP-S9.</p> | <p>DIS</p> | <p><i>All</i></p> |

| Non-complying Activities | | | Zone |
|---------------------------------|--|------------------|-------------------|
| <p>TEMP-R9</p> | <p>Any temporary event which does not comply with TEMP-S10.</p> | <p>NC</p> | <p><i>All</i></p> |

GRZ — General Residential Zone

Background

The residential areas within the City are characterised by mainly low rise **residential units** sited on individual **allotments**. Past architectural styles, settlement patterns and geographical factors have resulted in diverse residential characteristics and form, resulting in a range of individual neighbourhoods. **These residential areas make an important contribution towards a well-functioning urban environment; however it is important to recognise that the past character, densities and styles of residential development currently enjoyed by the community will develop and change over time in response to the diverse and changing needs of the community and future generations. It is also important to note that there are areas within the Zone where permitted development may be modified or limited by qualifying matter areas.**

Demand for higher density residential development is increasing in the City and the manner in which the District Plan provides for higher density residential development is important to the character and amenity of existing established neighbourhoods. Higher density residential development is becoming more desirable to certain sectors of the community and it is also desirable in establishing a variety of housing types and styles, thereby providing a greater variety to the housing stock of the City.

Higher

A mix of housing densities are provided for, with medium density residential housing enabled across the **General Residential Zone** by the incorporation of the **Medium Density Residential Standards**. The development of **papakāinga** is best located in close proximity to retail, service and public transport centres specifically near the City Centre Zone (central business district), neighbourhood centres and major transport nodes. Higher density residential development is also provided for in these areas in **within the form of Comprehensive Residential Development** and by way of an increased density for residential development **Zone**.

Within the **General Residential Zone** the **Residential Conservation Indigenous Biodiversity Precinct** reflects the significant indigenous vegetation and **Residential Hill Precincts** reflect habitats that have been identified in the particular environmental area. The Precinct encourage the protection and topographical characteristics retention of those areas indigenous biodiversity values.

It is anticipated that the character, form and amenity of residential areas within the **General Residential Zone** will change over time. These changes may be significant and may detract from **amenity values** appreciated by the community but may improve the **amenity values** appreciated by other people and future generations, including by providing for increased and varied housing densities and types. To help manage this change, the Medium and High Density Design Guide in Appendix 1 promotes a high standard of urban design are included in the District Plan. It is anticipated this will encourage new development to make a positive contribution toward the evolving character of the **General Residential Zone**.

The City's residential areas are also characterised by the presence of non-residential **activities** and **community facilities**. These **activities** tend to provide essential community services, including shops, churches, schools, doctors' surgeries, day care centres and halls. In some areas motels and hotels have been established. Many non-residential **activities** and **community facilities** are generally accepted within residential areas provided they do not give rise to significant adverse **effects**.

Resource Management Issues

GRZ-11 *The loss of environmental quality within residential areas caused by adverse effects of activities.*

Amenity values are those inherent qualities or characteristics which contribute to people's appreciation or enjoyment of the local **environment**. Components of amenity include privacy, sunlight admission, open space, visual streetscape, **noise** and public health and safety.

Factors which could adversely affect the **amenity values** of the local residential **environment** include:

1. **Noise** and illumination;
2. The presence of non-residential **activities** and facilities;
3. **Signs**;
4. The design, appearance and siting of **buildings**;
5. **Toxic, noxious, offensive, dangerous or hazardous elements**;

Residential units and other **buildings** can block out sunlight, and reduce privacy and amenity in residential areas. **Council** seeks to minimise these adverse **effects** while maintaining a choice of **residential unit** styles and development opportunities.

Operating non-residential **activities** in residential areas may also have adverse **effects** including **noise**, increased traffic flows and the appearance of utilitarian **buildings**. **Council** seeks to maintain a high standard of residential amenity in residential **environments**.

GRZ-12 *The effects on amenity values of infill development, redevelopment within and adjoining established residential areas.*

The amount of **land** suitable for urban use is influenced by servicing, topographical, ecological and other constraints. The General Residential Zone covers the existing residential areas as well as undeveloped **land** suitable for residential use in the future. Expansion of existing urban areas will be encouraged in appropriate **environments** with the existing urban areas being the preferred location for higher density development. **Council** will promote the maintenance of the general character and **amenity values** of particular neighbourhoods.

Objectives

GRZ-01 *The promotion of a high quality residential environment that which maintains and enhances is consistent with the physical character, planned urban built form of the residential areas, and provides a choice of living styles and a high level of residential types while recognising that character and amenity values develop and change over time.*

The essential components of residential **amenity values** include adequate daylight and open space, satisfactory design standards, a reasonable degree of privacy and low **noise** levels.

The primary role of the General Residential Zone is to provide opportunities for **residential activity**. Residents want a range of living styles to reflect their various needs, while maintaining high levels of amenity and residential character. In the General Residential Zone, the provisions of the Plan seek to ensure that new development will be provided for in a manner that will respect existing forms. Appropriate **activities** are provided for as permitted and others will be assessed by way of resource consent applications.

Certain non-residential **activities** are most appropriately located within the General Residential Zone provided that the **effects** of these **activities**, such as **noise** and traffic, are appropriately managed.

GRZ-02 **Well-functioning Urban Environments**

A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.

[s80H(1)(a)(ii) note: this provision incorporates the objectives in clause 6 of Schedule 3A.]

GRZ-O3 Housing Variety

A relevant residential zone provides for a variety of housing types and sizes that respond to—

- a. *housing needs and demand; and*
- b. *the neighbourhood's planned urban built character, including 3-storey buildings.*

[s80H(1)(a)(ii) note: this provision incorporates the objectives in clause 6 of Schedule 3A.]

GRZ-O4 There is no increase in the peak demand on stormwater management systems and increase in flooding from new buildings and development.

Policies

GRZ-P1A Enable a variety of housing types with a mix of densities within the General Residential Zone, including 3-storey attached and detached dwellings, and low-rise apartments.

[s80H(1)(a)(ii) note: this provision incorporates the policies in clause 6 of Schedule 3A.]

GRZ-P1B Apply the MDRS across all relevant residential zones in the district plan except in circumstances where a qualifying matter is relevant (including matters of significance such as significant natural areas, historic heritage and the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga).

[s80H(1)(a)(ii) note: this provision incorporates the policies in clause 6 of Schedule 3A.]

GRZ-P1C Encourage development to achieve attractive and safe streets and public open spaces, including by providing for passive surveillance.

[s80H(1)(a)(ii) note: this provision incorporates the policies in clause 6 of Schedule 3A.]

GRZ-P1D Enable housing to be designed to meet the day-to-day needs of residents.

[s80H(1)(a)(ii) note: this provision incorporates the policies in clause 6 of Schedule 3A.]

GRZ-P1E Provide for developments not meeting permitted activity status, while encouraging high-quality developments.

[s80H(1)(a)(ii) note: this provision incorporates the policies in clause 6 of Schedule 3A.]

GRZ-P1 To provide for a range of building densities within the residential areas that are compatible in form and scale with the neighbourhood's planned urban built form and amenity, which takes into account the existing character of the area, topography and the capacity of the infrastructure.

A number of housing density standards are provided for within the General Residential Zone to provide choice, and to take into account existing characteristics, topography and infrastructure. These differences were recognised under zoning policies relating to the General Residential Zone and Residential Conservation Precinct in the previous District Plan. In addition the Plan makes specific provision for higher density housing through reduced minimum net site area standards and Comprehensive Residential Developments in identified areas of the City within which this form of development is considered to be most appropriate. These locations are called the Residential Centres Precinct.

Density refers to the amount of built development in a given area, together with the relationship between buildings and open spaces on sites. Density affects the potential number of people living in an area, the area occupied by buildings and the amount of hard surfacing, as well as the available space for gardens. The controls on allowable levels of development provide a degree of certainty to residents on such matters.

Increasing the amount of buildings and hard surfaces on a site also has an impact on infrastructure, in particular on the amount of stormwater runoff. Over time, incremental change can have a significant effect on infrastructure operations. The Plan includes a requirement for new Comprehensive Residential Developments to include a specified amount of on-site stormwater soakage, in order to reduce this impact.

GRZ-P2 To ensure that the scale, appearance and siting of buildings, structures and activities are compatible in form and scale with the character, neighbourhood's planned urban built form and desired amenity values of the area.

Buildings, structures and activities need to be of a scale or type that reflects the character of the neighbourhood. The overall aim of this policy is to promote residential character, and to ensure the compatibility of activities with the surrounding environment. Assessment of new developments may include the degree of integration a proposal achieves with not only the adjoining sites, but with the streetscape and, in some cases, the wider townscape.

The Plan includes visual amenity standards, including controls over the location of residential buildings, and the screening of non-residential buildings. The relocation of residential buildings requires resource consent as it can cause adverse visual effects.

GRZ-P3 To ensure that non-residential activities within residential areas do not cause significant adverse environmental effects.

Some business activities service or benefit the local community. Changing technology and business practices mean that some non-residential activities can occur without adversely affecting the character or amenity values of the residential environment.

Similarly, many people now work from home, and this creates social and economic advantages. This policy provides the opportunity for home business and non-residential activities to establish, provided any adverse effects are avoided, remedied, or mitigated, and the character of residential areas is maintained.

Certain activities such as early childhood centres, can be appropriately located within residential areas provided the adverse environmental effects caused by these activities, primarily noise and traffic effects, are appropriately managed.

To control the adverse effects of such uses on residential amenity, the Plan includes standards on the scale and location of buildings, noise, car

parking and use of **hazardous substances**.

GRZ-P4 *To ensure that the location and design of **buildings** and **earthworks** do not significantly detract from the residential amenity of the area, while recognising that amenity values may change over time to reflect the neighbourhood's planned urban built form.*

There are a number of matters that influence residential amenity. These include:

1. The density and topography of **sites**.
2. The closeness of **residential units** to **boundaries** and other **buildings**.
3. The **height** and orientation of **buildings**.
4. The **height** or existence of fences, trees or other vegetation.
5. The size, location and appearance of **earthworks**, retaining walls and fill batters.

Private open space is an important factor in the use and enjoyment of a residential **site**. Open space provides an area for outdoor leisure **activities**. This policy seeks to provide a reasonably open and private outlook protecting residential **sites** from being 'closed in' by neighbouring **buildings**.

Access to sunlight and daylight also contribute to the use and enjoyment of a residential **site**. To avoid excessive shading **effects** and allow the admission of daylight to a **site**, the Plan provides daylight controls on all side and rear **boundaries**. Similarly, to control the size and **height** of **earthworks** and associated retaining, the Plan provides for **earthworks** **plane** controls along all **boundaries** in order to avoid or mitigate adverse **effects**.

GRZ-P5 *To ~~ensure~~ encourage that **sites** **sites** fronting streets to present a pleasant and coherent residential appearance.*

The **setback** of buildings from the front **boundary** assists with privacy and provides for landscaping. The front **setback** provides an open style streetscape which is part of the established residential character of Upper Hutt.

GRZ-P6 *To mitigate the adverse **effects** of noise within residential areas to a level consistent with a predominantly residential **environment**.*

Noise is a particularly important amenity consideration in residential areas as people are living in close proximity to each other. This policy aims to ensure that noise levels experienced are reasonable for a Residential Zone.

GRZ-P7 *To promote a safe and efficient roading network which avoids, remedies or mitigates the adverse **effects** of road traffic on residential areas.*

Traffic on **roads**, whether mobile or stationary, can have major impacts on the **amenity values** of residential areas.

An efficient residential roading network of a high standard will meet the mobility needs of the City's residents, give access to available transport services, provide safety for those using the network and mitigate the adverse **effects** of traffic on the **environment**.

GRZ-P8 *To provide for new residential development within the City in a sustainable manner.*

The edge of the urban area is defined primarily by a rural interface. Council generally intends to contain new residential development within the existing zoned urban area. Continuous expansion at the City's edge, while large parts of the urban areas remain undeveloped, does not constitute sustainable management.

Greenfield subdivision, for urban residential development outside Residential Zones should be considered by way of a District Plan change to extend the urban area. This enables the full effects of the potential development to be assessed.

GRZ-P9 *To promote residential development that is consistent with a high level the planned urban built form, appearance and amenity of amenity the zone and ensure that it has adequate access to infrastructural requirements, while recognising that amenity values develop and change over time.*

The Plan provides for the intensification of land use within the urban area to accommodate residential development where adverse **effects** can be avoided, remedied or mitigated.

GRZ-P10 *To identify and maintain **amenity values** that the community wishes to protect.*

Amenity values are those features or aspects about an area which enhance it or make it pleasant to be in. They can include access to sunlight, **landscaping** and visual qualities. They may also include important public features, such as parks and reserves. **Activities** which can adversely affect the amenities of an area must be managed, while also recognising the rights of individuals to use their own **properties** and the need for utilities to operate effectively and safely.

A particular concern of the Upper Hutt community relates to the **effects** of the establishment and use of what are commonly referred to as gang fortifications. These are sometimes accompanied by an increase in antisocial behaviour.

It is Council's view that the adverse **effects** of these fortifications on the **environment**, in particular in respect of the social, economic, aesthetic and cultural conditions of the Upper Hutt people and community, and the **amenity values** of the Upper Hutt **environment**, are such that these **activities** should not be permitted. The **activity** is therefore prohibited anywhere in Upper Hutt City.

GRZ-P10 *New **buildings** and development will be designed to achieve **hydraulic neutrality**.*

GRZ-P11 *New residential **subdivision** and **buildings** will avoid, remedy, or mitigate potential **reverse sensitivity effects** on existing lawfully-established non-residential activities. Potential methods include but are not limited to:*

- a. Requiring **noise** mitigation, vibration, insulation, and ventilation for **residential units**;
- b. Specifying the location of private and communal **outdoor living spaces**;
- c. Specifying the location and function of windows;
- d. Requiring the provision of buffer areas, setbacks, and no-build areas;
- e. Specifying fencing and landscaping **requirements**.

Rules

District-wide matters

Each **activity** in the **General Residential Zone** shall **must** comply with the relevant **permitted activity** **qualifying matter area rules and standards, and the relevant rules**

and standards in the District-wide matters section of the Plan as listed below:

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| District-wide matters |
| TEMP - Temporary Activities |
| SIGN - Signs |
| EW - Earthworks |
| NATC — Natural Character |
| DC — Development Contributions |
| HH - Historic Heritage |
| TREE - Notable Trees |
| UTG - Urban Tree Groups |
| ECO - Ecosystems and Indigenous Biodiversity |
| NFL - Natural Features and Landscapes |
| PA — Public Access |
| PK - Papakāinga |
| ASW - Activities on the Surface of Water |
| NU — Network Utilities |
| REG - Renewable Energy Generation |
| TP — Transport and Parking |
| NOISE - Noise |
| NH - Natural Hazards |
| CL — Contaminated Land |
| HS - Hazardous Substances |
| WM — Waste Management |
| SUB - Subdivision |
| AIR - Air |
| LIGHT - Light |

Activities Tables

Policies GRZ-P3, GRZ-P9; NATC-P1, NU-P3, NU-P4

| Permitted Activities | | |
|--|--|------------|
| Residential Activities | | |
| GRZ-R1 | Minor Structures | PER |
| GRZ-R2 | One Three residential unit units per site [s80H(1)(a)(i) note: this rule incorporates the density standards in Part 2 of Schedule 3A] [This rule has immediate legal effect subject to sections 77M and 86BA of the RMA] | PER |
| GRZ-R3 | One family flat in conjunction with a residential unit on any site Buildings | PER |
| GRZ-R4 | Rest homes and community care housing | PER |
| GRZ-R5 | Removal of a building from a site | PER |
| GRZ-R5A | Residential activities | PER |
| Non-Residential Activities | | |
| GRZ-R6 | Home business-ancillary to residential activities carried out on the site | PER |
| GRZ-R7 | Passive Recreation | PER |
| Controlled Activities | | |
| Residential Activities | | |
| GRZ-R8 Policies GRZ-P1, GRZ-P2, GRZ-PREC1-P2, GRZ-P4, GRZ-PREC1-P3, DC-P1 | Two or more residential units on a site complying with the net site area standard of GRZ-S2 Council may impose conditions over the following matters: 1. Design, appearance and layout of the development; 2. Landscaping ; 3. Provision of and effects on utilities and/or services; 4. Standard, construction and layout of vehicular access; 5. Earthworks ; 6. Provision of esplanade reserves and strips; 7. Protection of any special amenity feature; 8. Financial contributions ; | GON |
| GRZ-R9 Policy GRZ-P2 | Establishment of a relocated building from another site Council may impose conditions on: 1. Reinstatement works to the condition and appearance of the building relating to: a. Works to the exterior fabric of the building to repair, replace or renovate damaged, defective or substandard elements; b. Painting and/or cleaning of the exterior fabric of the building if necessary; Cladding or other means of enclosing open subfloor areas below the building ; | GON |

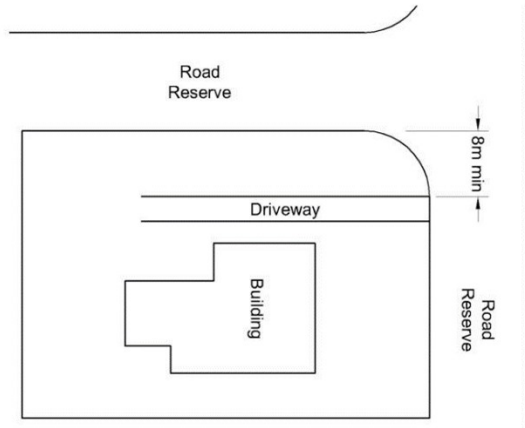
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| | <p>c. Alterations required to ensure that the reinstated exterior of any relocated building is not likely to detract from the amenity values of the surrounding area;</p> <p>2. The timeframe for the work to be completed;</p> <p>3. Landscaping, screening and boundary treatment;</p> <p>4. Execution of a performance bond to provide security for exterior reinstatement works required as a condition of resource consent;</p> <p>5. Provision of and effects on utilities and/or services;</p> <p>6. Standard, construction and layout of vehicular access;</p> <p>Notes in respect of (4):</p> <ul style="list-style-type: none"> A bond is not mandatory. It will only be required when Council considers it necessary in view of the scale and/or nature of exterior reinstatement works required. The requirement for a bond and its value will be determined in the context of the building assessment report submitted at resource consent stage; The bond shall be executed at the time application is made for a building consent, and security shall be in the form of either money or a guarantee by an institution approved by Council as guarantor; The bond shall be cancelled upon completion of exterior reinstatement works required in the conditions of the resource consent. The verification method for completion of these works shall be the issuing of a full or interim Code Compliance Certificate as defined in the Building Act. In the event that conditions relating to exterior reinstatement works are not complied with, the bond may be used in whole or in part to complete the works; | |
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Non-Residential Activities

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| <p>GRZ-R10</p> <p><i>Policies</i> GRZ-P3 GRZ-P6</p> | <p>Marae</p> <p>Council may impose conditions over the following matters:</p> <ol style="list-style-type: none"> Bulk, location, appearance and design of the buildings. Design and layout of car parking, loading, manoeuvring and access areas. Provision of and effects on utilities and/or services. Landscaping, including the retention of existing trees. Hours of operation. Financial contributions. | <p>CON</p> |
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Controlled activities — restrictions on notification
 Subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of the Act, a resource consent application for a controlled activity is precluded from public notification under section 95A and, subject to section 95B(3), is precluded from limited notification under section 95B(2) of the Act.

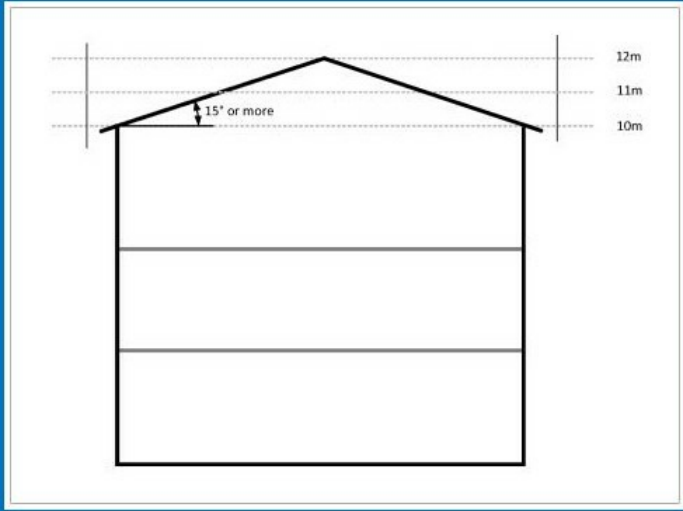
Standards for Permitted and Controlled Activities

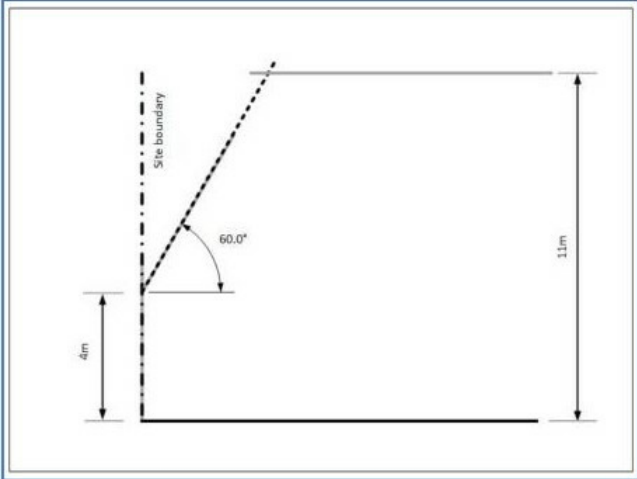
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| <p>GRZ-S1</p> <p><i>Policies</i> GRZ-P2, GRZ-PREC1-P2, GRZ-P7, GRZ-PREC1-P3</p> | <p>Access standards for land use activities</p> <ol style="list-style-type: none"> Where vehicle access points are shared by three or more residential units, for all rear allotments and for all sites fronting arterial, or distributor/collector streets (identified in the Transport and Parking (TP) Chapter) there must be provision for turning a vehicle on site in order that vehicles do not reverse into the street. All accessways and manoeuvring areas shall be formed and surfaced in accordance with the Code of Practice for Civil Engineering Works. The required surfacing must be completed prior to certification of the survey plan. Exemption – the requirement for accessways serving sites solely occupied by unstaffed utilities shall be that the accessway shall be surfaced with permanent all weather surfacing for a minimum length of 5m from the edge of the road carriageway seal. Sites shall have practical vehicle access to car parking and loading spaces, in accordance with the Code of Practice for Civil Engineering Works. This requirement does not apply to sites solely occupied by unstaffed utilities, provided that vehicles associated with utilities shall not obstruct the footpath or create a traffic hazard on the road. Vehicular access to a corner allotment shall be located no closer than 8m from the street corner. Where a site is located on an intersection of a primary or secondary arterial traffic route (identified in the Transport and Parking (TP) Chapter) the siting of the vehicular access shall be located as far as practicable from the corner of the street. The 8 metre setback shall be measured from where the two front boundaries of the site (refer to the definition of a corner allotment) join, or in accordance with the diagram below.  <ol style="list-style-type: none"> Where a corner allotment is located at an intersection of a national, primary or secondary arterial traffic route, as identified in the Transport and Parking (TP) Chapter, no building, fence or other structure is to be erected and no vegetation allowed to grow so as to obstruct a traffic sight line. At the intersection of a road or rail level crossing, no building, fence or other obstructions which block sight lines for trains shall be erected, placed or grown in the hatched area marked in TP-Diagram 1 in the Transport and Parking (TP) Chapter. Land use activities with direct access to a State Highway shall comply with the access and visibility standards set out in TP-Diagrams 2 to 9 in the Transport and Parking (TP) Chapter. |
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| <p>GRZ-S2</p> <p><i>Policies</i> GRZ-P1, GRZ-P2</p> | <p>Minimum net site area for residential units</p> <ol style="list-style-type: none"> The minimum net site area required for any residential unit to be erected on a site is the same as the minimum required for subdivision. |
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| <p>GRZ-S3</p> <p><i>Policies</i> GRZ-P1, GRZ-P2,</p> | <p>Building coverage</p> <ol style="list-style-type: none"> The maximum building coverage by buildings on the net area of a site shall must not exceed: <ol style="list-style-type: none"> 35 50% of the General Residential Zone net site area. |
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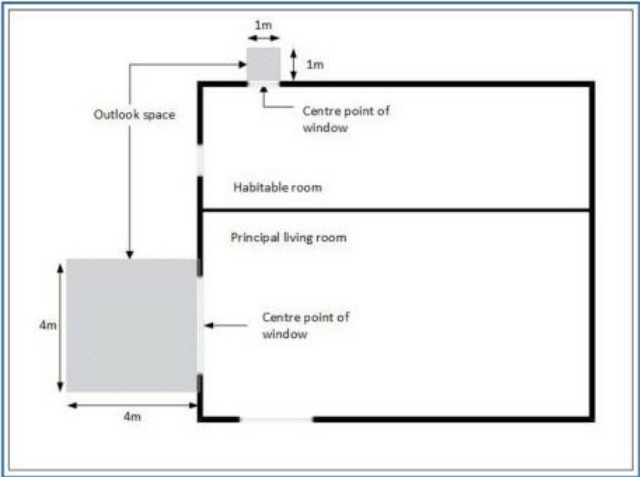
| <p>DEV1-P5</p> | <p>Exemption [s80H(1)(a)(i) note: 2. Non-enclosed this standard incorporates the density standards in Part 2 of Schedule 3A] [This rule has immediate legal effect subject to sections 77M and uncovered decks: 86BA of the RMA]</p> | | | | | | | | | | |
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| <p>GRZ-S4 Policies GRZ-P2; GRZ-PREC1-P2; GRZ-P4;</p> | <p>Setbacks from boundaries 1. The setbackBuildings distance for residential and non-residential buildings (excluding accessory buildings) shall not must be less than set back from the relevant boundary by the minimum depth listed in the yards table below:</p> <table border="1" data-bbox="308 297 1461 584"> <thead> <tr> <th>Boundary Yard</th> <th>Minimum setback depth</th> </tr> </thead> <tbody> <tr> <td>Front a. Front boundary along all roads specifically named in the Transport and Parking Chapter (TP) and all roads abutting the Residential Conservation and Residential Hill Precincts:</td> <td>6m 1.5 metres</td> </tr> <tr> <td>Side b. Front boundary along all other roads:</td> <td>4m 1 metre</td> </tr> <tr> <td>Rear c. Rear boundaries:</td> <td>3m 1 metre (excluding corner sites)</td> </tr> <tr> <td>d. Side boundaries</td> <td>One of 1.5m & one of 3m</td> </tr> </tbody> </table> <p>Exemptions: 2. Eaves, bay windows This standard does not apply to site boundaries where there is an existing common wall between 2 buildings on adjacent sites or similar features may encroach into boundary setbacks by up to 0.7m: 3. Non-enclosed and uncovered decks of 1.0m or less in height above ground level where a common wall is proposed.</p> <p>Notes [s80H(1)(a)(i) note: • On a rear allotment, as defined this standard incorporates the density standards in Section 3.1, rear boundary setbacks apply Part 2 of Schedule 3A] [This rule has immediate legal effect subject to all boundaries: sections 77M and 86BA of the RMA] [s80H(1)(b)(i) note: this standard is replaced by the density standards in Part 2 of Schedule 3A]</p> | Boundary Yard | Minimum setback depth | Front a. Front boundary along all roads specifically named in the Transport and Parking Chapter (TP) and all roads abutting the Residential Conservation and Residential Hill Precincts: | 6m 1.5 metres | Side b. Front boundary along all other roads: | 4m 1 metre | Rear c. Rear boundaries: | 3m 1 metre (excluding corner sites) | d. Side boundaries | One of 1.5m & one of 3m |
| Boundary Yard | Minimum setback depth | | | | | | | | | | |
| Front a. Front boundary along all roads specifically named in the Transport and Parking Chapter (TP) and all roads abutting the Residential Conservation and Residential Hill Precincts: | 6m 1.5 metres | | | | | | | | | | |
| Side b. Front boundary along all other roads: | 4m 1 metre | | | | | | | | | | |
| Rear c. Rear boundaries: | 3m 1 metre (excluding corner sites) | | | | | | | | | | |
| d. Side boundaries | One of 1.5m & one of 3m | | | | | | | | | | |
| <p>GRZ-S5 Policies GRZ-P2; DEV1-P5</p> | <p>Outdoor living space (per residential unit) 1. One residential unit at ground floor level must have an outdoor living space capable of containing a 6m diameter circle that is at least 20 square metres shall be provided for each residential unit and be that comprises ground floor, balcony, patio, or roof terrace space that— a. where located at its northern aspect ground level, has no dimension less than 3 metres; and b. where provided in the form of a balcony, patio, or directly roof terrace, is at least 8 square metres and has a minimum dimension of 1.8 metres; and c. is accessible from a living the residential unit; and d. may be— i. grouped cumulatively by area in 1 communally accessible location; or ii. located directly adjacent to the unit; and e. is free of buildings, parking spaces, and servicing and manoeuvring areas.</p> <p>Exemptions: 2. Non-enclosed A verandahs residential unit; decks, porches, swimming pools, and a glassed conservatory with a maximum area of 13m² may encroach over or into 25% of the located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace that— a. is at least 8 square metres and has a minimum dimension of 1.8 metres; and b. is accessible from the residential unit; and c. may be— i. grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or ii. located directly adjacent to the unit.</p> <p>[s80H(1)(a)(i) note: this standard incorporates the density standards in Part 2 of Schedule 3A] [This rule has immediate legal effect subject to sections 77M and 86BA of the RMA] [s80H(1)(b)(i) note: this standard is replaced by the density standards in Part 2 of Schedule 3A]</p> | | | | | | | | | | |
| <p>GRZ-S6 Policies GRZ-P2; GRZ-P4</p> | <p>Building form 1. Where three or more residential units are attached, a step-in plan of at least 3m shall be provided between every second unit, as shown in the following diagram:</p> <div data-bbox="635 1444 1149 1960" style="text-align: center;"> </div> | | | | | | | | | | |

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| <p>GRZ-S7 Policies GRZ-P2, GRZ-P4</p> | <p>Building height</p> <p>1. The maximum height above ground level of any building shall Buildings must not exceed 8m. 11 metres in height, except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1 metre, where the entire roof slopes 15° or more, as shown on the following diagram:</p>  <p>Exemption [s80H(1)(a)(i) note:</p> <p>2. Chimneys, flues this standard incorporates the density standards in Part 2 of Schedule 3A] [This rule has immediate legal effect subject to sections 77M and minor decorative features may exceed 86BA of the maximum height above ground level RMA]</p> <p>[s80H(1)(b)(i) note: this provision is replaced by up to 1m. the density standards in Part 2 of Schedule 3A]</p> |
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| <p>GRZ-S8</p> | <p>Height in relation to boundary</p> <p>1. Buildings must not project beyond a 60° recession plane measured from a point 4 metres vertically above ground level along all boundaries, as shown on the following diagram. Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way.</p>  <p>Exemptions:</p> <p>3. Chimneys, flues, and minor decorative features may extend beyond the height control plane by up to 1m.</p> <p>4. The top of a dormer or gable, but not the eaves, may extend beyond the height control plane by up to 0.5m provided that the aggregate length of all projections through the plane This standard does not exceed 25% apply to—</p> <ol style="list-style-type: none"> a boundary with a road; existing or proposed internal boundaries within a site; site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed. <p>[s80H(1)(a)(i) note: this provision incorporates the density standards in Part 2 of Schedule 3A]</p> <p>[This rule has immediate legal effect subject to sections 77M and 86BA of the total building length.]</p> <p>2. Where RMA</p> <p>[s80H(1)(b)(i) note: this provision is replaced by the boundary involved density standards in the measurement Part 2 of the height control plane adjoins an access strip or right-of-way to a rear allotment, the outside boundary of such an access strip or right-of-way may be substituted for the nearest site boundary.]</p> <p>Schedule 3A]</p> |
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| <p>GRZ-S9 Policies GRZ-P2, GRZ-P4, GRZ-P5</p> | <p>Accessory buildings</p> <ol style="list-style-type: none"> Accessory buildings shall not be erected within the front boundary setback. Any wall closer than 1m from a boundary shall be no longer than 8m. The distance between an accessory building and any point of the main window of a habitable room on an adjoining site, measured at right angles to the plane of the window, shall be not less than 3m. <p>For garages and other accessory buildings which form a part of a residential unit, the standards for accessory buildings shall apply to that residential unit, but only to the area of the residential unit which is an accessory building.</p> |
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| <p>GRZ-S9</p> | <p>Hydraulic neutrality</p> <p>New buildings and development must be designed to ensure that the stormwater runoff from all new impermeable surfaces will be disposed of or stored on-site and released at a rate that does not exceed the peak stormwater runoff when compared to the pre-development situation for the 10% and 1% rainfall Annual Exceedance Probability event.</p> |
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| GRZ-S10 <i>Policies</i> NATC-P1 | Water supply, stormwater and wastewater 1. All activities shall comply with the water supply, stormwater and wastewater standards in the Code of Practice for Civil Engineering Works . |
| GRZ-S11 <i>Policies</i> GRZ-P2, GRZ-PREC1-P2, GRZ-P3, GRZ-P5, GRZ-P10 | Screening 1. Outdoor storage areas shall be screened by a close-boarded fence, a solid wall or dense planting of vegetation. The screening shall: <ol style="list-style-type: none"> be no less than 1.8m in height |
| GRZ-S12 <i>Policies</i> GRZ-P3, GRZ-P10 | Home business ancillary to residential activities carried out on the site 1. At least one of the persons engaged in the home business shall live on the site as their principal place of residence. 2. No more than three non-resident persons may be engaged in the home business at any one time. 3. The repair or maintenance of vehicles or engines, other than those belonging to the residents, is not permitted. 4. The site shall not be used as a depot for any heavy vehicle associated with a trade. 5. Only goods produced or grown on the site may be sold from the site , provided that no retailing activity shall take place where access is to the State Highway. 6. Homestay activities , where accommodation and meals are provided in a family type environment , are permitted provided the total number of persons accommodated on the site at any one time, including persons normally resident on the site , does not exceed twelve. 7. Equipment used shall not interfere with radio and television reception. |
| GRZ-S13 | Number of residential units per site There must be no more than 3 residential units per site. <i>[s80H(1)(a)(i) note: this provision incorporates the density standards in Part 2 of Schedule 3A]</i> <i>[This rule has immediate legal effect subject to sections 77M and 86BA of the RMA]</i> |
| GRZ-S14 | Outlook space (per residential unit) 1. An outlook space must be provided for each residential unit as specified in this clause. 2. An outlook space must be provided from habitable room windows as shown in the diagram below:  3. The minimum dimensions for a required outlook space are as follows: <ol style="list-style-type: none"> a principal living room must have an outlook space with a minimum dimension of 4 metres in depth and 4 metres in width; and all other habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width. 4. The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies. 5. Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space. 6. Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building. 7. Outlook spaces may be under or over a balcony. 8. Outlook spaces required from different rooms within the same building may overlap. 9. Outlook spaces must— <ol style="list-style-type: none"> be clear and unobstructed by buildings; and not extend over an outlook space or outdoor living space required by another dwelling. <i>[s80H(1)(a)(i) note: this provision incorporates the density standards in Part 2 of Schedule 3A]</i> <i>[This rule has immediate legal effect subject to sections 77M and 86BA of the RMA]</i> |
| GRZ-S15 | Windows to street Any residential unit facing the street must have a minimum of 20% of the street-facing façade in glazing. This can be in the form of windows or doors. <i>[s80H(1)(a)(i) note: this provision incorporates the density standards in Part 2 of Schedule 3A]</i> <i>[This rule has immediate legal effect subject to sections 77M and 86BA of the RMA]</i> |
| GRZ-S16 | Landscaped area 1. A residential unit at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them. 2. The landscaped area may be located on any part of the development site, and does not need to be associated with each residential unit. <i>[s80H(1)(a)(i) note: this provision incorporates the density standards in Part 2 of Schedule 3A]</i> <i>[This rule has immediate legal effect subject to sections 77M and 86BA of the RMA].</i> |

Restricted Discretionary Activities

Residential Activities

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| GRZ-R11 <i>Policies</i> | Buildings accessory to a permitted or controlled activity which do not comply with permitted and controlled activity standards. | RDIS |
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| <p>GRZ-P2; GRZ-P4; GRZ-P5</p> | <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> 1. Height and sunlight access. 2. Setbacks and coverage. 3. Landscaping and screening. 4. Provision of and effects on utilities and/or services. 5. Standard, construction and layout of vehicular access, manoeuvring and traffic safety. 6. Streetscape effects. 7. Effects on neighbourhood character and amenity. 8. Financial contributions. 9. <u>The matters contained in the Medium and High Density Design Guide in Appendix 1.</u> 10. <u>measures to avoid, remedy or mitigate adverse effects.</u> 11. <u>Cumulative effects.</u> 12. Reverse sensitivity effects. 13. <u>The effects of the standard(s) not met.</u> <p><u>This rule does not apply to residential units.</u></p> | |
| <p>GRZ-R12 Policies GRZ-P2; GRZ-P4</p> | <p>A family flat in conjunction with a residential unit where the family flat does not comply with permitted activity standards</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> 1. Land tenure; 2. Location; 3. Provision of and effects on utilities and/or services; 4. Landscaping; 5. Setbacks and coverage; 6. Height and sunlight access; 7. Standard, construction and layout of vehicular access; 8. Effects on character and amenity; 9. Financial contributions; | <p>RDIS</p> |
| <p>GRZ-R12</p> | <p>The construction and use of 1, 2 or 3 residential units that do not comply with one or more of the following permitted standards:</p> <ol style="list-style-type: none"> 1. GRZ-S3 — Building coverage. 2. GRZ-S4 — Setbacks. 3. GRZ-S5 - Outdoor living space. 4. GRZ-S7 — Building height. 5. GRS-S8 — Height in relation to boundary. 6. GRZ-S9 — Hydraulic neutrality. 7. GRZ-S14 — Outlook space (per unit). 8. GRZ-S15 — Windows to street. 9. GRZ-S16 — Landscaped area. <p><u>Council will restrict its discretion to, and may impose conditions on:</u></p> <ol style="list-style-type: none"> 1. <u>The matters contained in the Medium and High Density Design Guide in Appendix 1.</u> 2. <u>Site layout and design.</u> 3. <u>Consideration of the effects of the standard not met.</u> 4. <u>Cumulative effects.</u> 5. <u>The matters contained in the Code of Practice for Civil Engineering Works.</u> 6. <u>The imposition of financial contributions.</u> 7. <u>Reverse sensitivity effects.</u> <p><u>Restriction on notification:</u> Public notification of an application is precluded under this rule. [s80H(1)(a)(i) note: this provision incorporates the density standards in Part 2 of Schedule 3A] [This rule has immediate legal effect subject to sections 77M and 86BA of the RMA]</p> | <p>RDIS</p> |
| <p>GRZ-R12A</p> | <p>The construction and use of 4 or more residential units that comply with the following permitted standards:</p> <ol style="list-style-type: none"> 1. GRZ-S3 — Building coverage. 2. GRZ-S4 — Setbacks. 3. GRZ-S5 Outdoor living space. 4. GRZ-S7 — Building height. 5. GRS-S8 — Height in relation to boundary. 6. GRZ-S9 — Hydraulic neutrality. 7. GRZ-S14 — Outlook space (per unit). 8. GRZ-S15 — Windows to street. 9. GRZ-S16 — Landscaped area. <p><u>Council will restrict its discretion to, and may impose conditions on:</u></p> <ol style="list-style-type: none"> 1. <u>The matters contained in the Medium and High Density Design Guide in Appendix 1.</u> 2. <u>Site layout.</u> 3. <u>The matters contained in the Code of Practice for Civil Engineering Works.</u> 4. <u>Transport effects.</u> 5. <u>Cumulative effects.</u> 6. <u>Reverse sensitivity effects.</u> <p><u>Restriction on notification:</u> Public and limited notification of an application under this rule is precluded. [s80H(1)(a)(i) note: this provision incorporates the density standards in Part 2 of Schedule 3A] [This rule has immediate legal effect subject to sections 77M and 86BA of the RMA]</p> | <p>RDIS</p> |
| <p>GRZ-R12B</p> | <p>The construction and use of a residential unit(s) that is not a permitted activity, and do not fall under rules GRZ-R12 or GRZ-R12A.</p> <p><u>Council will restrict its discretion to, and may impose conditions on:</u></p> <ol style="list-style-type: none"> 1. <u>The matters contained in the Medium and High Density Design Guide in Appendix 1.</u> 2. <u>Site layout and design.</u> 3. <u>The matters contained in the Code of Practice for Civil Engineering Works.</u> 4. <u>Consideration of the effects of the standard not met.</u> 5. <u>Transport effects.</u> 6. <u>Methods to avoid, remedy, or mitigate adverse effects.</u> 7. <u>Cumulative effects.</u> 8. <u>Reverse sensitivity effects.</u> <p><u>Restriction on notification:</u> Public notification of an application under this rule is precluded. [s80H(1)(a)(i) note: this provision incorporates the density standards in Part 2 of Schedule 3A] [This rule has immediate legal effect subject to sections 77M and 86BA of the RMA]</p> | <p>RDIS</p> |

| Non-Residential Activities | | |
|---|--|------------------------|
| GRZ-R13 <i>Policies</i> GRZ-P3, GRZ-P6 | Home business ancillary to residential activities carried out on the site , which do not comply with permitted activity standards Council will restrict its discretion to, and may impose conditions on: <ol style="list-style-type: none"> 1. External storage. 2. The number of non-resident workers employed on the site. 3. The creation of dust, light, noise, vibration or other nuisance. 4. Appearance of buildings. 5. Size, number of location and appearance of signs. 6. Car parking, traffic and pedestrian safety and the efficient functioning of the roading network. 7. Financial contributions. | RDIS |
| GRZ-R14 <i>Policies</i> GRZ-P2, GRZ-P4, GRZ-P5 | Buildings accessory to a permitted or controlled activity which do not comply with permitted or controlled activity standards Council will restrict its discretion to, and may impose conditions on: <ol style="list-style-type: none"> 1. Height and sunlight access. 2. Setbacks and coverage. 3. Landscaping and screening. 4. Provision of and effects on utilities and/or services. 5. Standard, construction and layout of vehicular access, manoeuvring and traffic safety. 6. Streetscape effects. 7. Effects on neighbourhood character and amenity. 8. Financial contributions. | RDIS |
| GRZ-R15 <i>Policies</i> GRZ-P3, GRZ-P6, GRZ-P7 | Early childhood centre(s) Council will restrict its discretion to, and may impose conditions on: <ol style="list-style-type: none"> 1. Location of the proposed early childhood centre. 2. Bulk, location, appearance and design of the buildings. 3. The extent to which the proposal will adversely affect traffic and pedestrian safety, and the efficient functioning of the roading network. 4. Design and layout of car parking, loading, manoeuvring and access areas. 5. Provision of and utilities and/or services. 6. Landscaping, including the retention of existing trees. 7. Hours of operation. 8. Financial contributions. <p>Restriction on notification Subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of the Act, a resource consent application for an early childhood centre will be precluded from public notification under section 95A, but limited notification of an application will be determined in accordance with section 95B.</p> | RDIS |
| GRZ-R16 <i>Policy</i> NU-P4 | Buildings or structures within 12-20m of high voltage (110kV or greater) electricity transmission lines as shown on the Planning Maps *(refer to the definition of transmission line) Council will restrict its discretion to, and may impose conditions on: <ol style="list-style-type: none"> 1. Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances 2001 (NZECP 34:2001). 2. The location, height, scale, orientation and use of buildings and structures to ensure the following are addressed: <ol style="list-style-type: none"> a. The risk to the structural integrity of the transmission line. b. The effects on the ability of the transmission line owner to operate, maintain and upgrade the transmission network. c. The risk of electrical hazards affecting public or individual safety, and risk of property damage. d. The extent of earthworks required, and use of mobile machinery near the transmission line which may put the line at risk. e. Minimising the visual effects of the transmission line. f. The outcome of any consultation with the affected utility operator. <p>Restriction on notification Subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of the Act, a resource consent application under this rule will be precluded from public notification under section 95A, and limited notification will be served on Transpower New Zealand Limited as the only affected party under section 95B.</p> | RDIS |
| GRZ-R17 <i>Policy</i> TP-P3 | Activities listed as permitted or controlled which do not comply with the access standards in GRZ-S1 Council will restrict its discretion to, and may impose conditions on: <ol style="list-style-type: none"> 1. The extent to which the activity will adversely affect traffic and pedestrian safety. 2. The extent to which the activity will adversely affect the efficient functioning of the roading network. | RDIS |

| Discretionary Activities | | |
|----------------------------|---|------------|
| Non-Residential Activities | | |
| GRZ-R18 | Veterinarian, medical and health clinics | DIS |
| GRZ-R19 | Places of assembly (including places of worship, educational facilities) | DIS |
| GRZ-R20 | Visitor accommodation including hotels and motels, other than as part of any home business | DIS |
| GRZ-R21 | Activities which are not listed in this Table unless otherwise covered in the District-wide matters of the Plan | DIS |
| GRZ-R22 | Activities listed as permitted or controlled which do not comply with the relevant standards in this chapter, except as specified below unless specifically provided for under other rules. | DIS |

| Non-Complying Activities | | |
|----------------------------|---|-----------|
| Non-Residential Activities | | |
| GRZ-R23 | Buildings or structures within 12m of high voltage (110kV or greater) electricity transmission lines as shown on the Planning Maps *(refer to the definition of transmission line) | NC |

| Matters for Consideration | |
|---|--|
| Matters that may be relevant in the consideration of any resource consent, other than for a restricted discretionary activity, may include the following: | |
| GRZ-MC1 | <p>Site layout, area and building coverage</p> <ol style="list-style-type: none"> 1. The arrangement of buildings, car parking and vehicle movements on site. 2. The extent of landscaping and screening. 3. Whether the topography of the site has been taken into account. 4. Whether a better standard of development can be achieved by varying the design standards. 5. The ability to provide adequate outdoor living areas. 6. The extent to which decreases in site size or increased building coverage would have an adverse effect on is compatible in form and scale with the amenity of the area/ neighbourhood's planned urban built form. |
| GRZ-MC2 | <p>Bulk and location of buildings</p> <ol style="list-style-type: none"> 1. Whether the buildings will cause a loss of privacy, interfere with sunlight access or create shadows on surrounding allotments. 2. Whether the building location, design, appearance and scale will detrimentally affect is compatible in form and scale with the character of the surrounding area/ neighbourhood's planned urban built form. |
| GRZ-MC3 | <p>Traffic generation and access</p> <ol style="list-style-type: none"> 1. Accessibility for public transport, cyclists and pedestrians. 2. Whether activities which generate significant traffic flows have the necessary access, do not adversely impact upon the street environment, and maintain public safety. |
| GRZ-MC4 | <p>On-site soakage</p> <ol style="list-style-type: none"> 1. Whether there are any factors that limit or preclude the provision of on-site soakage, and the extent to which any reasonable alternatives to providing on-site soakage have been explored. |
| GRZ-MC5 | <p>Sunlight access</p> <ol style="list-style-type: none"> 1. Whether the building will adversely interfere with sunlight access or create adverse shading on surrounding sites. 2. Whether the topography of the site or the location of any built features on the site or other requirements, such as easements, impose constraints that make compliance impracticable. |
| GRZ-MC6 | <p>Non-residential activities</p> <ol style="list-style-type: none"> 1. Whether the buildings, structures or other works are of a compatible scale having regard to the local environment and the nature of the surrounding development. 2. The extent to which the amenity values and the quality of the residential environment can be maintained and enhanced. |
| GRZ-MC7 | <p>Hours of operation</p> <ol style="list-style-type: none"> 1. The nature, extent and duration of noise and traffic effects from active recreation. |
| GRZ-MC8 | <p>Nuisance</p> <ol style="list-style-type: none"> 1. The potential impacts of noise, dust, glare, vibration, fumes, smoke, other discharges or pollutants or the excavation or deposition of earth. |
| GRZ-MC9 | <p>Infrastructure</p> <ol style="list-style-type: none"> 1. The capacity of the infrastructure. |
| GRZ-MC10 | <p>Cumulative effects</p> <ol style="list-style-type: none"> 1. Whether cumulative effects such as pollution, risk to public safety and nuisances have been assessed. |

| Prohibited Activities | |
|---|---|
| Non-Residential Activities | |
| GRZ-R24 | Gang fortifications PR |
| <p>Advice note</p> <p>For any activity within the Stream/River Corridor, Overflow Path, Ponding Area or Erosion Hazard Area, applicants are advised to consult the Wellington Regional Council to determine if regional consent is also required.</p> | |

Methods

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| GRZ-M1 | District Plan provisions consisting of a General Residential Zone identifying the residential environments within the City, including the Conservation and Hill Areas Precincts, the Residential Centres Precinct and the Wallaceville Structure Plan Development Area . Rules and standards apply to activities so that adverse effects are avoided, remedied or mitigated. Consent application procedures provide for the consideration of effects on a case-by-case basis and the imposition of appropriate conditions when necessary. Design guidelines provide for assessment of Comprehensive Residential Developments and subdivision design in the Residential Centres Precinct . |
| GRZ-M2 | Code of Practice for Civil Engineering Works . |
| GRZ-M3 | Abatement notices and enforcement orders may be issued where it is necessary to enforce the Plan rules and mitigate any adverse effects of activities . |
| GRZ-M4 | Reserve Management Plans . |
| GRZ-M5 | District Plan rules requiring reserve contributions and development impact fees. |
| GRZ-M6 | District Plan rules setting standards to protect adjacent properties from adverse shading effects . |
| GRZ-M7 | District Plan rules prohibiting gang fortifications because of their adverse effects on the environment . |

Anticipated Environmental Results

The following results are expected to be achieved by the objectives, policies and methods of this chapter. The means of monitoring whether this Plan achieves the anticipated environmental results are also set out below:

| Anticipated environmental results | Monitoring indicators | Data source |
|-----------------------------------|--|-------------------------------------|
| GRZ-AER1 | Maintenance of residential amenity and special | Number of resource consents by type |
| | | Council records |

| | | | |
|----------|---|--|---------------------------------------|
| | landscape characteristics, including on-site amenity, streetscape design and appearance | Community Survey Complaints and enforcement proceedings | Council Survey Complaints register |
| GRZ-AER2 | Development of the General Residential Zone which reflects the amenity values of the area | Compliance with performance standards within the General Residential Zone Number of resource consents by type | Council records |
| GRZ-AER3 | A built environment which supports the health and safety of the City's residents | Resource consents and type and effect on health and safety issues Consultation and community initiatives | Council records |

Precincts

Precinct 1 - Residential Centres Indigenous Biodiversity Precinct

The Indigenous Biodiversity Precinct identifies areas where the Council is applying additional policy direction and guidance regarding significant natural areas that have been identified for the purpose of giving effect to section 6(c) of the RMA and Policies 23 and 24 of the RPS, but have not yet been incorporated into the district plan via a comprehensive plan change. The policy direction and guidance that applies to the Precinct does not reduce the applicability of any of the Medium Density Residential Standards, nor does it impose the need for any additional resource consents, but it does introduce additional policy consideration to accommodate a matter of national importance under section 6 (c) of the RMA that is not addressed by the MDRS. The Council is required to recognise and provide for the following matter of national importance:

(c) - the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna.

The following objectives, policies, rules and objectives apply within the Residential Centres Precinct Indigenous Biodiversity Precinct (as identified on the planning maps) in addition to the provisions of the underlying General Residential Zone. Where there is any conflict between the provisions of the Precinct provisions shall prevail. Precinct specific subdivision provisions are located in the Subdivision Chapter (SUB).

Objective

GRZ-PREC1-01 To provide for higher density residential development by way of the maintenance of Comprehensive Residential Developments and specific net site area standards around indigenous biological diversity values within the central business district, neighbourhood centres and major transport nodes. Indigenous Biodiversity Precinct is encouraged.

Providing a choice of living options involves the provision of more intensive types of residential development as well as traditional forms of development in Upper Hutt, which generally comprise standalone residential units on individual allotments. Higher density housing may suit the needs of certain groups of the community.

It is important to locate higher density housing in appropriate areas. The Plan identifies areas where higher density housing is specifically encouraged due to the proximity of these areas to retail and service centres and transport nodes. The Plan provides for this type of development through reduced minimum net site area standards compared to the remainder of the Residential Zone, and through provisions for Comprehensive Residential Development.

To ensure that new higher density residential development, including Comprehensive Residential Development, is well designed and achieves a high degree of amenity, assessment against the Design Guide for Residential Developments will be required.

Policies

GRZ-PREC1-P1 To ensure that encourage the scale, appearance, recognition and siting provision for the protection and maintenance of buildings, areas of significant structures, indigenous vegetation and activities are compatible with significant habitats of indigenous fauna from the character and desired potential adverse amenity values effects of medium density residential development within the area Indigenous Biodiversity Precinct.

Higher density housing has the potential to affect both existing residential character and amenity. Accordingly the Plan includes standards and design guidelines for higher density housing against which this type of development is assessed in order to ensure that residential character is appropriately managed and that existing amenity values are not adversely affected. The retention of existing trees and vegetation where practical is important in this respect.

Comprehensive Residential Developments may include an existing residential unit on a site, but there may be instances where an existing residential unit requires additional changes to ensure it is compatible with a proposed development. This will be assessed through the resource consent and Design Guide assessment process.

On the land identified in GRZ-Figure 1, particular care needs to be taken with the design of any residential development to ensure that it appropriately addresses the interface with Maidstone Park and the adjoining General Industrial Zone.

GRZ-PREC1-P2 To avoid encourage the avoidance, remedying and mitigation of the actual and potential adverse effects of the use and development on of landsites identified within the Indigenous Biodiversity Precinct to assist in maintaining indigenous biological diversity through: GRZ-Figure 1 (Maidstone Terrace Residential) which does not comply with site specific standards controlling the number

1. The consideration of allotments and residential units methods to avoid, access from Railway remedy or mitigate adverse effects Avenue, on areas of significant indigenous boundary setbacks, vegetation and fencing significant habitats of indigenous fauna; and
2. The consideration of methods to ensure positive indigenous ecological effects.

On the land identified in GRZ-Figure 1, particular care needs to be taken with the design of any residential development to ensure that it appropriately addresses the interface with the adjoining General Industrial Zone. In particular, site specific standards apply to the site and compliance with these standards is critical to ensuring that development is appropriate.

GRZ-PREC1-P3 To encourage higher density housing through the provision of reduced net site area standards and in the form of Comprehensive Residential Developments in identified areas of the City.

The Plan identifies areas considered suitable for higher density residential development. These areas are located surrounding the central business district, around the Trentham neighbourhood centre located at Camp Street, near the Wallaceville railway station from Ward Street to Lane Street and within the Urban Precinct and Grants Bush Precinct of the Wallaceville Structure Plan Development Area.

These areas are in close proximity to retail and service facilities as well as the availability of major transport points, including rail and bus services, and a major bus terminal in the CBD.

The reduction of **net site area** standards in the **Residential Centres Precinct** recognises a minimum **site area** Council is prepared to allow for housing development. Any reduction below this minimum **net site area** is provided for as a discretionary activity and will be assessed against the Design-Guide for **Comprehensive Residential Development** so as to ensure that any subdivision or development below this **net site area** can still achieve a high quality.

Rules

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| GRZ-PREC1-R1 | All permitted activity rules, standards, matters and information requirements of the underlying zone apply unless specifically stated below. |
| Controlled Activities | |
| GRZ-PREC1-R2 <i>Policies</i> GRZ-P1, GRZ-PREC1-P1, GRZ-PREC1-P2, GRZ-P4, GRZ-PREC1-P3, DG-P1 | Two or more residential units on a site within the Residential Centres Precinct except on land identified as Pt Section 618 Hutt District complying with the net site area standard of SUB-RES-S1. Council may impose conditions over the following matters: 1. Design, appearance and layout of the development; 2. Landscaping ; 3. Provision of and effects on utilities and/or services; 4. Standard, construction and layout of vehicular access; 5. Earthworks ; 6. Provision of esplanade reserves and strips; 7. Protection of any special amenity feature; 8. Financial contributions. In relation to the land identified in GRZ-Figure 1, Council may impose conditions over the following matters: 9. The measures necessary to address the interface of any residential development with both Maidstone Park and the General Industrial Zone. These may include, but are not limited to: a. the orientation of residential units and the location of habitable rooms relative to Maidstone Park and adjacent General Industrial zoned properties ; b. the orientation of buildings , fences or landscaping to buffer outdoor living spaces from adjacent General Industrial zoned properties . |
| Controlled activities – restrictions on notification Subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of the Act, a resource consent application for a controlled activity is precluded from public notification under section 95A and, subject to section 95B(3), is precluded from limited notification under section 95B(2) of the Act. | |
| GRZ-PREC1-R3 | All controlled activity rules, standards, matters, and information requirements of the underlying zone apply unless specifically stated in this table. |

| Standards for Permitted and Controlled Activities | | | | | | | |
|--|---|----------|-----------------|--|----|--|----|
| GRZ-PREC1-S1 <i>Policies</i> GRZ-PREC1-P1, GRZ-PREC1-P2 | Maximum number of residential units along Maidstone Terrace 1. In relation to the land identified as Area B in GRZ-Figure 1: a. There shall be no more than 12 residential units . To avoid any doubt: i. The maximum is not the maximum number of residential units on any particular site . | | | | | | |
| GRZ-PREC1-S2 <i>Policies</i> GRZ-PREC1-P1, GRZ-PREC1-P2, GRZ-P7, GRZ-PREC1-P3 | Access standards for land use activities The following standards apply in addition to the requirements of GRZ-S1 1. In relation to the land identified in GRZ-Figure 1: a. There will be no access off Maidstone Terrace. Access to the land shall be off Railway Avenue. b. Neither a right of way, private way or legal boundary of any road or accessway serving the land shall at any point encroach within Area B of GRZ-Figure 1. | | | | | | |
| GRZ-PREC1-S3 <i>Policies</i> GRZ-P1, GRZ-PREC1-P1 | Minimum net site area for residential units 1. Within the Residential Centres Precinct there is no minimum net site area requirement for a residential unit forming a part of a Comprehensive Residential Development . | | | | | | |
| GRZ-PREC1-S4 <i>Policies</i> GRZ-P1, GRZ-PREC1-P1, DEV1-P5 | Building coverage 1. The maximum coverage by buildings on the net area of a site shall not exceed 45% for Comprehensive Residential Development in the Residential Centres Precinct . | | | | | | |
| GRZ-PREC1-S5 <i>Policies</i> GRZ-PREC1-P1, GRZ-PREC1-P2, GRZ-P4 | Setbacks from boundaries 1. The setback distance for residential and non-residential buildings (excluding accessory buildings) shall not be less than: <table border="1" data-bbox="311 1545 1461 1691"> <thead> <tr> <th>Boundary</th> <th>Minimum setback</th> </tr> </thead> <tbody> <tr> <td>a. In relation to the land identified in Area B of GRZ-Figure 1, measured from the legal edge of Maidstone Terrace;</td> <td>8m</td> </tr> <tr> <td>b. Front boundary along all roads specifically named in the Transport and Parking Chapter (TP) where the site is located within the Residential Centres Precinct;</td> <td>4m</td> </tr> </tbody> </table> | Boundary | Minimum setback | a. In relation to the land identified in Area B of GRZ-Figure 1, measured from the legal edge of Maidstone Terrace; | 8m | b. Front boundary along all roads specifically named in the Transport and Parking Chapter (TP) where the site is located within the Residential Centres Precinct ; | 4m |
| Boundary | Minimum setback | | | | | | |
| a. In relation to the land identified in Area B of GRZ-Figure 1, measured from the legal edge of Maidstone Terrace; | 8m | | | | | | |
| b. Front boundary along all roads specifically named in the Transport and Parking Chapter (TP) where the site is located within the Residential Centres Precinct ; | 4m | | | | | | |
| GRZ-PREC1-S6 <i>Policies</i> GRZ-PREC1-P1, DEV1-P5 | Outdoor living space 1. For Comprehensive Residential Developments in the Residential Centres Precinct , an area of outdoor living space(s) shall be provided for each residential unit on the net site area for that residential unit that meets the following criteria: a. Able to accommodate a 'principal area' of 4 metres by 4 metres; and b. Is not required for vehicle access, parking or manoeuvring. | | | | | | |
| GRZ-PREC1-S7 <i>Policies</i> GRZ-PREC1-P1, GRZ-P4, GRZ-P5 | Accessory buildings 1. In the Residential Centres Precinct on a site with a net site area of less than 400m ² , any wall closer than 1m from a boundary shall be no longer than 6m. | | | | | | |
| GRZ-PREC1-S8 <i>Policies</i> GRZ-P1 | On-site soakage 1. Within a Comprehensive Residential Development an outdoor area of 25m ² of water-permeable surface per residential unit shall be provided. | | | | | | |
| GRZ-PREC1-S9 <i>Policies</i> GRZ-PREC1-P1, GRZ-PREC1-P2, | Screening 1. Outdoor storage areas shall be screened by a close-boarded fence, a solid wall or dense planting of vegetation. The screening shall: a. In relation to the land identified in Area B of GRZ-Figure 1, sites which have a south boundary adjacent to Maidstone Terrace shall be screened along that boundary by a close boarded fence or a solid wall no less than 1.8m in height. | | | | | | |

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|-------------------------------|--|
| GRZ-P3; GRZ-P5; GRZ-P10 | |
| GRZ-PREC1-R4 | All restricted discretionary activity rules, standards, matters, and information requirements of the underlying zone apply unless specifically stated in this table. |

Restricted Discretionary Activities

| | | |
|---|---|------|
| GRZ-PREC1-R3 Policies GRZ-P1; GRZ-PREC1-P1; GRZ-P4; GRZ-PREC1-P3; DEV1-P5; NU-P3 | <p>Comprehensive Residential Development on a site within the Residential Centres Precinct complying with the standards and terms of GRZ-PREC1-S10</p> <p>Note: Comprehensive Residential Development within the Residential Centres Precinct is not subject to the minimum net site area requirements of GRZ-PREC1-S3</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> 1. Site layout, design and external appearance; 2. Provision of and effects on network utilities and/or services; 3. Landscaping; 4. Standard, construction and layout of vehicular access; 5. Protection of any special amenity feature; 6. Financial contributions; 7. The outcome of consultation with the owner or operator of regionally significant network utilities (excluding the National Grid) located on or in proximity to the site; <p>In relation to the land identified in GRZ-Figure 1, Council will restrict its discretion to and may impose conditions over the following matters:</p> <ol style="list-style-type: none"> 8. The measures necessary to address the interface of any residential development with both Maidstone Park and the General Industrial Zone. These may include, but are not limited to: <ol style="list-style-type: none"> a. the orientation of residential units and the location of habitable rooms relative to Maidstone Park and adjacent General Industrial zoned properties; b. the orientation of buildings, fences, or landscaping to buffer outdoor living spaces from adjacent General Industrial zoned properties; <p>In considering a resource consent application, Council's discretion is also restricted to an assessment against the Design Guide for the Residential Centres Precinct (refer to Appendix 1).</p> <p>Restriction on notification</p> <p>In respect of this rule, and subject to sections 95A(2)(b), 95A(4) and 95G of the Act, an application which meets the relevant standards and terms will be decided without the need for public notification under section 95A, but limited notification of an application will still be determined in accordance with section 95B. The restriction in respect of public notification does not apply if the application requires land use consent under any other provision of the Plan.</p> <p>Note:</p> <ul style="list-style-type: none"> • A Comprehensive Residential Development that does not comply with the relevant standards and terms for of this rule, will be assessed against the relevant matters set out in GRZ-MC1 to GRZ-MC10 and GRZ-PREC1-MC1 to GRZ-PREC1-MC2. • Notwithstanding this rule any Comprehensive Residential Development on land identified in GRZ-Figure 1 that does not comply with SUB-RES-S1, GRZ-PREC1-S1, and GRZ-PREC1-S2, GRZ-PREC1-S5 and/or GRZ-PREC1-S9 is a non-complying activity. | RDIS |
|---|---|------|

Restricted Discretionary Activity Standards

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|--|---|
| GRZ-PREC1-S10 Policies GRZ-P1; GRZ-PREC1-P1; GRZ-P4; GRZ-PREC1-P3; DEV1-P5; NU-P3 | <p>Comprehensive Residential Development</p> <p>Standards and terms for Comprehensive Residential Development:</p> <ol style="list-style-type: none"> 1. Compliance with the access standards of GRZ-PREC1-S2; 2. Compliance with the building coverage standard of GRZ-PREC1-S4; 3. Compliance with the yard setback standards of GRZ-PREC1-S5 and GRZ-PREC1-S7 for external boundaries only; 4. Compliance with the outdoor living space standard of GRZ-PREC1-S6 5. Compliance with the maximum building height standard of GRZ-S7 6. Compliance with the sunlight access planes of GRZ-S8 for external boundaries only; 7. Compliance with the on-site soakage standard of GRZ-PREC1-S8; |
| GRZ-PREC1-R5 | All discretionary activity rules in the underlying zone apply unless specifically stated in this table. |

Discretionary Activities

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|---------------------|--|-----|
| GRZ-PREC1-R4 | Two or more residential units on a site within the Residential Centres Precinct that does not comply with the net site area standard of SUB-RES-S1 | DIS |
| GRZ-PREC1-R5 | Comprehensive Residential Development on a site within the Residential Centres Precinct not complying with the standards and terms of GRZ-PREC1-S10 | DIS |
| GRZ-PREC1-R6 | All non-complying rules in the underlying zone apply unless specifically stated in this table. | |

Non-Complying Activities

| | | |
|-------------------------------|--|----|
| Residential Activities | | |
| GRZ-PREC1-R6 | In relation to the land identified in GRZ-Figure 1 ('Maidstone Terrace Residential') Activities which do not comply with standards SUB-RES-S1, GRZ-PREC1-S1, GRZ-PREC1-S2, GRZ-PREC1-S5 and/or GRZ-PREC1-S9 | NG |
| GRZ-PREC1-R7 | In relation to the land identified in GRZ-Figure 1 ('Maidstone Terrace Residential') Rest homes and community care housing | NG |
| GRZ-PREC1-R7 | All prohibited activity rules in the underlying zone apply unless specifically stated in this table. | |

Matters for Consideration

| | | |
|---|---|--|
| Matters that may be relevant in the consideration of any resource consent, other than for a restricted discretionary activity, may include the following: | | |
| GRZ-PREC1-MC1 | <p>Comprehensive Residential Development</p> <ol style="list-style-type: none"> 1. The extent to which the proposal meets the guidance for Comprehensive Residential Developments included in the Design Guide for the Residential Centres Precinct; 2. Matters listed under Site layout, area and building coverage in this rule; | |

| | |
|----------------------|--|
| | <ol style="list-style-type: none"> Matters listed under 'Bulk and location of buildings' in this rule. Matters listed under 'Sunlight access' in this rule. Matters listed under 'Traffic generation and access' in this rule. |
| GRZ-PREC1-MG2 | <p>Development of two or more residential units with a net site area less than 400m² in the Residential Centres Precinct that is not otherwise a Comprehensive Residential Development</p> <ol style="list-style-type: none"> The extent to which the proposal meets the guidance on small site design and development contained in the Design Guide for the Residential Centres Precinct. |

Precinct 2 – Residential Hill and Residential Conservation Precinct

The following objectives, policies, and rules apply within the Residential Hill Residential Conservation Precinct (as identified on the planning maps) in addition to the provisions of the underlying General Residential Zone. Where there is any conflict between the provisions the Precinct provisions shall prevail. Precinct specific subdivision provisions are located in the Subdivision Chapter (SUB).

Objective

GRZ-PREC2-01 *The maintenance and enhancement of the special landscape and natural values of the Conservation and Hill Areas.*

Within the General Residential Zone of the City are environments with special character. The Residential Conservation Precinct includes the areas adjoining Trentham Memorial Park, Palfrey Street, Chatsworth Road and parts of Pinehaven. These areas have a mature landscape and townscape, contain native flora and fauna, natural watercourses, as well as larger sections. They also include residential development on the hills surrounding the urban area. These areas require a lower density of development in order to maintain their important landscape and ecological values.

In contrast, the Residential Hill Precinct is characterised by more recent development which recognises the topographical constraints by having a lower density of development. This Precinct also contains areas undergoing development as well as some earmarked for future development.

Within the Conservation and Hill Areas there are a number of standards and controls which maintain and enhance the special values of those parts of the General Residential Zone. These controls are in addition to the provisions relating to the General Residential Zone.

Policies

GRZ-PREC2-P1 *To promote a relatively low intensity of development within the Conservation and Hill Areas.*

These areas have a lower level of building density with a corresponding sense of spaciousness compared with other residential areas. They have developed a certain character as a result of past patterns of development. Higher density forms of development such as Comprehensive Residential Development may erode the character and amenity of these areas, and higher density housing is therefore not encouraged. This policy seeks to recognise and protect the existing and potential future levels of amenity.

GRZ-PREC2-P2 *To protect trees and vegetation which contribute to the amenity values, landscape values, character, ecological, historical and cultural values of the Conservation and Hill Areas.*

Trees add to the character of residential areas and also have ecological, historical, and cultural values.

The Conservation and Hill Areas have special qualities which merit the protection of trees. They also merit different requirements for development to assist in protecting their amenity values and land stability.

Rules

| Standards for Permitted and Controlled Activities | | | | | | | |
|---|--|-----------------|-----------------|---|----|---|-----------------|
| GRZ-PREC2-S1 <i>Policies</i> GRZ-P1, GRZ-P2, DEV1-P5 | Building coverage <ol style="list-style-type: none"> The maximum coverage by buildings on the net area of a site shall not exceed 30% in the Residential Conservation and Residential Hill Precincts. | | | | | | |
| GRZ-PREC2-S2 <i>Policies</i> GRZ-P2, GRZ-PREC1-P2, GRZ-P4 | Setbacks from boundaries <ol style="list-style-type: none"> The setback distance for residential and non-residential buildings (excluding accessory buildings) shall not be less than: | | | | | | |
| | <table border="1"> <thead> <tr> <th>Boundary</th> <th>Minimum setback</th> </tr> </thead> <tbody> <tr> <td>Front boundary along all roads specifically named in Transport and Parking Chapter (TP) and all roads abutting the Residential Conservation and Residential Hill Precincts.</td> <td>6m</td> </tr> <tr> <td>Side boundaries within the Residential Conservation and Residential Hill Precincts.</td> <td>3m (both sides)</td> </tr> </tbody> </table> | Boundary | Minimum setback | Front boundary along all roads specifically named in Transport and Parking Chapter (TP) and all roads abutting the Residential Conservation and Residential Hill Precincts. | 6m | Side boundaries within the Residential Conservation and Residential Hill Precincts. | 3m (both sides) |
| | Boundary | Minimum setback | | | | | |
| Front boundary along all roads specifically named in Transport and Parking Chapter (TP) and all roads abutting the Residential Conservation and Residential Hill Precincts. | 6m | | | | | | |
| Side boundaries within the Residential Conservation and Residential Hill Precincts. | 3m (both sides) | | | | | | |

| Matters for Consideration | |
|---|--|
| Matters that may be relevant in the consideration of any resource consent, other than for a restricted discretionary activity, may include the following: | |
| GRZ-PREC2-MG1 | <p>Work on trees in the Residential Conservation and Residential Hill Precinct</p> <ol style="list-style-type: none"> The contribution the tree makes to the amenity of the area. The health of the tree. The function the tree may have in an ecosystem or habitat. Whether the tree is causing or is likely to cause significant damage to buildings, structures or utilities. Significant adverse environmental effects caused by the tree and the nature of works proposed to avoid, remedy or mitigate them. |

Figures

GRZ-Figure 1

Maidstone Terrace Residential



HRZ — High Density Residential Zone

Background

The **High Density Residential Zone** is to be used predominantly for **residential activities** with high concentration and bulk of **buildings**, such as apartments, and other compatible **activities**.

The **High Density Residential Zone** is located adjacent to and within a **walkable catchment** of the following train stations and centre zones:

1. Silverstream Station
2. Heretaunga Station
3. Trentham Station
4. Wallaceville Station
5. Upper Hutt Station
6. City Centre Zone

The **High Density Residential Zone** provides for **heights** and densities of **residential units** and **buildings** greater than those provided for by the **Medium Density Residential Standards** that apply in the **General Residential Zone**. The **High Density Residential Zone** gives effect to policy 3(c) and (d) of the National Policy Statement on Urban Development (2020).

Should there be any conflict between the **High Density Residential Zone** and the **General Residential Zone** provisions, the provisions of the **High Density Residential Zone** prevail.

Objectives

HRZ-01 Well-functioning Urban Environments

A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.

[s80H(1)(a)(ii) note: this provision incorporates the objectives in clause 6 of Schedule 3A.]

HRZ-02 Housing Variety

A relevant residential zone provides for a variety of housing types and sizes that respond to—

- a. *housing needs and demand; and*
- b. *the neighbourhood's planned urban built character, including 3-storey buildings.*

[s80H(1)(a)(ii) note: this provision incorporates the objectives in clause 6 of Schedule 3A.]

HRZ-03 Hydraulic neutrality

There is no increase in the peak demand on stormwater management systems and increase in flooding from subdivision and development.

HRZ-04 High Density Residential Zone

The planned built urban form of the High Density Residential Zone includes high density residential development of heights and densities of urban form greater than that provided for in the General Residential Zone.

HRZ-05 Planned urban built form

The promotion of a high quality residential environment that is consistent with the planned urban built form of the High Density Residential Zone and provides a choice of living styles and types while recognising that character and amenity values develop and change over time.

Policies

HRZ-P1 *Apply the MDRS across all relevant residential zones in the district plan except in circumstances where a qualifying matter is relevant (including matters of significance such as historic heritage and the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga).*

[s80H(1)(a)(ii) note: this provision incorporates the policies in clause 6 of Schedule 3A.]

HRZ-P2 *Encourage development to achieve attractive and safe streets and public open spaces, including by providing for passive surveillance.*

[s80H(1)(a)(ii) note: this provision incorporates the policies in clause 6 of Schedule 3A.]

HRZ-P3 *Enable housing to be designed to meet the day-to-day needs of residents.*

[s80H(1)(a)(ii) note: this provision incorporates the policies in clause 6 of Schedule 3A.]

HRZ-P4 *Provide for developments not meeting permitted activity status, while encouraging high-quality developments.*

[s80H(1)(a)(ii) note: this provision incorporates the policies in clause 6 of Schedule 3A.]

HRZ-P5 *To provide for a range of building densities within the residential areas that are compatible in form and scale with the neighbourhood's planned urban built form.*

HRZ-P6 *Provide for and encourage medium and high density residential development that is consistent with the Council's Medium and High Density Design Guide in Appendix 1.*

HRZ-P7 *Enable more people to live in the High Density Residential Zone by enabling residential building heights up to 20 metres.*

- HRZ-P8** New buildings and development will be designed to achieve hydraulic neutrality.
- HRZ-P9** To ensure that the scale, appearance and siting of buildings, structures and activities are compatible in form and scale with the neighbourhood's planned urban built form and amenity.
- HRZ-P10** To ensure that the location and design of buildings and earthworks do not significantly detract from the residential amenity of the area, while recognising that amenity values may change over time to reflect the neighbourhood's planned urban built form.
 1. There are a number of matters that influence residential amenity. These include:
 2. The density and topography of sites.
 3. The closeness of residential units to boundaries and other buildings.
 4. The height and orientation of buildings.
 5. The height or existence of fences, trees or other vegetation.
- HRZ-P11** To encourage sites fronting streets to present a coherent residential appearance.
- HRZ-P12** To ensure that non-residential activities within residential areas do not cause significant adverse environmental effects.
- HRZ-P13** To mitigate the adverse effects of noise within residential areas to a level consistent with a predominantly residential environment.
- HRZ-P14** To promote a safe and efficient roading network which avoids, remedies or mitigates the adverse effects of road traffic on residential areas.
- HRZ-P15** To provide for new residential development within the City in a sustainable manner.
- HRZ-P16** To promote residential development that is consistent with the planned urban built form, appearance, and amenity of the zone, and ensure that it has adequate access to infrastructural requirements, while recognising that amenity values develop and change over time.
- HRZ-P17** New residential subdivision and buildings will avoid, remedy, or mitigate potential reverse sensitivity effects on existing lawfully-established non-residential activities. Potential methods include but are not limited to:
 1. Requiring noise mitigation, vibration, insulation, and ventilation for residential units;
 2. Specifying the location of private and communal outdoor living spaces;
 3. Specifying the location and function of windows;
 4. Requiring the provision of buffer areas, setbacks, and no-build areas;
 5. Specifying fencing and landscaping requirements.

Rules

District-wide matters

Each activity in the High Density Residential Zone must comply with the relevant qualifying matter area rules and standards, and the relevant rules and standards in the District-wide matters of the Plan, as listed below:

| |
|--|
| District-wide matters |
| TEMP - Temporary Activities |
| SIGN - Signs |
| EW - Earthworks |
| NATC — Natural Character |
| DC — Development Contributions |
| HH - Historical Heritage |
| TREE - Notable Trees |
| UTG - Urban Tree Groups |
| ECO - Ecosystems and Indigenous Biodiversity |
| NFL - Natural Features and Landscapes |
| PA — Public Access |
| ASW - Activities on the Surface of Water |
| NU — Network Utilities |
| REG - Renewable Energy Generation |
| TP — Transport and Parking |
| NOISE - Noise |
| NH - Natural Hazards |
| CL — Contaminated Land |
| HS - Hazardous Substances |
| WM — Waste Management |
| SUB - Subdivision |
| AIR - Air |
| LIGHT - Light |
| PK - Papakāinga |

Activity Tables

| Permitted Activities | | |
|----------------------|---|------------|
| HRZ-R1 | <p>Residential activities:</p> <ol style="list-style-type: none"> 1. Minor structures: 2. Rest homes and community care housing: 3. Removal of a building from a site: 4. Residential activities: or <p>Non-residential activities:</p> <ol style="list-style-type: none"> 5. Home business ancillary to residential activities carried out on the site; or 6. Passive recreation <p>where compliance is achieved with all permitted activity rules and standards that apply to the High Density Residential Zone.</p> | PER |
| HRZ-R2 | <p>Buildings where compliance is achieved with:</p> <ol style="list-style-type: none"> 1. HRZ-S1 - Setbacks. 2. HRZ-S2 — Building height. 3. HRZ-S3 — Height in relation to boundary. 4. HRZ-S4 — Building coverage. 5. HRZ-S5 — Number of Residential units per site. 6. HRZ-S6 - Outdoor living space (per residential unit). 7. (HRZ-S8 - Outlook space (per residential unit). 8. HRZ-S9 - Windows to street. 9. HRZ-S10 - Landscaped area. | PER |

| Standards for Permitted Activities | | | | | | | | | | |
|------------------------------------|--|--|---------------|-------|------------|------|---------|------|----------------------------------|---|
| HRZ-S1 | <p>Setbacks</p> <ol style="list-style-type: none"> 1. Buildings must be set back from the relevant boundary by the minimum depth listed in the yards table below: <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 40%;">Yard</th> <th>Minimum depth</th> </tr> </thead> <tbody> <tr> <td>Front</td> <td>1.5 metres</td> </tr> <tr> <td>Side</td> <td>1 metre</td> </tr> <tr> <td>Rear</td> <td>1 metre (excluding corner sites)</td> </tr> </tbody> </table> <ol style="list-style-type: none"> 2. This standard does not apply to site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed. <p>[s80H(1)(a)(i) note: this standard incorporates the density standards in Part 2 of Schedule 3A]</p> | Yard | Minimum depth | Front | 1.5 metres | Side | 1 metre | Rear | 1 metre (excluding corner sites) | <p>Matters of discretion where permitted activities are not met:</p> <ol style="list-style-type: none"> 1. The matters contained in the Medium and High Density Design Guide in Appendix 1. 2. Site layout and design. 3. Consideration of the effects of the standard not met. 4. Cumulative effects. 5. The matters contained in the Code of Practice for Civil Engineering Works. 6. The imposition of financial contributions. 7. Reverse sensitivity effects. |
| Yard | Minimum depth | | | | | | | | | |
| Front | 1.5 metres | | | | | | | | | |
| Side | 1 metre | | | | | | | | | |
| Rear | 1 metre (excluding corner sites) | | | | | | | | | |
| HRZ-S2 | <p>Building height</p> <ol style="list-style-type: none"> 1. Buildings within the High Density Residential Zone must not exceed 20 metres in height. | <p>Matters of discretion where permitted activities are not met:</p> <ol style="list-style-type: none"> 1. Height and sunlight access. 2. Effects on public spaces 3. Setbacks and coverage. 4. Landscaping and screening. 5. Privacy effects. 6. The matters contained in the Medium and High Density Design Guide in Appendix 1. 7. Whether the building location, design, appearance, and scale is compatible in form and scale with the neighbourhood's planned built character. 8. Reverse sensitivity effects. | | | | | | | | |
| HRZ-S3 | <p>Height in relation to boundary</p> <ol style="list-style-type: none"> 1. Buildings must not project beyond a 60° recession plane measured from a point 5 metres vertically above ground level along all boundaries. Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way. 2. This standard does not apply to: <ol style="list-style-type: none"> a. a boundary with a road b. existing or proposed internal boundaries within a site. c. site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed. | <p>Matters of discretion where permitted activities are not met:</p> <ol style="list-style-type: none"> 1. Height and sunlight access. 2. Setbacks. 3. Landscaping and screening. 4. Privacy effects. 5. The matters contained in the Medium and High Density Design Guide in Appendix 1. 6. Whether the building location, design, appearance, and scale is compatible in form and scale with the neighbourhood's planned built character. 7. Reverse sensitivity effects. | | | | | | | | |
| HRZ-S4 | <p>Building coverage</p> <ol style="list-style-type: none"> 1. The maximum building coverage on an allotment must not exceed 70% of the net site area. | <p>Matters of discretion where permitted activities are not met:</p> <ol style="list-style-type: none"> 1. Height and sunlight access. 2. Setbacks and coverage. 3. Landscaping and screening. 4. Privacy effects. 5. The matters contained in the Medium and High Density Design Guide in Appendix 1. 6. Whether the building location, design, appearance, and scale is compatible in form and scale with the neighbourhood's planned built character. 7. Reverse sensitivity effects. | | | | | | | | |
| HRZ-S5 | <p>Number of residential units per site.</p> <ol style="list-style-type: none"> 1. There must be no more than 6 residential units per site. | <p>Matters of discretion where permitted activities are not met:</p> <ol style="list-style-type: none"> 1. Height and sunlight access. 2. Setbacks and coverage. 3. Landscaping and screening. 4. Privacy effects. 5. The matters contained in the Medium and High | | | | | | | | |

| | | |
|----------------|--|--|
| | | <p>Density Design Guide in Appendix 1.</p> <p>6. Whether the building location, design, appearance, and scale is compatible in form and scale with the neighbourhood's planned built character.</p> <p>7. Reverse sensitivity effects.</p> <p>8. Provision of and effects on utilities and services.</p> |
| HRZ-S6 | <p>Outdoor living space (per residential unit)</p> <p>1. A residential unit at ground floor level must have an outdoor living space that is at least 20 square metres and that comprises ground floor, balcony, patio, or roof terrace space that—</p> <p>a. where located at ground level, has no dimension less than 3 metres; and</p> <p>b. where provided in the form of a balcony, patio, or roof terrace, is at least 8 square metres and has a minimum dimension of 1.8 metres; and</p> <p>c. is accessible from the residential unit; and</p> <p>d. may be—</p> <p>i. grouped cumulatively by area in 1 communally accessible location; or</p> <p>ii. located directly adjacent to the unit; and</p> <p>e. is free of buildings, parking spaces, and servicing and manoeuvring areas.</p> <p>2. A residential unit located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace that—</p> <p>a. is at least 8 square metres and has a minimum dimension of 1.8 metres; and</p> <p>b. is accessible from the residential unit; and</p> <p>c. may be—</p> <p>i. grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or</p> <p>ii. located directly adjacent to the unit.</p> <p>[s80H(1)(a)(i) note: this standard incorporates the density standards in Part 2 of Schedule 3A]</p> | <p>Matters of discretion where permitted activities are not met:</p> <p>1. The matters contained in the Medium and High Density Design Guide in Appendix 1.</p> <p>2. Site layout and design.</p> <p>3. Consideration of the effects of the standard not met.</p> <p>4. Cumulative effects.</p> <p>5. The matters contained in the Code of Practice for Civil Engineering Works.</p> <p>6. The imposition of financial contributions.</p> <p>7. Reverse sensitivity effects.</p> |
| HRZ-S7 | <p>Hydraulic neutrality</p> <p>1. New buildings and development must be designed to achieve hydraulic neutrality.</p> | <p>Matters of discretion where permitted activities are not met:</p> <p>1. Methods to avoid, remedy or mitigate any adverse effects resulting from any increase in predevelopment peak stormwater runoff.</p> <p>2. Cumulative effects.</p> |
| HRZ-S8 | <p>Outlook space (per residential unit)</p> <p>1. An outlook space must be provided for each residential unit as specified in this clause.</p> <p>2. An outlook space must be provided from habitable room windows as shown in the diagram below:</p> <p style="text-align: center;">NEEDS IMAGE</p> <p>3. The minimum dimensions for a required outlook space are as follows:</p> <p>a. a principal living room must have an outlook space with a minimum dimension of 4 metres in depth and 4 metres in width; and</p> <p>b. all other habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width</p> <p>4. The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.</p> <p>5. Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space.</p> <p>6. Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building.</p> <p>7. Outlook spaces may be under or over a balcony.</p> <p>8. Outlook spaces required from different rooms within the same building may overlap.</p> <p>9. Outlook spaces must—</p> <p>a. be clear and unobstructed by buildings; and</p> <p>b. not extend over an outlook space or outdoor living space required by another dwelling.</p> <p>[s80H(1)(a)(i) note: this provision incorporates the density standards in Part 2 of Schedule 3A]</p> | <p>Matters of discretion where permitted activities are not met:</p> <p>1. The matters contained in the Medium and High Density Design Guide in Appendix 1.</p> <p>2. Site layout and design.</p> <p>3. Consideration of the effects of the standard not met.</p> <p>4. Cumulative effects.</p> <p>5. The matters contained in the Code of Practice for Civil Engineering Works.</p> <p>6. The imposition of financial contributions.</p> <p>7. Reverse sensitivity effects.</p> |
| HRZ-S9 | <p>Windows to street</p> <p>1. Any residential unit facing the street must have a minimum of 20% of the street-facing façade in glazing. This can be in the form of windows or doors.</p> <p>[s80H(1)(a)(i) note: this provision incorporates the density standards in Part 2 of Schedule 3A]</p> | <p>Matters of discretion where permitted activities are not met:</p> <p>1. The matters contained in the Medium and High Density Design Guide in Appendix 1.</p> <p>2. Site layout and design.</p> <p>3. Consideration of the effects of the standard not met.</p> <p>4. Cumulative effects.</p> <p>5. The matters contained in the Code of Practice for Civil Engineering Works.</p> <p>6. The imposition of financial contributions.</p> <p>7. Reverse sensitivity effects.</p> |
| HRZ-S10 | <p>Landscaped area</p> <p>1. A residential unit at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.</p> <p>2. The landscaped area may be located on any part of the development site, and does not need to be associated with each residential unit.</p> <p>[s80H(1)(a)(i) note: this provision incorporates the density standards in Part 2 of Schedule 3A]</p> | <p>Matters of discretion where permitted activities are not met:</p> <p>1. The matters contained in the Medium and High Density Design Guide in Appendix 1.</p> <p>2. Site layout and design.</p> <p>3. Consideration of the effects of the standard not met.</p> <p>4. Cumulative effects.</p> <p>5. The matters contained in the Code of Practice for Civil Engineering Works.</p> <p>6. The imposition of financial contributions.</p> <p>7. Reverse sensitivity effects.</p> |

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|----------------|---|--|
| HRZ-S11 | <p>Access standards for land use activities</p> <ol style="list-style-type: none"> Where vehicle access points are shared by three or more residential units, for all rear allotments and for all sites fronting arterial, or distributor/collector streets (identified in the Transport and Parking (TP) Chapter) there must be provision for turning a vehicle on site in order that vehicles do not reverse into the street. All accessways and manoeuvring areas shall be formed and surfaced in accordance with the Code of Practice for Civil Engineering Works. The required surfacing must be completed prior to certification of the survey plan. Exemption — the requirement for accessways serving sites solely occupied by unstaffed utilities shall be that the accessway shall be surfaced with permanent all weather surfacing for a minimum length of 5m from the edge of the road carriageway seal. Sites shall have practical vehicle access to car parking and loading spaces, in accordance with the Code of Practice for Civil Engineering Works. This requirement does not apply to sites solely occupied by unstaffed utilities, provided that vehicles associated with utilities shall not obstruct the footpath or create a traffic hazard on the road. Vehicular access to a corner allotment shall be located no closer than 8m from the street corner. Where a site is located on an intersection of a primary or secondary arterial traffic route (identified in the Transport and Parking (TP) Chapter) the siting of the vehicular access shall be located as far as practicable from the corner of the street. The 8 metre setback shall be measured from where the two front boundaries of the site (refer to the definition of a corner allotment) join, or in accordance with the diagram below. <p>INSERT IMAGE</p> <ol style="list-style-type: none"> Where a corner allotment is located at an intersection of a national, primary or secondary arterial traffic route, as identified in the Transport and Parking (TP) Chapter, no building, fence or other structure is to be erected and no vegetation allowed to grow so as to obstruct a traffic sight line. At the intersection of a road or rail level crossing, no building, fence or other obstructions which block sight lines for trains shall be erected, placed or grown in the hatched area marked in TP-Diagram 1 in the Transport and Parking (TP) Chapter. Land use activities with direct access to a State Highway shall comply with the access and visibility standards set out in TP-Diagrams 2 to 9 in the Transport and Parking (TP) Chapter. | <p>Matters of discretion where permitted activities are not met:</p> <ol style="list-style-type: none"> N/A |
| HRZ-S12 | <p>Water supply, stormwater and wastewater</p> <ol style="list-style-type: none"> All activities shall comply with the water supply, stormwater and wastewater standards in the Code of Practice for Civil Engineering Works. | <p>Matters of discretion where permitted activities are not met:</p> <ol style="list-style-type: none"> N/A |
| HRZ-S13 | <p>Screening</p> <ol style="list-style-type: none"> Outdoor storage areas shall be screened by a close-boarded fence, a solid wall or dense planting of vegetation. The screening shall be no less than 1.8m in height | <p>Matters of discretion where permitted activities are not met:</p> <ol style="list-style-type: none"> N/A |
| HRZ-S14 | <p>Home business ancillary to residential activities carried out on the site</p> <ol style="list-style-type: none"> At least one of the persons engaged in the home business shall live on the site as their principal place of residence. No more than three non-resident persons may be engaged in the home business at any one time. The repair or maintenance of vehicles or engines, other than those belonging to the residents, is not permitted. The site shall not be used as a depot for any heavy vehicle associated with a trade. Only goods produced or grown on the site may be sold from the site, provided that no retailing activity shall take place where access is to the State Highway. Homestay activities, where accommodation and meals are provided in a family type environment, are permitted provided the total number of persons accommodated on the site at any one time, including persons normally resident on the site, does not exceed twelve. Equipment used shall not interfere with radio and television reception. | <p>Matters of discretion where permitted activities are not met:</p> <ol style="list-style-type: none"> N/A |

| Controlled Activities | | |
|---|--|------------|
| HRZ-R3 | <p>Marae Council may impose conditions over the following matters:</p> <ol style="list-style-type: none"> Bulk, location, appearance and design of the buildings. Design and layout of car parking, loading, manoeuvring and access areas. Provision of and effects on utilities and/or services. Landscaping, including the retention of existing trees. (5) Hours of operation. Financial contributions. | CON |
| <p>Controlled activities — restrictions on notification Subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of the Act, a resource consent application for a controlled activity is precluded from public notification under section 95A and, subject to section 95B(3), is precluded from limited notification under section 95B(2) of the Act.</p> | | |

| Restricted Discretionary Activities | | |
|--|---|-------------|
| HRZ-R4 | <p>All restricted discretionary activity rules, standards, matters, and information requirements in the General Residential Zone apply unless specifically stated in this table.</p> | RDIS |
| HRZ-R5 | <p>Residential activities:</p> <ol style="list-style-type: none"> Minor structures; Rest homes and community care housing; Removal of a building from a site; Residential activities; or <p>Non-residential activities:</p> <ol style="list-style-type: none"> Home business ancillary to residential activities carried out on the site; or | RDIS |

| | | |
|----------------|--|-------------|
| | <p>6. Passive recreation where compliance is not achieved with one or more of the permitted activity standards that apply to the High Density Residential Zone. Restriction on notification: See the General Residential Zone provisions for specific restrictions on notification.</p> | |
| HRZ-R6 | <p>Buildings where compliance is not achieved with one or more of the standards under HRZ-R2. Council will restrict its discretion to, and may impose conditions on the matters of discretion of any infringed standard. Restriction on notification: 1. Public notification of an application is precluded for an application that only fails to comply with standard 1.a.ii - Height in relation to boundary. 2. Public notification of an application is precluded for an application that only fails to comply with standard 1.a.iv- Number of residential units per site.</p> | RDIS |
| HRZ-R8 | <p>Home business ancillary to residential activities carried out on the site where the home business does not comply with one or more permitted activity standards. Council will restrict its discretion to, and may impose conditions on: 1. External storage. 2. The number of non-resident workers employed on the site. 3. The creation of dust, light, noise, vibration or other nuisance. 4. Appearance of buildings. 5. Size, number of location and appearance of signs. 6. Car parking, traffic and pedestrian safety and the efficient functioning of the roading network. 7. Financial contributions</p> | RDIS |
| HRZ-R9 | <p>Early childhood centres. Council will restrict its discretion to, and may impose conditions on: 1. Location of the proposed early childhood centre. 2. Bulk, location, appearance and design of the buildings. 3. The extent to which the proposal will adversely affect traffic and pedestrian safety, and the efficient functioning of the roading network. 4. Design and layout of car parking, loading, manoeuvring and access areas. 5. Provision of and utilities and/or services. 6. Landscaping, including the retention of existing trees. 7. Hours of operation. 8. Financial contributions. Restriction on notification Subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of the Act, a resource consent application for an early childhood centre will be precluded from public notification under section 95A, but limited notification of an application will be determined in accordance with section 95B.</p> | RDIS |
| HRZ-R10 | <p>Buildings or structures within 12-20m of high voltage (110kV or greater) electricity transmission lines as shown on the Planning Maps *(refer to the definition of transmission line). Council will restrict its discretion to, and may impose conditions on: 1. Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances 2001 (NZCEP 34:2001). 2. The location, height, scale, orientation and use of buildings and structures to ensure the following are addressed: a. The risk to the structural integrity of the transmission line. b. The effects on the ability of the transmission line owner to operate, maintain and upgrade the transmission network. c. The risk of electrical hazards affecting public or individual safety, and risk of property damage. d. The extent of earthworks required, and use of mobile machinery near the transmission line which may put the line at risk. e. Minimising the visual effects of the transmission line. f. The outcome of any consultation with the affected utility operator. Restriction on notification Subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of the Act, a resource consent application under this rule will be precluded from public notification under section 95A, and limited notification will be served on Transpower New Zealand Limited as the only affected party under section 95B.</p> | RDIS |
| HRZ-R11 | <p>Activities listed as permitted or controlled which do not comply with the access standards in HRZ-S11. Council will restrict its discretion to, and may impose conditions on: 1. The extent to which the activity will adversely affect traffic and pedestrian safety. 2. The extent to which the activity will adversely affect the efficient functioning of the roading network.</p> | RDIS |

Discretionary Activities

| | | |
|----------------|---|------------|
| HRZ-R12 | Activities listed as permitted or controlled which do not comply with the relevant standards in this chapter, unless specifically provided for under other rules. | DIS |
| HRZ-R13 | Veterinarian, medical and health clinics | DIS |
| HRZ-R14 | Places of assembly (including places of worship, educational facilities). | DIS |
| HRZ-R15 | Visitor accommodation including hotels and motels, other than as part of any home business. | DIS |
| HRZ-R16 | Activities which are not listed in this table unless otherwise covered in the district-wide matters of the plan. | DIS |

Non-complying Activities

| | | |
|--|---|-----------|
| HRZ-R17 | Buildings or structures within 12m of high voltage (110kV or greater) electricity transmission lines as shown on the Planning Maps* (refer to the definition of transmission line) | NC |
| <p>Advice note: For any activity within the Stream/River Corridor, Overflow Path, Ponding Area or Erosion Hazard Area, applicants are advised to consult the Wellington Regional Council to determine if regional consent is also required.</p> | | |

GRUZ — General Rural Zone

Background

The rural sector is in transition as a diverse range of rural and rural lifestyle **activities** gradually replace traditional **farming activities**. A balanced approach is needed to sustainably manage the resources of this part of the City. The rural area contains much of the City's agriculture and primary productive **land** resources which are an important part of the City's economic and social wellbeing, both now and in the future. It also forms the immediate backdrop to the City in terms of landscape. Areas for rural lifestyle, passive and **active recreation** and leisure opportunities, and other mixed urban/rural **activities** also form part of the character of this **environment**.

Resource Management Issues

GRUZ-I1 *The loss of rural character, the destruction of significant areas of **indigenous vegetation** and areas of significant habitat for fauna, the degradation of **amenity values** from development and **activities** and competing expectations of, and demands for, rural resources.*

The rural **environment** is highly valued for a variety of reasons. It has been highly modified by changes in **land** use and exhibits a range of characteristics. The valley floors are characterised by a patchwork of fields under pasture with farm and other **buildings** dotting the landscape. The hillsides are marked by more extensive pastureland, regenerating scrub, exotic **forestry** plantations and indigenous forest.

While the appearance of the rural **environment** is subject to considerable change and evolution, some characteristics remain constant. These are the open, expansive nature of the countryside with a relatively low density of **buildings** and with vegetation being the dominant feature. Open spaces, a key feature of rural character, serve to mitigate adverse **effects** which may be generated by **farming activities**, **forestry** and other **activities** commonly located in the rural **environment**. Loss of this open space through more intensive **subdivision** and subsequent residential development may create an **environment** in which the **effects** of rural **activities** are no longer acceptable.

The level of amenity in the rural area is important to the quality of life enjoyed by people living and working in the area and by visitors. **Amenity values** refer to those natural and physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes.

The rural **environment** is characterised by important ecological values. These include significant areas of **indigenous vegetation** and areas of significant habitat for indigenous fauna. Such areas can be degraded or partially or totally destroyed by clearance, milling or pest and weed infestation. These issues are considered in greater detail in the Natural Features and Landscapes (NFL) Chapter and the Ecosystems and Indigenous Biodiversity (ECO) Chapter.

The rural area comprises **natural and physical resources** which are often the subject of competing demands and uses. For example, areas may have value to some as a residential **environment**, while to others the value may be as a recreational **environment**. Others still may value the productive or economic return from a **land** area, or recognise a particular cultural significance. Competing demands are greatest for flat **land**, which is suitable for a wide range of **activities**, from **farming activities** and business, to tourist and residential uses. **Activities**, such as outdoor recreation or rural lifestyle development can become an accepted part of the rural **environment** if they do not impact on rural amenity and character. A range of opportunities are therefore required to enable the community to make use of the rural **land** resource.

It is necessary to provide for both rural and non-rural **activities** while ensuring that rural character and amenity is maintained and enhanced, and natural ecosystems are protected.

GRUZ-I2 *The loss of the life supporting capacity of soil through inappropriate development and unsustainable **land** use practices.*

Land and soil are the most important non-renewable resources in the City, and form part of the City's economic and social wellbeing. The productive potential of **land** relies on the ability of the soil resources to support the production of food, the growth of plantation timber and the sustenance of **indigenous vegetation**. Soil retention is important in maintaining the life-supporting capacity of **land** in the City as well as protecting **water** quality. The productivity of soils is also dependent on soil quality which results from the physical, chemical and organic elements that make up soil.

Unsustainable farming practices can deplete topsoil or break down the soil's fertile structure through inappropriate crops or contamination from agrichemicals. Erosion is less of an issue on the valley floor but could occur on sloping terrain.

Adverse **effects** from inappropriate **land** use and **land disturbance** affect not only the soils but may have implications for downstream areas. These off-site **effects** include impacts on streams, **rivers**, **water** quality, and flooding potential on adjacent **land**, as well as adverse **effects** on landscapes.

Subdivision, and subsequent development, can also affect the life supporting capacity of soils. They can be removed, compacted, covered, contaminated or otherwise damaged by development.

Objectives

GRUZ-O1 *The maintenance and enhancement of the open spaces, natural features and ecological systems which comprise the rural character and amenity.*

Many natural features and **amenity values** comprise the rural character. The level of amenity in the rural area is important to the quality of life enjoyed by people living and working in the area or visiting it. In order to protect rural character and amenity, the rural **environment** is divided into three specific zones to reflect resource objectives and particular environmental considerations.

The General Rural Zone is the largest area within the rural **environment**. The zone comprises the hill areas surrounding the valley floor and many open space areas which are largely undeveloped and valued for their recreation, scenic, heritage, habitat, ecological, landscape and scientific values. This includes the Tararua Forest Park, the Wellington Regional Council **water catchment** areas, plantation forests and the Kaitoke **Regional Park**. These areas are used for both passive and **active recreation**. The zone also includes the Blue Mountains Precinct, although it has limited development potential.

GRUZ-O2 *The promotion of an **environment** within which soil, **water** and **land** resources are managed sustainably.*

The Rural Zones cover the non-urban areas of the City, ranging from relatively intensively developed areas through to more extensive **land** holdings.

The Rural Zones provides opportunities for rural-based **activities** to occur. The soil and the **land** base of the area represent a significant resource for the City. It is important that the ability of these resources to support life is not unduly undermined. It is not a sustainable use of the resource to allow the **land** to be degraded or used in a manner which will significantly limit the choices of future generations.

GRUZ-03 *To maintain and enhance the **amenity values** of the rural area.*

The level of **amenity values** in the rural area is important to people living, working and visiting in the area. The rural **environment** is however that of a working area, and the level of amenity differs from that which would be found in residentially zoned **land**.

Policies

GRUZ-P1 *To manage the adverse environmental **effects** arising from the scale, density, number and location of **earthworks**, new **building** developments and **activities** so that they do not significantly compromise rural character and landscape values.*

The altering of **land** contours by filling and excavation has the potential to permanently alter the appearance of the landscape. Such **effects** may not be limited to the areas actually disturbed, but may relate to the integrity of an adjacent or nearby feature. While there may be some circumstances where such **effects** are unavoidable, for example the construction or **upgrading** of a State Highway, or are a required aspect of **land** use and development, they need to be mitigated in areas of high public visibility.

As their name suggests, essential services underpin human activity. Their ongoing operational and development needs require safeguarding in view of their strategic importance.

Buildings, structures and associated **earthworks** which are not in harmony with the rural landscape have the potential to adversely affect the appearance and rural character of the **environment**. **Council** seeks to maintain the natural elements which give the rural area its character. For this reason the District Plan seeks to limit the number of new **buildings** and **structures** by controlling the **subdivision** of rural **land**, limiting the intensity of residential and other **activities**, and by placing control on associated **earthworks**.

GRUZ-P2 *To ensure that development and **land** use within -General Rural zones minimise adverse **effects** on rural character, areas of significant indigenous flora or fauna, and **amenity values**.*

The General Rural zone comprises significant areas of both indigenous and exotic forest which will remain a dynamic **environment** as varying ages of forest are harvested and planted. It also contains small areas of pastoral farming and areas in various states of reversion to **indigenous vegetation**.

Maintaining larger **site** sizes in the General Rural Zones will generally ensure that the rural character is not compromised by numerous clusters of **buildings** spread across the landscape. It also provides greater opportunities for significant natural features and areas of indigenous flora and fauna to be retained. Larger **sites** also assist in avoiding the creation of nuisances resulting from inadequate separation between new **residential units** and existing **activities**. Retaining openness maintains a rural character which distinguishes the areas from the more densely settled urban **environment**. Further consideration is given to these matters in the Natural Features and Landscapes (NFL) Chapter and the Ecosystems and Indigenous Biodiversity (ECO) Chapter.

GRUZ-P3 *To ensure that development and **land** use within the General Rural zone minimise adverse **effects** on significant natural, ecological, scenic, visual, landscape, recreational and cultural values.*

The General Rural zone contains some of the most scenic areas in the Wellington Region and provides significant recreational opportunities. The proximity to large urban areas increases the importance of preserving the landscape and natural values for the enjoyment of residents and visitors to these areas. Consequently, there are provisions for landscape and visual amenity in the District Plan. When assessing development proposals, particular regard will be given to avoiding adverse **effects** on areas with high visual amenity and features with special cultural significance.

GRUZ-P4 *To ensure that **activities** which alter the contour of the **land** do not significantly affect rural character and **amenity values**, particularly where the **land** is visible from **roads** and public places.*

GRUZ-P5 *To ensure that essential services are able to be operated safely and efficiently.*

GRUZ-P6 *To avoid, remedy or mitigate the adverse **effects** of **activities** on soil, **water**, **land** and other natural resources.*

The soils, **water** and **land** of the rural **environment** are finite in nature. Without them, life could not be supported. Food and fibre products could not be produced and indigenous flora and fauna would not be sustained. **Council** seeks to ensure that development and **land** use do not significantly impair the life-supporting capacity of the rural **environment's** natural resources.

GRUZ-P7 *To avoid or mitigate run-off, contamination and erosion of soil from **land** development so as to sustain the life supporting capacity of the soil.*

It is important to ensure that **activities** are managed in such a way as to avoid the depletion of resources. **Land** development in areas prone to soil erosion can have an adverse **effect** on soil retention. The acceleration of erosion in such circumstances depletes the soil resource and can have adverse impacts on **water** quality and on vegetation in the margins of **waterbodies**. The rural area can be used for a variety of **activities** as long as the potential **effects** of erosion and contamination are considered and addressed.

GRUZ-P8 *To encourage new development of an urban nature to locate within the urban areas of the City.*

The edge of the urban area is defined by the interface with rural areas. **Council** generally intends to contain new urban development within the existing urban area. Intensive urban development generally has a detrimental impact on the life-supporting capacity of soils, **water**, **land** and other natural resources in the rural **environment** through removal, compaction, coverage and contamination associated with **buildings**, **roads** and **discharges** of waste to **land** and **water**. Urban expansion also leads to a radical transformation in the appearance of former rural areas and nullifies any open, vegetation dominated aspects of rural character. New residential development needs to be provided for in a sustainable manner. Accordingly, the Plan provides for new urban development in appropriate locations.

GRUZ-P10 *To limit the potential adverse **effects** of rural and non-rural **activities** on each other and on rural **amenity values**.*

The rural **environment** is generally more sensitive to certain environmental **effects** than the urban parts of the City. The rural area is generally perceived to be a relatively quiet, peaceful **environment**, although from time to time there are **activities** taking place such as harvesting and **cultivation**.

General Rural zoned **land** provides opportunities for people to undertake a range of **activities**. **Activities** in and adjacent to the General Rural Zone should be able to function without being unreasonably compromised by another **activity**.

GRUZ-P11 *To encourage **building** design, location and scale that complements the character of the surrounding area.*

The design and character of **buildings** within the rural area makes a significant contribution to its amenity. In seeking to maintain and enhance that amenity, it is appropriate to encourage good design.

GRUZ-P12 To identify and maintain **amenity values** that the community wishes to protect.

Amenity values are those features or aspects about an area which enhance it or make it pleasant to be in. They can include access to sunlight, landscaping and visual qualities. They may also include important public features, such as parks and reserves. **Activities** which can adversely affect the amenities of an area must be managed, while also recognising the rights of individuals to use their own **properties** and the need for utilities to operate effectively and safely.

A particular concern of the Upper Hutt community relates to the **effects** of the establishment and use of what are commonly referred to as **gang fortifications**. These are sometimes accompanied by an increase in antisocial behaviour.

It is Council's view that the adverse effects of these fortifications on the **environment**, in particular in respect of the social, economic, aesthetic and cultural conditions of the Upper Hutt people and community, and the **amenity values** of the Upper Hutt **environment**, are such that these **activities** should not be permitted. The **activity** is therefore prohibited anywhere in Upper Hutt City.

Rules

District-wide matters

Each **activity** in the General Rural Zone shall comply with the relevant permitted activity standards in the District-wide matters of the Plan as listed below.

| |
|--|
| District-wide matters |
| TEMP - Temporary Activities |
| SIGN - Signs |
| EW - Earthworks |
| NATC — Natural Character |
| DC — Development Contributions |
| HH - Historic Heritage |
| TREE - Notable Trees |
| UTG - Urban Tree Groups |
| ECO - Ecosystems and Indigenous Biodiversity |
| NFL - Natural Features and Landscapes |
| PA — Public Access |
| <u>PK - Papakāinga</u> |
| ASW - Activities on the Surface of Water |
| NU — Network Utilities |
| REG - Renewable Energy Generation |
| TP — Transport and Parking |
| NOISE - Noise |
| NH - Natural Hazards |
| CL — Contaminated Land |
| HS - Hazardous Substances |
| WM — Waste Management |
| SUB - Subdivision |
| AIR - Air |
| LIGHT - Light |

Activities Tables

Policies GRUZ-P1, GRUZ-P2, GRUZ-P8, GRUZ-PREC1-P2, NH-P6, NU-P4

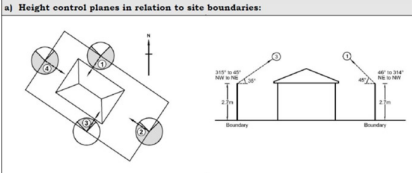
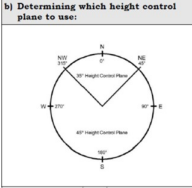
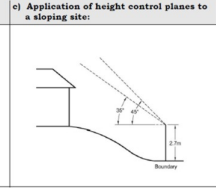
| Permitted Activities | | Rural Hill |
|----------------------|--|------------|
| GRUZ-R1 | Farming activities (unless otherwise specified in this table) | PER |
| GRUZ-R3 | Minor Structures | PER |
| GRUZ-R5 | One family flat in conjunction with a residential unit | PER |
| GRUZ-R2 | Forestry | PER |
| GRUZ-R4 | One residential unit per site | PER |
| GRUZ-R6 | Home business incidental to residential activities carried out on the site | PER |
| GRUZ-R7 | Veterinary clinics | PER |
| GRUZ-R8 | Passive recreation activities | PER |
| GRUZ-R9 | Removal of a building from a site | PER |

| Controlled Activities | | |
|-----------------------|------------------------------|-----|
| GRUZ-R10 | Active recreation activities | CON |

| | | |
|---|--|-------------------|
| <p><i>Policy</i> GRUZ-P10</p> | <p>Council may impose conditions on:</p> <ol style="list-style-type: none"> 1. Avoiding, remedying or mitigating adverse effects of the use on the locality. 2. Traffic generation, car parking, access arrangements and onsite vehicle movements. 3. Bulk, location, design and appearance of buildings. 4. Hours of operation. 5. Signs. 6. Landscaping and screening. 7. Servicing and infrastructure. 8. Mitigation of noise effects. 9. Financial contributions. | |
| <p>GRUZ-R11</p> <p><i>Policy</i> GRUZ-P11</p> | <p>Establishment of a relocated building from another site</p> <p>Council may impose conditions on:</p> <ol style="list-style-type: none"> 1. Reinstatement works to the condition and appearance of the building relating to: <ol style="list-style-type: none"> a. Works to the exterior fabric of the building to repair, replace or renovate damaged, defective or substandard elements; b. Painting and/or cleaning of the exterior fabric of the building if necessary; c. Cladding or other means of enclosing open subfloor areas below the building; d. Alterations required to ensure that the reinstated exterior of any relocated building is not likely to detract from the amenity values of the surrounding area. 2. The timeframe for the work to be completed; 3. Landscaping, screening and boundary treatment; 4. Execution of a performance bond to provide security for exterior reinstatement works required as a condition of resource consent. 5. Provision of and effects on utilities and/or services. 6. Standard, construction and layout of vehicular access. <p>Notes in respect of (4):</p> <ul style="list-style-type: none"> • A bond is not mandatory. It will only be required when Council considers it necessary in view of the scale and/or nature of exterior reinstatement works required. The requirement for a bond and its value will be determined in the context of the building assessment report submitted at resource consent stage. • The bond shall be executed at the time application is made for a building consent, and security shall be in the form of either money or a guarantee by an institution approved by Council as guarantor. • The bond shall be cancelled upon completion of exterior reinstatement works required in the conditions of the resource consent. The verification method for completion of these works shall be the issuing of a full or interim Code Compliance Certificate as defined in the Building Act. In the event that conditions relating to exterior reinstatement works are not complied with, the bond may be used in whole or in part to complete the works. | <p>CON</p> |
| <p>Controlled activities – restrictions on notification</p> <p>Subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of the Act, a resource consent application for a controlled activity is precluded from public notification under section 95A and, subject to section 95B(3), is precluded from limited notification under section 95B(2) of the Act.</p> | | |

Standards for Permitted and Controlled Activities

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| <p>GRUZ-S1</p> <p><i>Policies</i> GRUZ-P5, TP-P5</p> | <p>Access standards for land use activities</p> <ol style="list-style-type: none"> 1. Access to any allotment, including rear allotments, shall be sited at least 20m, measured along the road carriageway, from any access on an adjoining allotment, unless the two access provisions join the road carriageway at a common point. 2. All accessways and manoeuvring areas shall be formed and surfaced in accordance with the Code of Practice for Civil Engineering Works. Exemption – the requirement for accessways serving sites solely occupied by unstaffed utilities shall be that the accessway shall be surfaced with permanent all weather surfacing for a minimum length of 5m from the edge of the road carriageway seal. 3. Sites shall have practical vehicle access to car parking and loading spaces, in accordance with the Code of Practice for Civil Engineering Works. This requirement does not apply to sites solely occupied by unstaffed utilities, provided that vehicles associated with utilities shall not obstruct the footpath or create a traffic hazard on the road. 4. Vehicular access to a corner allotment shall be located no closer than 8m from the street corner. Where a site is located on an intersection of a primary or secondary arterial route (identified in the Transport and Parking (TP) Chapter), the siting of the vehicular access shall be located as far as practicable from the corner of the street. The 8 metre setback shall be measured from where the two front boundaries of the site (refer to the definition of a corner allotment) join, or in accordance with the diagram below. <div data-bbox="606 1456 1133 1881" data-label="Diagram"> </div> <ol style="list-style-type: none"> 5. Where a corner allotment is located at an intersection of a national, primary or secondary arterial traffic route, as identified in the Transport and Parking (TP) Chapter, no building, fence or other structure is to be erected and no vegetation allowed to grow so as to obstruct a traffic sight line. 6. At the intersection of a road or rail level crossing, no building, fence or other obstructions which block sight lines for trains shall be erected, placed or grown in the hatched area marked in TP-Diagram 1 in the Transport and Parking (TP) Chapter. 7. Land use activities with direct access to a State Highway shall comply with the access and visibility standards set out in TP-Diagrams 2 to 9 in the Transport and Parking (TP) Chapter. |
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| <p>GRUZ-S2</p> <p><i>Policies</i> GRUZ-P1, GRUZ-P10</p> | <p>Setbacks</p> <ol style="list-style-type: none"> The setback distance for buildings from boundaries shall not be less than: <ol style="list-style-type: none"> General Rural zone - all boundaries 12m <p>Exemptions:</p> <ol style="list-style-type: none"> Eaves, bay windows or similar features, may encroach into boundary setbacks by up to 0.7m. Non-enclosed and uncovered decks of 1.0m or less in height above ground level. <p>Notes:</p> <ul style="list-style-type: none"> Sites of less than 1500m² in all General Rural zones shall comply with the setback standards of the Residential Conservation Precinct (GRZ-PREC2). New residential units shall not be built within 10m of an existing forest. |
| <p>GRUZ-S3</p> <p><i>Policies</i> GRUZ-P1, GRUZ-P10, GRUZ-P11</p> | <p>Building height</p> <ol style="list-style-type: none"> The maximum height above ground level of any building shall not exceed 8m. <p>Exemption:</p> <ol style="list-style-type: none"> Chimneys, flues and minor decorative features may exceed the maximum height above ground level by up to 1m. |
| <p>GRUZ-S4</p> <p><i>Policies</i> GRZ-P4, GRUZ-P10, GRUZ-P11,</p> | <p>Sunlight Access</p> <ol style="list-style-type: none"> Height control planes apply to all buildings: <ol style="list-style-type: none"> Adjacent to a General Residential or High Density Residential Zone. On sites smaller than 1500m² in a General Rural Zone. Buildings shall be designed so that they fit within the height control planes defined below: <div data-bbox="676 645 1090 1010" style="border: 1px solid black; padding: 5px;"> <p>a) Height control planes in relation to site boundaries:</p>  <p>b) Determining which height control plane to use:</p>  <p>c) Application of height control planes to a sloping site:</p>  </div> <p>Exemptions:</p> <ol style="list-style-type: none"> Chimneys, flues, and minor decorative features may extend beyond the height control plane by up to 1m. The top of a dormer or gable, but not the eaves, may extend beyond the height control plane by up to 0.5 m provided that the aggregate length of all projections through the plane does not exceed 25% of the total building length. Where the boundary involved in the measurement of the height control plane adjoins an access strip or right-of-way to a rear allotment, the outside boundary of such an access strip or right-of-way may be substituted for the nearest site boundary. |
| <p>GRUZ-S5</p> <p><i>Policies</i> NATC-P1</p> | <p>Water supply, stormwater and wastewater</p> <p>All activities shall comply with the water supply, stormwater and wastewater standards in the Code of Practice for Civil Engineering Works.</p> |
| <p>GRUZ-S6</p> <p><i>Policies</i> GRUZ-P2, GRUZ-P3, GRUZ-P6, GRUZ-P7, GRUZ-P10</p> | <p>Forestry</p> <ol style="list-style-type: none"> Forest owners and managers are expected to comply with the management and operational practices in the New Zealand Forest Code of Practice. There shall be a 10m non-millable buffer from any waterbody with a width greater than 1m. A buffer width of at least 10m is to be provided to any existing residential unit on another site. No less than 20 working days before harvesting any forest or section of a forest, the harvester shall submit a Forestry Harvesting Notice to the Council. This Notice shall contain the following information: <ol style="list-style-type: none"> A description of the extent of the area to be harvested and the method of tree removal from the site. The date of commencement and duration of the harvesting. The expected volume of timber to be extracted. The regularity of logging truck movements. The roads proposed to be used for the cartage of timber or logs or machinery used in harvesting. Appropriate measures to manage the adverse impacts of road use resulting from harvesting. |
| <p>GRUZ-S7</p> <p><i>Policies</i> GRUZ-P10, GRUZ-P12,</p> | <p>Home business ancillary to residential activities carried out on the site</p> <ol style="list-style-type: none"> At least one of the persons engaged in the home business shall live on the site as their principal place of residence. No more than three non-resident persons may be engaged in the home business at any one time. The repair or maintenance of vehicles or engines, other than those belonging to the residents, is not permitted. The site shall not be used as a depot for any heavy vehicle associated with a trade. Only goods produced or grown on the site may be sold from the site, provided that no retailing activity shall take place where access is to the State Highway. Homestay activities, where accommodation and meals are provided in a family type environment, are permitted provided the total number of persons accommodated on the site at any one time, including persons normally resident on the site, does not exceed twelve. Equipment used shall not interfere with radio and television reception. |

| <p>Restricted Discretionary Activities</p> | | |
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| <p>GRUZ-R12</p> <p><i>Policies</i> GRUZ-P12</p> | <p>Family flat which does not meet permitted activity standards</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> Land tenure. Location. Provision of and effects on utilities and/or services Landscaping Setbacks and coverage. | <p>RDIS</p> |

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| | <p>6. Height and sunlight access.</p> <p>7. Standard, construction and layout of vehicular access.</p> <p>8. Effects on character and amenity</p> <p>9. Financial contributions</p> | |
| <p>GRUZ-R13</p> <p><i>Policies</i> GRUZ-P10, GRUZ-P12</p> | <p>Home business, ancillary to residential activities carried out on the site, which do not meet permitted activity standards</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> External storage. The number of non-resident workers employed on the site. The creation of dust, light, noise, vibration or other nuisance. Appearance of buildings. Size, number of, location and appearance of signs. Car parking, traffic and pedestrian safety and the efficient functioning of the roading network. Financial contributions. | RDIS |
| <p>GRUZ-R14</p> <p><i>Policies</i> GRUZ-P11, GRUZ-P12</p> | <p>Buildings accessory to a permitted or controlled activity which do not comply with permitted activity standards</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> Height and sunlight access. Setbacks and coverage. Landscaping and screening. Provision of and effects on utilities and/or services. Standard, construction and layout of vehicular access, manoeuvring and traffic safety. Streetscape effects. Effects on rural character and amenity. Financial contributions. | RDIS |
| <p>GRUZ-R15</p> <p><i>Policy</i> NU-P4</p> | <p>Buildings or structures within 12-32m of high voltage (110kV or greater) electricity transmission lines as shown on the Planning Maps *(refer to the definition of transmission line)</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances 2001 (NZECP 34:2001). The location, height, scale, orientation and use of buildings and structures to ensure the following are addressed: <ol style="list-style-type: none"> The risk to the structural integrity of the transmission line. The effects on the ability of the transmission line owner to operate, maintain and upgrade the transmission network. The risk of electrical hazards affecting public or individual safety, and risk of property damage. The extent of earthworks required, and use of mobile machinery near the transmission line which may put the line at risk. Minimising the visual effects of the transmission line. The outcome of any consultation with the affected utility operator. <p>Restriction on notification Subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of the Act, a resource consent application under this rule will be precluded from public notification under section 95A, and limited notification will be served on Transpower New Zealand Limited as the only affected party under section 95B.</p> | RDIS |
| <p>GRUZ-R16</p> <p><i>Policy</i> TP-P3</p> | <p>Activities listed as permitted which do not comply with the access standards in GRUZ-S1</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> The extent to which the activity will adversely affect traffic and pedestrian safety. The extent to which the activity will adversely affect the efficient functioning of the roading network. | RDIS |

| Discretionary Activities | | |
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| GRUZ-R17 | Intensive animal farming, including pig farming | DIS |
| GRUZ-R18 | Topsoil removal | DIS |
| GRUZ-R19 | Visitor accommodation , other than as part of any home business | DIS |
| GRUZ-R20 | Educational institutions and places of assembly | DIS |
| GRUZ-R21 | Community facilities | DIS |
| GRUZ-R22 | Tourism facilities | DIS |
| GRUZ-R23 | Activities listed as permitted or controlled which do not comply with the relevant standards in this chapter, except as specified below | DIS |

| Non-complying Activities | | |
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| GRUZ-R24 | Two or more residential units on any one site | NC |
| GRUZ-R25 | Buildings or structures within 12m of high voltage (110kV or greater) electricity transmission lines as shown on the Planning Maps *(refer to the definition of transmission line) | NC |
| GRUZ-R26 | Activities which are not listed in this Table unless otherwise covered in the District-wide matters of the Plan | NC |

| Matters for Consideration | | |
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| Matters that may be relevant in the consideration of any Discretionary or Non-Complying Activity resource consent may include the following: | | |
| GRUZ-MC1 | <p>Access</p> <ol style="list-style-type: none"> Accessibility for public transport, cyclists and pedestrians. Compliance with the Code of Practice for Civil Engineering Works. Whether the topography, size or shape of the site or the location of any natural or built feature(s) on the site or other requirements such as easements, rights-of-way or restrictive covenants impose constraints that make compliance impracticable. Whether the activities proposed will not generate a demand for servicing facilities. Whether suitable alternative provision for servicing can be made. Whether the nature of adjacent roads is such that the entry, exit and manoeuvring of vehicles can be conducted safely. | |

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| GRUZ-MC2 | Intensive animal farming, including pig farming <ol style="list-style-type: none"> Whether amenities of the surrounding environment can be maintained. Whether the effluent from the site can be discharged appropriately. |
| GRUZ-MC3 | Forestry <ol style="list-style-type: none"> The method and timing of the activity. The area to be cleared at any one time. Traffic and access considerations and financial contributions regarding these. Effects on the amenity of neighbouring residential properties. |
| GRUZ-MC4 | Topsoil removal <ol style="list-style-type: none"> Whether the activity is to be the subject of a Management Plan to provide certainty as to the nature, timing and duration of ongoing activity, and a Rehabilitation Plan to show how the land will be restored to a state that respects the natural landform and ensures its long term sustainability for plant growth. The nature and extent of effects on visual amenity or on sites or features of ecological, cultural or heritage value. The nature and extent of effects on waterbodies, including effects on water quality and the potential for flooding. The extent to which the activity causes or exacerbates soil erosion or compromises the versatility of the soil resource. Whether the activity includes measures to deal with the effects of wind blown soil and dust. The effects of vehicle movements to, from and within the site. Regard for the provisions of the Regional Soil Plan (including Appendix 3 'Guidelines for Topsoil Mining'). The nature and effectiveness of measures to avoid, remedy or mitigate adverse effects. Noise. Financial contributions. |
| GRUZ-MC5 | Active recreation <ol style="list-style-type: none"> The location, hours of operation and layout of facilities in relation to their noise effects on adjoining land uses. Access and parking. Timing and frequency of events. |
| GRUZ-MC6 | Non-rural activities <ol style="list-style-type: none"> Whether the activity, buildings, structures or other works are of an appropriate scale having regard to the local landforms and the nature of the surrounding environment. Whether the amenities and the quality of the rural environment can be maintained. The potential impacts of noise, dust, glare, vibration, fumes, smoke, discharges or pollutants or the excavation or deposition of earth. Traffic effects and access to formed, sealed roads. Whether the site of any non-rural or residential use is appropriately located having regard to the scale of the building development proposed and the intensity of the activity. The Council will consider the extent to which any non-rural activity, building, residential unit or structure may hinder the continued operation of any lawfully established activity. The extent to which landscape character and ecological values will be maintained or enhanced. |
| GRUZ-MC7 | Residential units <ol style="list-style-type: none"> Provision for effluent treatment, disposal and water supply. The necessity for the number of residential units proposed. Whether the form, scale and character of the new buildings are compatible with those of the buildings in the immediate vicinity of the site. |
| GRUZ-MC8 | Scale, bulk, location and appearance of buildings <ol style="list-style-type: none"> Whether the building design, appearance, location and scale detrimentally affects the character of the surrounding area. Whether a better standard of development can be achieved by varying the design, location or size of the buildings. The arrangement of buildings, car parks and vehicle movements on site. Whether the topography of the site has been taken into account. |
| GRUZ-MC9 | Amenity values <ol style="list-style-type: none"> Whether the proposed activity will have more than minor effect on the amenity values of the area in which it is to be located. |
| GRUZ-MC10 | Sunlight access <ol style="list-style-type: none"> Whether the building will adversely interfere with sunlight access or create adverse shading on surrounding sites. Whether the topography of the site or the location of any built features on the site or other requirements, such as easements, impose constraints that make compliance impracticable. |

Prohibited Activities

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| GRUZ-R27 | Gang fortifications | PR |
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Methods

- GRUZ-M1** District Plan provisions consisting of the following:
- Identification of areas which have different topography, character and **amenity values** as zones on the Planning Maps.
 - Rules controlling **setbacks**, minimum **site** size, **subdivision** and **building**.
 - Environmental standards to mitigate the potential adverse **effects** of **activities** on the rural **environment**.
 - Financial contributions and conditions of resource consents to achieve **amenity values**, reserves, **landscaping** and infrastructural requirements.
- GRUZ-M2** Code of Practice for Civil Engineering Works.
- GRUZ-M3** Abatement notices and enforcement orders may be issued where it is necessary to enforce the Plan rules and mitigate any adverse **effects**.
- GRUZ-M4** Management Plans prepared under relevant legislation.
- GRUZ-M5** District Plan rules setting standards to protect adjacent properties from adverse shading **effects**.
- GRUZ-M6** District Plan rules prohibiting **gang fortifications** because of their adverse **effects** on the **environment**.

Anticipated environmental results

The following results are expected to be achieved by the objectives, policies and methods of this chapter. The means of monitoring whether this Plan achieves the anticipated environmental results are also set out below.

| Anticipated environmental results | | Monitoring indicators | Data source |
|-----------------------------------|--|---|---|
| GRUZ-AER1 | Maintenance of the present levels of diversity and health of soils and ecosystems | Change in land cover and use Numbers of resource consents and types of conditions imposed | Aerial photos Compliance monitoring |
| GRUZ-AER2 | New buildings , development and activities which reflect rural character and amenity values | Change in density of subdivision patterns and built form Complaints received about development | Aerial photos Monitoring of building and subdivision consents Complaints register |
| GRUZ-AER3 | Maintenance of rural amenity values | Changes in ambient noise levels Complaints about adverse environmental effects | Survey Complaints register |
| GRUZ-AER4 | Restricted development in areas with environmentally sensitive characteristics and landscape values | Numbers and types of resource consents and conditions imposed Complaints received | Monitoring of consents Compliance monitoring Complaints register |
| GRUZ-AER5 | Protection of natural landforms | Change in land cover and use Numbers and types of resource consents and conditions imposed | Aerial photos Compliance monitoring |
| GRUZ-AER6 | A built environment which supports the health and safety of the City's residents | Resource consents and type and effect on health and safety issues Consultation and community initiatives | Council records |

GRUZ Precinct 1 — Blue Mountains Precinct

The following issue and policies apply within the Blue Mountains Precinct (as identified on the planning maps) in addition to the provisions of the underlying General Rural Zone. Where there is any conflict between the provisions the Precinct provisions shall prevail. Precinct specific subdivision provisions are located in the Subdivision Chapter (SUB).

Issues

GRUZ-PREC1- I1 *Limited development opportunities in the Blue Mountains Precinct due to infrastructural and environmental constraints.*

Subdivision and development in the Blue Mountains Precinct is restricted due to constraints associated with **land** stability, drainage, existing **allotment** sizes and roading and access. There is difficulty with **sewage** disposal due to poor soakage, as well as limited opportunities to draw **groundwater**. Blue Mountains Road requires major **upgrading** to accommodate further development and this may result in significant adverse environmental **effects**.

The Blue Mountains Precinct is separately identified in the Plan. Because of its physical constraints, development can only be contemplated where adverse **effects** can be adequately mitigated. The present capacity of Blue Mountains Road is a limiting factor in considering development proposals in the areas served by it.

Policies

GRUZ-PREC1- P1 *To ensure that development and **land** use within the General Rural zone minimise adverse **effects** on significant natural, ecological, scenic, visual, landscape, recreational and cultural values.*

It is intended to protect the Blue Mountains Precinct by restricting further development in order to retain its rural character and amenity, and avoid potential environmental impacts. Within this area and nearby settlements, development is restricted due to environmental and infrastructural constraints, as **properties** are not connected to a common drainage disposal system or **water** supply. Roading access provides further development constraints. However, development can be contemplated when the **effects** on the **environment** and infrastructural resources can be adequately addressed. The specific controls which apply in the Blue Mountains Precinct are in addition to those applying in the General Rural zone.

GRUZ-PREC1- P2 *To provide for limited development within the Blue Mountains Precinct which takes into account its environmentally sensitive nature.*

Development in the Blue Mountains Precinct is restricted due to **land** stability, drainage problems and roading and access difficulties, and the desire to restrict physical expansion in order to preserve the area's natural character and **amenity values**. There are also difficulties with **sewage** disposal in this area due to a lack of soakage and existing **site** sizes, as well as limited opportunities to draw **groundwater**.

Blue Mountains Road requires major **upgrading** to be able to accommodate significant further development and this could result in significant adverse environmental **effects**.

Subdivision in the Blue Mountains Precinct is a non-complying activity in order to deal with the infrastructural and servicing constraints, and the desire to maintain the natural character and **amenity values**. **Subdivision** proposals will be assessed on a case-by-case basis. While there will be circumstances where such **effects** are avoidable or readily able to be mitigated, development within the area is not encouraged due to environmental constraints. In addition, an integrated management approach is required with respect to the **natural and physical resources** within this area.

Advice Note:

The rules and standards relating to **subdivision** in the Blue Mountains Precinct are located in the Subdivision (SUB) Chapter

RPROZ — Rural Production Zone

Background

The rural sector is in transition as a diverse range of rural and rural lifestyle **activities** gradually replace traditional **farming activities**. A balanced approach is needed to sustainably manage the resources of this part of the City. The rural area contains much of the City's agriculture and primary productive **land** resources which are an important part of the City's economic and social wellbeing, both now and in the future. It also forms the immediate backdrop to the City in terms of landscape. Areas for rural lifestyle, passive and **active recreation** and leisure opportunities, and other mixed urban/rural **activities** also form part of the character of this **environment**.

Resource Management Issues

RPROZ-11 *The loss of rural character, the destruction of significant areas of **indigenous vegetation** and areas of significant habitat for fauna, the degradation of **amenity values** from development and **activities** and competing expectations of, and demands for, rural resources.*

The rural **environment** is highly valued for a variety of reasons. It has been highly modified by changes in **land** use and exhibits a range of characteristics. The valley floors are characterised by a patchwork of fields under pasture with farm and other **buildings** dotting the landscape. The hillsides are marked by more extensive pastureland, regenerating scrub, exotic **forestry** plantations and indigenous forest.

While the appearance of the rural **environment** is subject to considerable change and evolution, some characteristics remain constant. These are the open, expansive nature of the countryside with a relatively low density of **buildings** and with vegetation being the dominant feature. Open spaces, a key feature of rural character, serve to mitigate adverse **effects** which may be generated by **farming activities**, **forestry** and other **activities** commonly located in the rural **environment**. Loss of this open space through more intensive **subdivision** and subsequent residential development may create an **environment** in which the **effects** of rural **activities** are no longer acceptable.

The level of amenity in the rural area is important to the quality of life enjoyed by people living and working in the area and by visitors. **Amenity values** refer to those natural and physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes.

The rural **environment** is characterised by important ecological values. These include significant areas of **indigenous vegetation** and areas of significant habitat for indigenous fauna. Such areas can be degraded or partially or totally destroyed by clearance, milling or pest and weed infestation. These issues are considered in greater detail in the Natural Features and Landscapes (NFL) Chapter and the Ecosystems and Indigenous Biodiversity (ECO) Chapter.

The rural area comprises **natural and physical resources** which are often the subject of competing demands and uses. For example, areas may have value to some as a residential **environment**, while to others the value may be as a recreational **environment**. Others still may value the productive or economic return from a **land** area, or recognise a particular cultural significance. Competing demands are greatest for flat **land**, which is suitable for a wide range of **activities**, from **farming activities** and business, to tourist and residential uses. **Activities**, such as outdoor recreation or rural lifestyle development can become an accepted part of the rural **environment** if they do not impact on rural amenity and character. A range of opportunities are therefore required to enable the community to make use of the rural **land** resource.

It is necessary to provide for both rural and non-rural **activities** while ensuring that rural character and amenity is maintained and enhanced, and natural ecosystems are protected.

RPROZ-12 *The loss of the life supporting capacity of soil through inappropriate development and unsustainable **land** use practices.*

Land and soil are the most important non-renewable resources in the City, and form part of the City's economic and social wellbeing. The productive potential of **land** relies on the ability of the soil resources to support the production of food, the growth of plantation timber and the sustenance of **indigenous vegetation**. Soil retention is important in maintaining the life-supporting capacity of **land** in the City as well as protecting **water** quality. The productivity of soils is also dependent on soil quality which results from the physical, chemical and organic elements that make up soil.

Unsustainable farming practices can deplete topsoil or break down the soil's fertile structure through inappropriate crops or contamination from agrichemicals. Erosion is less of an issue on the valley floor but could occur on sloping terrain.

Adverse **effects** from inappropriate **land** use and **land disturbance** affect not only the soils but may have implications for downstream areas. These off-site **effects** include impacts on streams, **rivers**, **water** quality, and flooding potential on adjacent **land**, as well as adverse **effects** on landscapes.

Subdivision, and subsequent development, can also affect the life supporting capacity of soils. They can be removed, compacted, covered, contaminated or otherwise damaged by development.

Objectives

RPROZ-01 *The maintenance and enhancement of the open spaces, natural features and ecological systems which comprise the rural character and amenity.*

Many natural features and **amenity values** comprise the rural character. The level of amenity in the rural area is important to the quality of life enjoyed by people living and working in the area or visiting it. In order to protect rural character and amenity, the rural **environment** is divided into three specific zones to reflect resource objectives and particular environmental considerations.

The Rural Production zone is defined as the area largely used for productive agricultural purposes with a range of **land** holdings located primarily on the valley floor. It includes the Mangaroa, Whitemans and Kaitoke areas and parts of Akatarawa and Karapoti valleys. The zone provides for rural-orientated uses appropriate to this particular **environment**.

RPROZ-02 *The promotion of an **environment** within which soil, **water** and **land** resources are managed sustainably.*

The Rural Zones covers the non-urban areas of the City, ranging from relatively intensively developed areas through to more extensive **land** holdings.

The Rural Zones provide opportunities for rural-based **activities** to occur. The soil and the **land** base of the area represent a significant resource for the City. It is important that the ability of these resources to support life is not unduly undermined. It is not a sustainable use of the resource to allow the **land** to be degraded or used in a manner which will significantly limit the choices of future generations.

RPROZ-03 *To maintain and enhance the **amenity values** of the rural area.*

The level of **amenity values** in the rural area is important to people living, working and visiting in the area. The rural **environment** is however that of a working area, and the level of amenity differs from that which would be found in residentially zoned **land**.

Policies

RPROZ-P1 *To manage the adverse environmental **effects** arising from the scale, density, number and location of **earthworks**, new **building** developments and **activities** so that they do not significantly compromise rural character and landscape values.*

Buildings, structures and associated **earthworks** which are not in harmony with the rural landscape have the potential to adversely affect the appearance and rural character of the **environment**. **Council** seeks to maintain the natural elements which give the rural area its character. For this reason the District Plan seeks to limit the number of new **buildings** and **structures** by controlling the **subdivision** of rural **land**, limiting the intensity of residential and other **activities**, and by placing control on associated **earthworks**.

RPROZ-P2 *To ensure that development and **land** use within the Rural Production zones minimise adverse **effects** on rural character, areas of significant indigenous flora or fauna, and **amenity values**.*

The Rural Production zone is characterised by a range of **land** uses which generally retain the open farmland characteristics. The Valley Floor areas have a low level of **building** development. While there are some areas in which there are a number of **structures**, there is generally a high degree of separation between clusters of **buildings**.

Maintaining larger **site** sizes in the Rural Production Zones will generally ensure that the rural character is not compromised by numerous clusters of **buildings** spread across the landscape. It also provides greater opportunities for significant natural features and areas of indigenous flora and fauna to be retained. Larger **sites** also assist in avoiding the creation of nuisances resulting from inadequate separation between new **residential units** and existing **activities**. Retaining openness maintains a rural character which distinguishes the areas from the more densely settled urban **environment**. Further consideration is given to these matters in the Natural Features and Landscapes (NFL) Chapter and the Ecosystems and Indigenous Biodiversity (ECO) Chapter.

RPROZ-P3 *To ensure that **activities** which alter the contour of the **land** do not significantly affect rural character and **amenity values**, particularly where the **land** is visible from **roads** and public places.*

The altering of **land** contours by filling and excavation has the potential to permanently alter the appearance of the landscape. Such **effects** may not be limited to the areas actually disturbed, but may relate to the integrity of an adjacent or nearby feature. While there may be some circumstances where such **effects** are unavoidable, for example the construction or **upgrading** of a State Highway, or are a required aspect of **land** use and development, they need to be mitigated in areas of high public visibility.

RPROZ-P4 *To ensure that essential services are able to be operated safely and efficiently.*

As their name suggests, essential services underpin human activity. Their ongoing operational and development needs require safeguarding in view of their strategic importance.

RPROZ-P5 *To avoid, remedy or mitigate the adverse **effects** of **activities** on soil, **water**, **land** and other natural resources.*

The soils, **water** and **land** of the rural **environment** are finite in nature. Without them, life could not be supported. Food and fibre products could not be produced and indigenous flora and fauna would not be sustained. **Council** seeks to ensure that development and **land** use do not significantly impair the life-supporting capacity of the rural **environment's** natural resources.

RPROZ-P6 *To avoid or mitigate run-off, contamination and erosion of soil from **land** development so as to sustain the life supporting capacity of the soil.*

It is important to ensure that **activities** are managed in such a way as to avoid the depletion of resources. **land** development in areas prone to soil erosion can have an adverse **effect** on soil retention. The acceleration of erosion in such circumstances depletes the soil resource and can have adverse impacts on **water** quality and on vegetation in the margins of **waterbodies**. The rural area can be used for a variety of **activities** as long as the potential **effects** of erosion and contamination are considered and addressed.

RPROZ-P7 *To encourage new development of an urban nature to locate within the urban areas of the City.*

The edge of the urban area is defined by the interface with rural areas. **Council** generally intends to contain new urban development within the existing urban area. Intensive urban development generally has a detrimental impact on the life-supporting capacity of soils, **water**, **land** and other natural resources in the rural **environment** through removal, compaction, coverage and contamination associated with **buildings**, **roads** and **discharges** of waste to **land** and **water**. Urban expansion also leads to a radical transformation in the appearance of former rural areas and nullifies any open, vegetation dominated aspects of rural character. New residential development needs to be provided for in a sustainable manner. Accordingly, the Plan provides for new urban development in appropriate locations.

RPROZ-P8 *To limit the potential adverse **effects** of rural and non-rural **activities** on each other and on rural **amenity values**.*

The rural **environment** is generally more sensitive to certain environmental effects than the urban parts of the City. The rural area is generally perceived to be a relatively quiet, peaceful **environment**, although from time to time there are **activities** taking place such as harvesting and **cultivation**.

Rural Production zoned **land** provides opportunities for people to undertake a range of **activities**. **Activities** in and adjacent to the Rural Production Zone should be able to function without being unreasonably compromised by another **activity**.

RPROZ-P9 *To encourage **building** design, location and scale that complements the character of the surrounding area.*

The design and character of **buildings** within the rural area makes a significant contribution to its amenity. In seeking to maintain and enhance that amenity, it is appropriate to encourage good design.

RPROZ-P10 *To identify and maintain **amenity values** that the community wishes to protect.*

Amenity values are those features or aspects about an area which enhance it or make it pleasant to be in. They can include access to sunlight, landscaping and visual qualities. They may also include important public features, such as parks and reserves. **Activities** which can adversely affect the amenities of an area must be managed, while also recognising the rights of individuals to use their own **properties** and the need for utilities to operate effectively and safely.

A particular concern of the Upper Hutt community relates to the **effects** of the establishment and use of what are commonly referred to as **gang**

fortifications. These are sometimes accompanied by an increase in antisocial behaviour.

It is Council's view that the adverse effects of these fortifications on the **environment**, in particular in respect of the social, economic, aesthetic and cultural conditions of the Upper Hutt people and community, and the **amenity values** of the Upper Hutt **environment**, are such that these **activities** should not be permitted. The **activity** is therefore prohibited anywhere in Upper Hutt City.

Rules

District-wide matters

Each **activity** in the Rural Production Zone shall comply with the relevant permitted activity standards in the District-wide matters of the Plan as listed below.

| |
|--|
| District-wide matters |
| TEMP - Temporary Activities |
| SIGN - Signs |
| EW - Earthworks |
| NATC — Natural Character |
| DC — Development Contributions |
| HH - Historic Heritage |
| TREE - Notable Trees |
| UTG - Urban Tree Groups |
| ECO - Ecosystems and Indigenous Biodiversity |
| NFL - Natural Features and Landscapes |
| PA — Public Access |
| PK - Papakāinga |
| ASW - Activities on the Surface of Water |
| NU — Network Utilities |
| REG - Renewable Energy Generation |
| TP — Transport and Parking |
| NOISE - Noise |
| NH - Natural Hazards |
| CL — Contaminated Land |
| HS - Hazardous Substances |
| WM — Waste Management |
| SUB - Subdivision |
| AIR - Air |
| LIGHT - Light |

Activities Tables

Policies RPROZ-P1, RPROZ-P2, RPROZ-P7, NH-P6, NU-P4

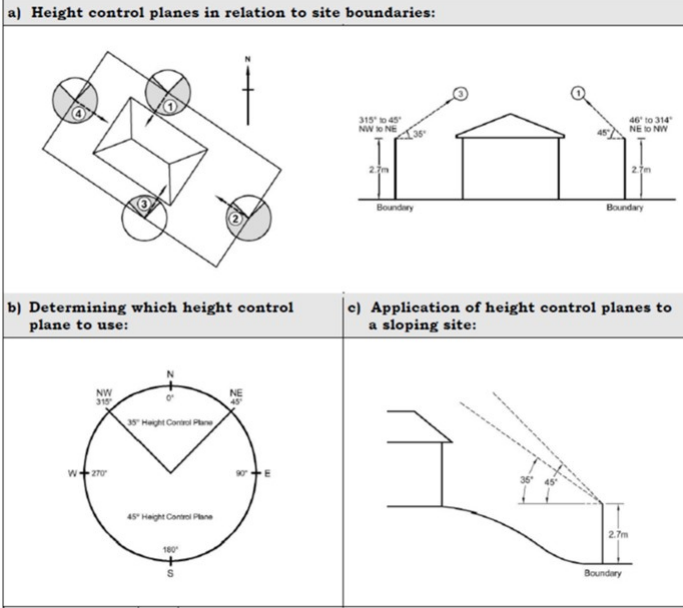
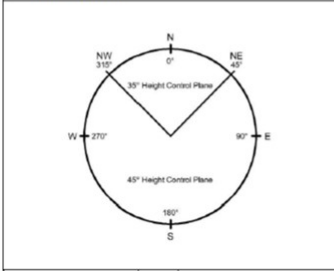
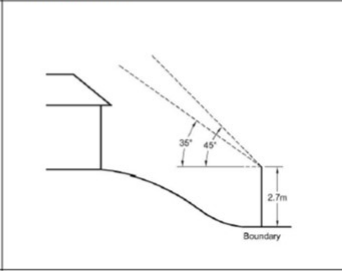
| Permitted Activities | | |
|----------------------|--|-----|
| RPROZ-R1 | Farming activities (unless otherwise specified in this table) | PER |
| RPROZ-R2 | Forestry | PER |
| RPROZ-R3 | Field based agricultural research and ancillary buildings and ancillary activities (including field days and open days) on the Kaitoke Agricultural Research Farm legally described as Pt DP 12431 Lot 2 DP 22844 & sec 41 Pt secs 1, 2, 29 Pakuratahi Dist Blk XV Akatarawa SD - Animal Research Farm Sec 1 SO 24123 Sec 43 SO 23658 - Animal Research Station, Sec 3 Pakuratahi Dist Blk XV Akatarawa SD | PER |
| RPROZ-R4 | Minor Structures | PER |
| RPROZ-R5 | One residential unit per site | PER |
| RPROZ-R6 | One family flat in conjunction with a residential unit | PER |
| RPROZ-R7 | Home business incidental to residential activities carried out on the site | PER |
| RPROZ-R8 | Veterinary clinics | PER |
| RPROZ-R9 | Passive recreation activities | PER |
| RPROZ-R10 | Removal of a building from a site | PER |

| Controlled Activities | | |
|------------------------|--|-----|
| RPROZ-R11 | Active recreation activities | CON |
| <i>Policy RPROZ-P8</i> | <p>Council may impose conditions on:</p> <ol style="list-style-type: none"> Avoiding, remedying or mitigating adverse effects of the use on the locality. Traffic generation, car parking, access arrangements and onsite vehicle movements. | |

| | | |
|---|---|------------|
| | <ol style="list-style-type: none"> 3. Bulk, location, design and appearance of buildings. 4. Hours of operation. 5. Signs. 6. Landscaping and screening. 7. Servicing and infrastructure. 8. Mitigation of noise effects. 9. Financial contributions. | |
| <p>RPROZ-R12</p> <p><i>Policy RPROZ-P9</i></p> | <p>Establishment of a relocated building from another site</p> <p>Council may impose conditions on:</p> <ol style="list-style-type: none"> 1. Reinstatement works to the condition and appearance of the building relating to: <ol style="list-style-type: none"> a. Works to the exterior fabric of the building to repair, replace or renovate damaged, defective or substandard elements; b. Painting and/or cleaning of the exterior fabric of the building if necessary; c. Cladding or other means of enclosing open subfloor areas below the building; d. Alterations required to ensure that the reinstated exterior of any relocated building is not likely to detract from the amenity values of the surrounding area. 2. The timeframe for the work to be completed; 3. Landscaping, screening and boundary treatment; 4. Execution of a performance bond to provide security for exterior reinstatement works required as a condition of resource consent. 5. Provision of and effects on utilities and/or services. 6. Standard, construction and layout of vehicular access. <p>Notes in respect of (4):</p> <ul style="list-style-type: none"> • A bond is not mandatory. It will only be required when Council considers it necessary in view of the scale and/or nature of exterior reinstatement works required. The requirement for a bond and its value will be determined in the context of the building assessment report submitted at resource consent stage. • The bond shall be executed at the time application is made for a building consent, and security shall be in the form of either money or a guarantee by an institution approved by Council as guarantor. • The bond shall be cancelled upon completion of exterior reinstatement works required in the conditions of the resource consent. The verification method for completion of these works shall be the issuing of a full or interim Code Compliance Certificate as defined in the Building Act. In the event that conditions relating to exterior reinstatement works are not complied with, the bond may be used in whole or in part to complete the works. | CON |
| <p>Controlled activities – restrictions on notification</p> <p>Subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of the Act, a resource consent application for a controlled activity is precluded from public notification under section 95A and, subject to section 95B(3), is precluded from limited notification under section 95B(2) of the Act.</p> | | |

Standards for Permitted and Controlled Activities

| | |
|--|---|
| <p>RPROZ-S1</p> <p><i>Policies RPROZ-P4, TP-P5</i></p> | <p>Access standards for land use activities</p> <p>Access to any allotment, including rear allotments, shall be sited at least 20m, measured along the road carriageway, from any access on an adjoining allotment, unless the two access provisions join the road carriageway at a common point.</p> <ol style="list-style-type: none"> 1. All accessways and manoeuvring areas shall be formed and surfaced in accordance with the Code of Practice for Civil Engineering Works. Exemption – the requirement for accessways serving sites solely occupied by unstaffed utilities shall be that the accessway shall be surfaced with permanent all weather surfacing for a minimum length of 5m from the edge of the road carriageway seal. 2. Sites shall have practical vehicle access to car parking and loading spaces, in accordance with the Code of Practice for Civil Engineering Works. This requirement does not apply to sites solely occupied by unstaffed utilities, provided that vehicles associated with utilities shall not obstruct the footpath or create a traffic hazard on the road. 3. Vehicular access to a corner allotment shall be located no closer than 8m from the street corner. Where a site is located on an intersection of a primary or secondary arterial route (identified in the Transport and Parking (TP) Chapter), the siting of the vehicular access shall be located as far as practicable from the corner of the street. The 8 metre setback shall be measured from where the two front boundaries of the site (refer to the definition of a corner allotment) join, or in accordance with the diagram below. <div style="text-align: center;"> </div> <ol style="list-style-type: none"> 5. Where a corner allotment is located at an intersection of a national, primary or secondary arterial traffic route, as identified in the Transport and Parking (TP) Chapter, no building, fence or other structure is to be erected and no vegetation allowed to grow so as to obstruct a traffic sight line. 6. At the intersection of a road or rail level crossing, no building, fence or other obstructions which block sight lines for trains shall be erected, placed or grown in the hatched area marked in TP-Diagram 1 in the Transport and Parking (TP) Chapter. 7. Land use activities with direct access to a State Highway shall comply with the access and visibility standards set out in TP-Diagrams 2 to 9 in the Transport and Parking (TP) Chapter. |
| <p>RPROZ-S2</p> <p><i>Policies RPROZ-P1, RPROZ-P8</i></p> | <p>Setbacks</p> <ol style="list-style-type: none"> 1. The setback distance for buildings from boundaries shall not be less than: <ol style="list-style-type: none"> a. Rural Production zone - all boundaries 12m <p>Exemptions:</p> |

| | |
|--|--|
| | <p>2. Eaves, bay windows or similar features, may encroach into boundary setbacks by up to 0.7m.</p> <p>3. Non-enclosed and uncovered decks of 1.0m or less in height above ground level.</p> <p>Notes:</p> <ul style="list-style-type: none"> • Sites of less than 1500m² in all Rural Production zones shall comply with the setback standards of the Residential Conservation Precinct zone. • New residential units shall not be built within 10m of an existing forest. |
| <p>RPROZ-S3</p> <p><i>Policies</i> RPROZ-P1, RPROZ-P8, RPROZ-P9</p> | <p>Building height</p> <p>1. The maximum height above ground level of any building shall not exceed 8m.</p> <p>Exemption:</p> <p>2. Chimneys, flues and minor decorative features may exceed the maximum height above ground level by up to 1m.</p> |
| <p>RPROZ-S4</p> <p><i>Policies</i> GRZ-P4, RPROZ-P8, RPROZ-P9</p> | <p>Sunlight Access</p> <p>1. Height control planes apply to all buildings:</p> <ol style="list-style-type: none"> Adjacent to a General Residential Zone. On sites smaller than 1500m² in a Rural Production Zone. <p>2. Buildings shall be designed so that they fit within the height control planes defined below:</p> <p>a) Height control planes in relation to site boundaries:</p>  <p>b) Determining which height control plane to use:</p>  <p>c) Application of height control planes to a sloping site:</p>  <p>Exemptions:</p> <ol style="list-style-type: none"> 3. Chimneys, flues, and minor decorative features may extend beyond the height control plane by up to 1m. 4. The top of a dormer or gable, but not the eaves, may extend beyond the height control plane by up to 0.5 m provided that the aggregate length of all projections through the plane does not exceed 25% of the total building length. 5. Where the boundary involved in the measurement of the height control plane adjoins an access strip or right-of-way to a rear allotment, the outside boundary of such an access strip or right-of-way may be substituted for the nearest site boundary. |
| <p>RPROZ-S5</p> <p><i>Policies</i> NATC-P1</p> | <p>Water supply, stormwater and wastewater</p> <p>1. All activities shall comply with the water supply, stormwater and wastewater standards in the Code of Practice for Civil Engineering Works.</p> |
| <p>RPROZ-S6</p> <p><i>Policies</i> RPROZ-P2, RPROZ-P5, RPROZ-P6, RPROZ-P8</p> | <p>Forestry</p> <ol style="list-style-type: none"> 1. Forest owners and managers are expected to comply with the management and operational practices in the New Zealand Forest Code of Practice. 2. There shall be a 10m non-millable buffer from any waterbody with a width greater than 1m. 3. A buffer width of at least 10m is to be provided to any existing residential unit on another site. 4. No less than 20 working days before harvesting any forest or section of a forest, the harvester shall submit a Forestry Harvesting Notice to the Council. This Notice shall contain the following information: <ol style="list-style-type: none"> a. A description of the extent of the area to be harvested and the method of tree removal from the site. b. The date of commencement and duration of the harvesting. c. The expected volume of timber to be extracted. d. The regularity of logging truck movements. e. The roads proposed to be used for the cartage of timber or logs or machinery used in harvesting. f. Appropriate measures to manage the adverse impacts of road use resulting from harvesting. |
| <p>RPROZ-S7</p> <p><i>Policies</i> RPROZ-P8, RPROZ-P10</p> | <p>Home business ancillary to residential activities carried out on the site</p> <ol style="list-style-type: none"> 1. At least one of the persons engaged in the home business shall live on the site as their principal place of residence. 2. No more than three non-resident persons may be engaged in the home business at any one time. 3. The repair or maintenance of vehicles or engines, other than those belonging to the residents, is not permitted. 4. The site shall not be used as a depot for any heavy vehicle associated with a trade. 5. Only goods produced or grown on the site may be sold from the site, provided that no retailing activity shall take place where access is to the State Highway. 6. Homestay activities, where accommodation and meals are provided in a family type environment, are permitted provided the total number of persons accommodated on the site at any one time, including persons normally resident on the site, does not exceed twelve. 7. Equipment used shall not interfere with radio and television reception. |

| Restricted Discretionary Activities | | |
|--|---|------|
| RPROZ-R13 <i>Policies</i> RPROZ-P10 | Family flat which does not meet permitted or controlled activity standards Council will restrict its discretion to, and may impose conditions on: 1. Land tenure. 2. Location. 3. Provision of and effects on utilities and/or services 4. Landscaping 5. Setbacks and coverage. 6. Height and sunlight access. 7. Standard, construction and layout of vehicular access. 8. Effects on character and amenity 9. Financial contributions | RDIS |
| RPROZ-R14 <i>Policies</i> RPROZ-P8, RPROZ-P10 | Home business , ancillary to residential activities carried out on the site , which do not meet permitted or controlled activity standards Council will restrict its discretion to, and may impose conditions on: 1. External storage. 2. The number of non-resident workers employed on the site . 3. The creation of dust , light, noise , vibration or other nuisance. 4. Appearance of buildings . 5. Size, number of, location and appearance of signs . 6. Car parking, traffic and pedestrian safety and the efficient functioning of the roading network. 7. Financial contributions. | RDIS |
| RPROZ-R15 <i>Policies</i> RPROZ-P9, RPROZ-P10 | Buildings accessory to a permitted or controlled activity which do not comply with permitted or controlled activity standards Council will restrict its discretion to, and may impose conditions on: 1. Height and sunlight access. 2. Setbacks and coverage. 3. Landscaping and screening. 4. Provision of and effects on utilities and/or services. 5. Standard, construction and layout of vehicular access, manoeuvring and traffic safety. 6. Streetscape effects . 7. Effects on rural character and amenity. 8. Financial contributions. | RDIS |
| RPROZ-R16 <i>Policy</i> NU-P4 | Buildings or structures within 12-32m of high voltage (110kV or greater) electricity transmission lines as shown on the Planning Maps *(refer to the definition of transmission line) Council will restrict its discretion to, and may impose conditions on: 1. Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances 2001 (NZECP 34:2001). 2. The location, height, scale, orientation and use of buildings and structures to ensure the following are addressed: a. The risk to the structural integrity of the transmission line . b. The effects on the ability of the transmission line owner to operate, maintain and upgrade the transmission network. c. The risk of electrical hazards affecting public or individual safety, and risk of property damage. d. The extent of earthworks required, and use of mobile machinery near the transmission line which may put the line at risk. e. Minimising the visual effects of the transmission line . f. The outcome of any consultation with the affected utility operator. Restriction on notification Subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of the Act , a resource consent application under this rule will be precluded from public notification under section 95A, and limited notification will be served on Transpower New Zealand Limited as the only affected party under section 95B. | RDIS |
| RPROZ-R17 <i>Policy</i> TP-P3 | Activities listed as permitted or controlled which do not comply with the access standards in RPROZ-S1 Council will restrict its discretion to, and may impose conditions on: 1. The extent to which the activity will adversely affect traffic and pedestrian safety. 2. The extent to which the activity will adversely affect the efficient functioning of the roading network. | RDIS |

| Discretionary Activities | | |
|--------------------------|--|-----|
| RPROZ-R18 | Intensive animal farming , including pig farming | DIS |
| RPROZ-R19 | Topsoil removal | DIS |
| RPROZ-R20 | Visitor accommodation , other than as part of any home business | DIS |
| RPROZ-R21 | Educational institutions and places of assembly | DIS |
| RPROZ-R22 | Community facilities | DIS |
| RPROZ-R23 | Tourism facilities | DIS |
| RPROZ-R24 | Activities listed as permitted or controlled which do not comply with the relevant standards in this chapter, except as specified below | DIS |

| Non-complying Activities | | |
|--------------------------|---|----|
| RPROZ-R25 | Two or more residential units on any one site | NC |
| RPROZ-R26 | Buildings or structures within 12m of high voltage (110kV or greater) electricity transmission lines as shown on the Planning Maps *(refer to the definition of transmission line) | NC |
| RPROZ-R27 | Activities which are not listed in this Table unless otherwise covered in the District-wide matters of the Plan | NC |

| Matters for Consideration | |
|--|--|
| Matters that may be relevant in the consideration of any Discretionary or Non-Complying Activity resource consent may include the following: | |
| RPROZ-MC1 | Access <ol style="list-style-type: none"> 1. Accessibility for public transport, cyclists and pedestrians. 2. Compliance with the Code of Practice for Civil Engineering Works. 3. Whether the topography, size or shape of the site or the location of any natural or built feature(s) on the site or other requirements such as easements, rights-of-way or restrictive covenants impose constraints that make compliance impracticable. 4. Whether the activities proposed will not generate a demand for servicing facilities. 5. Whether suitable alternative provision for servicing can be made. 6. Whether the nature of adjacent roads is such that the entry, exit and manoeuvring of vehicles can be conducted safely. |
| RPROZ-MC2 | Intensive animal farming, including pig farming <ol style="list-style-type: none"> 1. Whether amenities of the surrounding environment can be maintained. 2. Whether the effluent from the site can be discharged appropriately. |
| RPROZ-MC3 | Forestry <ol style="list-style-type: none"> 1. The method and timing of the activity. 2. The area to be cleared at any one time. 3. Traffic and access considerations and financial contributions regarding these. 4. Effects on the amenity of neighbouring residential properties. |
| PROZ-MC4 | Topsoil removal <ol style="list-style-type: none"> 1. Whether the activity is to be the subject of a Management Plan to provide certainty as to the nature, timing and duration of ongoing activity, and a Rehabilitation Plan to show how the land will be restored to a state that respects the natural landform and ensures its long term sustainability for plant growth. 2. The nature and extent of effects on visual amenity or on sites or features of ecological, cultural or heritage value. 3. The nature and extent of effects on waterbodies, including effects on water quality and the potential for flooding. 4. The extent to which the activity causes or exacerbates soil erosion or compromises the versatility of the soil resource. 5. Whether the activity includes measures to deal with the effects of wind blown soil and dust. 6. The effects of vehicle movements to, from and within the site. 7. Regard for the provisions of the Regional Soil Plan (including Appendix 3 'Guidelines for Topsoil Mining'). 8. The nature and effectiveness of measures to avoid, remedy or mitigate adverse effects. 9. Noise. 10. Financial contributions. |
| RPROZ-MC5 | Active recreation <ol style="list-style-type: none"> 1. The location, hours of operation and layout of facilities in relation to their noise effects on adjoining land uses. 2. Access and parking. 3. Timing and frequency of events. |
| RPROZ-MC6 | Non-rural activities <ol style="list-style-type: none"> 1. Whether the activity, buildings, structures or other works are of an appropriate scale having regard to the local landforms and the nature of the surrounding environment. 2. Whether the amenities and the quality of the rural environment can be maintained. 3. The potential impacts of noise, dust, glare, vibration, fumes, smoke, discharges or pollutants or the excavation or deposition of earth. 4. Traffic effects and access to formed, sealed roads. 5. Whether the site of any non-rural or residential use is appropriately located having regard to the scale of the building development proposed and the intensity of the activity. The Council will consider the extent to which any non-rural activity, building, residential unit or structure may hinder the continued operation of any lawfully established activity. 6. The extent to which landscape character and ecological values will be maintained or enhanced. |
| RPROZ-MC7 | Residential units <ol style="list-style-type: none"> 1. Provision for effluent treatment, disposal and water supply. 2. The necessity for the number of residential units proposed. 3. Whether the form, scale and character of the new buildings are compatible with those of the buildings in the immediate vicinity of the site. |
| RPROZ-MC8 | Scale, bulk, location and appearance of buildings <ol style="list-style-type: none"> 1. Whether the building design, appearance, location and scale detrimentally affects the character of the surrounding area. 2. Whether a better standard of development can be achieved by varying the design, location or size of the buildings. 3. The arrangement of buildings, car parks and vehicle movements on site. 4. Whether the topography of the site has been taken into account. |
| RPROZ-MC9 | Amenity values <ol style="list-style-type: none"> 1. Whether the proposed activity will have more than minor effect on the amenity values of the area in which it is to be located. |
| RPROZ-MC10 | Sunlight access <ol style="list-style-type: none"> 1. Whether the building will adversely interfere with sunlight access or create adverse shading on surrounding sites. 2. Whether the topography of the site or the location of any built features on the site or other requirements, such as easements, impose constraints that make compliance impracticable. |

| Prohibited Activities | | |
|-----------------------|---------------------|----|
| RPROZ-R28 | Gang fortifications | PR |

Methods

- RPROZ-M1 District Plan provisions consisting of the following:
1. Identification of areas which have different topography, character and **amenity values** as zones on the Planning Maps.
 2. Rules controlling **setbacks**, minimum **site** size, **subdivision** and **building**.
 3. Environmental standards to mitigate the potential adverse **effects** of **activities** on the rural **environment**.
 4. Financial contributions and conditions of resource consents to achieve **amenity values**, reserves, **landscaping** and infrastructural requirements.
- RPROZ-M2 **Code of Practice for Civil Engineering Works**.
- RPROZ-M3 Abatement notices and enforcement orders may be issued where it is necessary to enforce the Plan rules and mitigate any adverse **effects**.

RPROZ-M4 Management Plans prepared under relevant legislation.

RPROZ-M5 District Plan rules setting standards to protect adjacent properties from adverse shading **effects**.

RPROZ-M6 District Plan rules prohibiting **gang fortifications** because of their adverse **effects** on the **environment**.

Anticipated environmental results

The following results are expected to be achieved by the objectives, policies and methods of this chapter. The means of monitoring whether this Plan achieves the anticipated environmental results are also set out below.

| Anticipated environmental results | | Monitoring indicators | Data source |
|--|--|--|---|
| RPROZ-AER1 | Maintenance of the present levels of diversity and health of soils and ecosystems | Change in land cover and use Numbers of resource consents and types of conditions imposed | Aerial photos Compliance monitoring |
| RPROZ-AER2 | New buildings , development and activities which reflect rural character and amenity values | Change in density of subdivision patterns and built form Complaints received about development | Aerial photos Monitoring of building and subdivision consents Complaints register |
| RPROZ-AER3 | Maintenance of rural amenity values | Changes in ambient noise levels Complaints about adverse environmental effects | Survey Complaints register |
| RPROZ-AER4 | Restricted development in areas with environmentally sensitive characteristics and landscape values | Numbers and types of resource consents and conditions imposed Complaints received | Monitoring of consents Compliance monitoring Complaints register |
| RPROZ-AER5 | Protection of natural landforms | Change in land cover and use Numbers and types of resource consents and conditions imposed | Aerial photos Compliance monitoring |
| RPROZ-AER6 | A built environment which supports the health and safety of the City's residents | Resource consents and type and effect on health and safety issues Consultation and community initiatives | Council records |

RLZ — Rural Lifestyle Zone

Background

The rural sector is in transition as a diverse range of rural and rural lifestyle **activities** gradually replace traditional **farming activities**. A balanced approach is needed to sustainably manage the resources of this part of the City. The rural area contains much of the City's agriculture and primary productive **land** resources which are an important part of the City's economic and social wellbeing, both now and in the future. It also forms the immediate backdrop to the City in terms of landscape. Areas for rural lifestyle, passive and **active recreation** and leisure opportunities, and other mixed urban/rural **activities** also form part of the character of this **environment**.

Resource Management Issues

RLZ-I1 *The loss of rural character, the destruction of significant areas of **indigenous vegetation** and areas of significant habitat for fauna, the degradation of **amenity values** from development and **activities** and competing expectations of, and demands for, rural resources.*

The rural **environment** is highly valued for a variety of reasons. It has been highly modified by changes in **land** use and exhibits a range of characteristics. The valley floors are characterised by a patchwork of fields under pasture with farm and other **buildings** dotting the landscape. The hillsides are marked by more extensive pastureland, regenerating scrub, exotic **forestry** plantations and indigenous forest.

While the appearance of the rural **environment** is subject to considerable change and evolution, some characteristics remain constant. These are the open, expansive nature of the countryside with a relatively low density of **buildings** and with vegetation being the dominant feature. Open spaces, a key feature of rural character, serve to mitigate adverse **effects** which may be generated by **farming activities**, **forestry** and other **activities** commonly located in the rural **environment**. Loss of this open space through more intensive **subdivision** and subsequent residential development may create an **environment** in which the **effects** of rural **activities** are no longer acceptable.

The level of amenity in the rural area is important to the quality of life enjoyed by people living and working in the area and by visitors. **Amenity values** refer to those natural and physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes.

The rural **environment** is characterised by important ecological values. These include significant areas of **indigenous vegetation** and areas of significant habitat for indigenous fauna. Such areas can be degraded or partially or totally destroyed by clearance, milling or pest and weed infestation. These issues are considered in greater detail in the Natural Features and Landscapes (NFL) Chapter and the Ecosystems and Indigenous Biodiversity (ECO) Chapter.

The rural area comprises **natural and physical resources** which are often the subject of competing demands and uses. For example, areas may have value to some as a residential **environment**, while to others the value may be as a recreational **environment**. Others still may value the productive or economic return from a **land** area, or recognise a particular cultural significance. Competing demands are greatest for flat **land**, which is suitable for a wide range of **activities**, from **farming activities** and business, to tourist and residential uses. **Activities**, such as outdoor recreation or rural lifestyle development can become an accepted part of the rural **environment** if they do not impact on rural amenity and character. A range of opportunities are therefore required to enable the community to make use of the rural **land** resource.

It is necessary to provide for both rural and non-rural **activities** while ensuring that rural character and amenity is maintained and enhanced, and natural ecosystems are protected.

RLZ-I2 *The loss of the life supporting capacity of soil through inappropriate development and unsustainable **land** use practices.*

Land and soil are the most important non-renewable resources in the City, and form part of the City's economic and social wellbeing. The productive potential of **land** relies on the ability of the soil resources to support the production of food, the growth of plantation timber and the sustenance of **indigenous vegetation**. Soil retention is important in maintaining the life-supporting capacity of **land** in the City as well as protecting **water** quality. The productivity of soils is also dependent on soil quality which results from the physical, chemical and organic elements that make up soil.

Unsustainable farming practices can deplete topsoil or break down the soil's fertile structure through inappropriate crops or contamination from agrichemicals. Erosion is less of an issue on the valley floor but could occur on sloping terrain.

Adverse **effects** from inappropriate **land** use and **land disturbance** affect not only the soils but may have implications for downstream areas. These off-site **effects** include impacts on streams, **rivers**, **water** quality, and flooding potential on adjacent **land**, as well as adverse **effects** on landscapes.

Subdivision, and subsequent development, can also affect the life supporting capacity of soils. They can be removed, compacted, covered, contaminated or otherwise damaged by development.

Objectives

RLZ-O1 *The maintenance and enhancement of the open spaces, natural features and ecological systems which comprise the rural character and amenity.*

Many natural features and **amenity values** comprise the rural character. The level of amenity in the rural area is important to the quality of life enjoyed by people living and working in the area or visiting it. In order to protect rural character and amenity, the rural **environment** is divided into three specific zones to reflect resource objectives and particular environmental considerations.

The Rural Lifestyle Zone provides for low density rural-residential development and includes existing residential areas at Maclaren Street and Maymorn that were established during the construction of the Rimutaka Railway.

RLZ-O2 *The promotion of an **environment** within which soil, **water** and **land** resources are managed sustainably.*

The Rural Zones covers the non-urban areas of the City, ranging from relatively intensively developed areas through to more extensive **land** holdings.

The Rural Zones provides opportunities for rural-based **activities** to occur. The soil and the **land** base of the area represent a significant resource for the City. It is important that the ability of these resources to support life is not unduly undermined. It is not a sustainable use of the resource to allow the **land** to be degraded or used in a manner which will significantly limit the choices of future generations.

RLZ-O3 *To maintain and enhance the **amenity values** of the rural area.*

The level of **amenity values** in the rural area is important to people living, working and visiting in the area. The rural **environment** is however that of a working area, and the level of amenity differs from that which would be found in residentially zoned **land**.

Policies

RLZ-P1 *To manage the adverse environmental **effects** arising from the scale, density, number and location of **earthworks**, new **building** developments and **activities** so that they do not significantly compromise rural character and landscape values.*

Buildings, structures and associated **earthworks** which are not in harmony with the rural landscape have the potential to adversely affect the appearance and rural character of the **environment**. **Council** seeks to maintain the natural elements which give the rural area its character. For this reason the District Plan seeks to limit the number of new **buildings** and **structures** by controlling the **subdivision** of rural **land**, limiting the intensity of residential and other **activities**, and by placing control on associated **earthworks**.

RLZ-P2 *To ensure that **activities** which alter the contour of the **land** do not significantly affect rural character and **amenity values**, particularly where the **land** is visible from **roads** and public places.*

The altering of **land** contours by filling and excavation has the potential to permanently alter the appearance of the landscape. Such **effects** may not be limited to the areas actually disturbed, but may relate to the integrity of an adjacent or nearby feature. While there may be some circumstances where such **effects** are unavoidable, for example the construction or **upgrading** of a State Highway, or are a required aspect of **land** use and development, they need to be mitigated in areas of high public visibility.

RLZ-P3 *To ensure that essential services are able to be operated safely and efficiently.*

As their name suggests, essential services underpin human activity. Their ongoing operational and development needs require safeguarding in view of their strategic importance.

RLZ-P4 *To avoid, remedy or mitigate the adverse **effects** of **activities** on soil, **water**, **land** and other natural resources.*

The soils, **water** and **land** of the rural **environment** are finite in nature. Without them, life could not be supported. Food and fibre products could not be produced and indigenous flora and fauna would not be sustained. **Council** seeks to ensure that development and **land** use do not significantly impair the life-supporting capacity of the rural **environment's** natural resources.

RLZ-P5 *To avoid or mitigate run-off, contamination and erosion of soil from **land** development so as to sustain the life supporting capacity of the soil.*

It is important to ensure that **activities** are managed in such a way as to avoid the depletion of resources. **Land** development in areas prone to soil erosion can have an adverse **effect** on soil retention. The acceleration of erosion in such circumstances depletes the soil resource and can have adverse impacts on **water** quality and on vegetation in the margins of **waterbodies**. The rural area can be used for a variety of **activities** as long as the potential **effects** of erosion and contamination are considered and addressed.

RLZ-P6 *To encourage new development of an urban nature to locate within the urban areas of the City.*

The edge of the urban area is defined by the interface with rural areas. **Council** generally intends to contain new urban development within the existing urban area. Intensive urban development generally has a detrimental impact on the life-supporting capacity of soils, **water**, **land** and other natural resources in the rural **environment** through removal, compaction, coverage and contamination associated with **buildings**, **roads** and **discharges** of waste to **land** and **water**. Urban expansion also leads to a radical transformation in the appearance of former rural areas and nullifies any open, vegetation dominated aspects of rural character. New residential development needs to be provided for in a sustainable manner. Accordingly, the Plan provides for new urban development in appropriate locations.

RLZ-P7 *To limit the potential adverse **effects** of rural and non-rural **activities** on each other and on rural **amenity values**.*

The rural **environment** is generally more sensitive to certain environmental effects than the urban parts of the City. The rural area is generally perceived to be a relatively quiet, peaceful **environment**, although from time to time there are **activities** taking place such as harvesting and **cultivation**.

Rural Lifestyle zoned **land** provides opportunities for people to undertake a range of **activities**. **Activities** in and adjacent to the Rural Lifestyle Zone should be able to function without being unreasonably compromised by another **activity**.

RLZ-P8 *To encourage **building** design, location and scale that complements the character of the surrounding area.*

The design and character of **buildings** within the rural area makes a significant contribution to its amenity. In seeking to maintain and enhance that amenity, it is appropriate to encourage good design.

RLZ-P9 *To identify and maintain **amenity values** that the community wishes to protect.*

Amenity values are those features or aspects about an area which enhance it or make it pleasant to be in. They can include access to sunlight, landscaping and visual qualities. They may also include important public features, such as parks and reserves. **Activities** which can adversely affect the amenities of an area must be managed, while also recognising the rights of individuals to use their own **properties** and the need for utilities to operate effectively and safely.

A particular concern of the Upper Hutt community relates to the **effects** of the establishment and use of what are commonly referred to as gang fortifications. These are sometimes accompanied by an increase in antisocial behaviour.

It is Council's view that the adverse effects of these fortifications on the **environment**, in particular in respect of the social, economic, aesthetic and cultural conditions of the Upper Hutt people and community, and the **amenity values** of the Upper Hutt **environment**, are such that these **activities** should not be permitted. The **activity** is therefore prohibited anywhere in Upper Hutt City.

The management of areas with distinctive characteristics and environmental qualities forms the basis of the zoning approach used in the Plan. One such area is the Southern Hills Overlay Area which is identified for its landscape and/or visual **amenity values** and significant indigenous vegetation. Given the identified values, activities and development within the overlay area require a greater degree of management.

Rules

District-wide matters

Each **activity** in the Rural Lifestyle Zone shall comply with the relevant permitted activity standards in the District-wide matters of the Plan as listed below.

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| District-wide matters |
| TEMP - Temporary Activities |
| SIGN - Signs |
| EW - Earthworks |
| NATC — Natural Character |
| DC — Development Contributions |
| HH - Historic Heritage |
| TREE - Notable Trees |
| UTG - Urban Tree Groups |
| ECO - Ecosystems and Indigenous Biodiversity |
| NFL - Natural Features and Landscapes |
| PA — Public Access |
| PK - Papakāinga |
| ASW - Activities on the Surface of Water |
| NU — Network Utilities |
| REG - Renewable Energy Generation |
| TP — Transport and Parking |
| NOISE - Noise |
| NH - Natural Hazards |
| CL — Contaminated Land |
| HS - Hazardous Substances |
| WM — Waste Management |
| SUB - Subdivision |
| AIR - Air |
| LIGHT - Light |

Activities Tables

Policies RLZ-P1, RLZ-P6, NH-P6, NU-P4,

| Permitted Activities | | |
|----------------------|--|-----|
| RLZ-R1 | Farming activities (unless otherwise specified in this table) | PER |
| RLZ-R2 | Forestry | PER |
| RLZ-R3 | Minor Structures | PER |
| RLZ-R4 | One residential unit per site | PER |
| RLZ-R5 | One family flat in conjunction with a residential unit | PER |
| RLZ-R6 | Home business incidental to residential activities carried out on the site | PER |
| RLZ-R7 | Passive recreation activities | PER |
| RLZ-R8 | Removal of a building from a site | PER |

| Controlled Activity | | |
|------------------------------------|--|-----|
| RLZ-R9 <i>Policy RLZ-P8</i> | <p>Establishment of a relocated building from another site</p> <p>Council may impose conditions on:</p> <ol style="list-style-type: none"> Reinstatement works to the condition and appearance of the building relating to: <ol style="list-style-type: none"> Works to the exterior fabric of the building to repair, replace or renovate damaged, defective or substandard elements; Painting and/or cleaning of the exterior fabric of the building if necessary; Cladding or other means of enclosing open subfloor areas below the building; Alterations required to ensure that the reinstated exterior of any relocated building is not likely to detract from the amenity values of the surrounding area. The timeframe for the work to be completed; Landscaping, screening and boundary treatment; Execution of a performance bond to provide security for exterior reinstatement works required as a condition of resource consent. Provision of and effects on utilities and/or services. Standard, construction and layout of vehicular access. <p>Notes in respect of (4):</p> <ul style="list-style-type: none"> A bond is not mandatory. It will only be required when Council considers it necessary in view of the scale and/or nature of exterior reinstatement works required. The requirement for a bond and its value will be determined in the context of the building assessment report submitted at resource consent stage. The bond shall be executed at the time application is made for a building consent, and security shall be in the form of either money or a guarantee by an institution approved by Council as guarantor. | CON |

- The bond shall be cancelled upon completion of exterior reinstatement works required in the conditions of the resource consent. The verification method for completion of these works shall be the issuing of a full or interim Code Compliance Certificate as defined in the Building Act. In the event that conditions relating to exterior reinstatement works are not complied with, the bond may be used in whole or in part to complete the works.

Controlled activities – restrictions on notification

Subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of the Act, a resource consent application for a controlled activity is precluded from public notification under section 95A and, subject to section 95B(3), is precluded from limited notification under section 95B(2) of the Act.

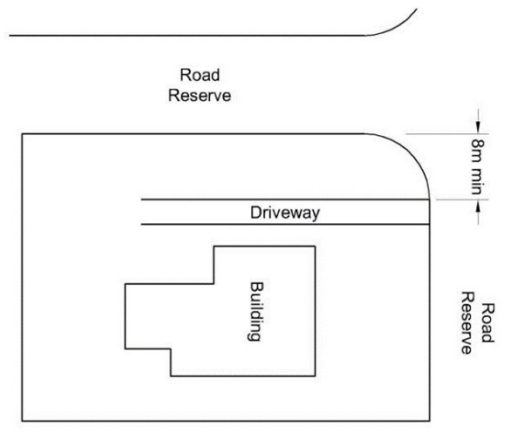
Standards for Permitted and Controlled Activities

RLZ-S1

*Policies
RLZ-P3,
TP-P5*

Access standards for land use activities

1. Access to any **allotment**, including **rear allotments**, shall be sited at least 20m, measured along the **road** carriageway, from any access on an adjoining **allotment**, unless the two access provisions join the **road** carriageway at a common point.
2. All accessways and manoeuvring areas shall be formed and surfaced in accordance with the **Code of Practice for Civil Engineering Works**. Exemption – the requirement for accessways serving **sites** solely occupied by unstaffed utilities shall be that the accessway shall be surfaced with permanent all weather surfacing for a minimum length of 5m from the edge of the **road** carriageway seal.
3. **Sites** shall have practical vehicle access to car parking and **loading** spaces, in accordance with the **Code of Practice for Civil Engineering Works**. This requirement does not apply to **sites** solely occupied by unstaffed utilities, provided that vehicles associated with utilities shall not obstruct the footpath or create a traffic hazard on the **road**.
4. Vehicular access to a **corner allotment** shall be located no closer than 8m from the street corner. Where a **site** is located on an intersection of a primary or secondary arterial route (identified in the Transport and Parking (TP) Chapter), the siting of the vehicular access shall be located as far as practicable from the corner of the street. The 8 metre **setback** shall be measured from where the two front **boundaries** of the **site** (refer to the definition of a **corner allotment**) join, or in accordance with the diagram below.



5. Where a **corner allotment** is located at an intersection of a national, primary or secondary arterial traffic route, as identified in the Transport and Parking (TP) Chapter, no **building**, fence or other **structure** is to be erected and no vegetation allowed to grow so as to obstruct a traffic sight line.
6. At the intersection of a **road** or rail level crossing, no **building**, fence or other obstructions which block sight lines for trains shall be erected, placed or grown in the hatched area marked in TP-Diagram 1 in the Transport and Parking (TP) Chapter.
7. **Land use activities** with direct access to a State Highway shall comply with the access and visibility standards set out in TP-Diagrams 2 to 9 in the Transport and Parking (TP) Chapter.

RLZ-S2

*Policies
RLZ-P1,
RLZ-P7*

Setbacks

1. The **setback** distance for **buildings** from **boundaries** shall not be less than:
 - a. Rural Lifestyle zone - front **boundary** 8m
 - b. Rural Lifestyle zone - all other **boundaries** 3m

Exemptions:

2. Eaves, bay windows or similar features, may encroach into **boundary setbacks** by up to 0.7m.
3. Non-enclosed and uncovered decks of 1.0m or less in **height** above **ground level**.

Notes:

- **Sites** of less than 1500m² in all Rural Lifestyle zones shall comply with the **setback** standards of the Residential Conservation Precinct zone.
- New **residential units** shall not be built within 10m of an existing forest.

RLZ-S3

*Policies
RLZ-P1,
RLZ-P7,
RLZ-P8*

Building height

1. The maximum **height** above **ground level** of any **building** shall not exceed 8m.
- Exemption:**
2. Chimneys, flues and minor decorative features may exceed the maximum **height** above **ground level** by up to 1m.

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| <p>RLZ-S4 Policies GRZ-P4, RLZ-P7, RLZ-P8,</p> | <p>Sunlight Access</p> <ol style="list-style-type: none"> Height control planes apply to all buildings: <ol style="list-style-type: none"> Adjacent to a General Residential or High Density Residential Zone. On sites smaller than 1500m² in a Rural Lifestyle Zone. Buildings shall be designed so that they fit within the height control planes defined below: <div data-bbox="539 241 1225 853" style="border: 1px solid black; padding: 5px;"> <p>a) Height control planes in relation to site boundaries:</p> <p>b) Determining which height control plane to use:</p> <p>c) Application of height control planes to a sloping site:</p> </div> <p>Exemptions:</p> <ol style="list-style-type: none"> Chimneys, flues, and minor decorative features may extend beyond the height control plane by up to 1m. The top of a dormer or gable, but not the eaves, may extend beyond the height control plane by up to 0.5 m provided that the aggregate length of all projections through the plane does not exceed 25% of the total building length. Where the boundary involved in the measurement of the height control plane adjoins an access strip or right-of-way to a rear allotment, the outside boundary of such an access strip or right-of-way may be substituted for the nearest site boundary. |
| <p>RLZ-S5 Policy NATC-P1</p> | <p>Water supply, stormwater and wastewater</p> <ol style="list-style-type: none"> All activities shall comply with the water supply, stormwater and wastewater standards in the Code of Practice for Civil Engineering Works. |
| <p>RLZ-S6 Policies RLZ-P4, RLZ-P5, RLZ-P7,</p> | <p>Forestry</p> <ol style="list-style-type: none"> Forest owners and managers are expected to comply with the management and operational practices in the New Zealand Forest Code of Practice. There shall be a 10m non-millable buffer from any waterbody with a width greater than 1m. A buffer width of at least 10m is to be provided to any existing residential unit on another site. No less than 20 working days before harvesting any forest or section of a forest, the harvester shall submit a Forestry Harvesting Notice to the Council. This Notice shall contain the following information: <ol style="list-style-type: none"> A description of the extent of the area to be harvested and the method of tree removal from the site. The date of commencement and duration of the harvesting. The expected volume of timber to be extracted. The regularity of logging truck movements. The roads proposed to be used for the cartage of timber or logs or machinery used in harvesting. Appropriate measures to manage the adverse impacts of road use resulting from harvesting. |
| <p>RLZ-S7 Policies RLZ-P7, RLZ-P9</p> | <p>Home business ancillary to residential activities carried out on the site</p> <ol style="list-style-type: none"> At least one of the persons engaged in the home business shall live on the site as their principal place of residence. No more than three non-resident persons may be engaged in the home business at any one time. The repair or maintenance of vehicles or engines, other than those belonging to the residents, is not permitted. The site shall not be used as a depot for any heavy vehicle associated with a trade. Only goods produced or grown on the site may be sold from the site, provided that no retailing activity shall take place where access is to the State Highway. Homestay activities, where accommodation and meals are provided in a family type environment, are permitted provided the total number of persons accommodated on the site at any one time, including persons normally resident on the site, does not exceed twelve. Equipment used shall not interfere with radio and television reception. |

| Restricted Discretionary Activity | | |
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| <p>RLZ-R10 Policies RLZ-P9,</p> | <p>Family flat which does not meet permitted or controlled activity standards</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> Land tenure. Location. Provision of and effects on utilities and/or services Landscaping Setbacks and coverage. Height and sunlight access. Standard, construction and layout of vehicular access. Effects on character and amenity Financial contributions | <p>RDIS</p> |
| <p>RLZ-R11</p> | <p>Home business, ancillary to residential activities carried out on the site, which do not meet permitted or controlled activity standards</p> | <p>RDIS</p> |

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| <p><i>Policies</i> RLZ-P7, RLZ-P9</p> | <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> 1. External storage. 2. The number of non-resident workers employed on the site. 3. The creation of dust, light, noise, vibration or other nuisance. 4. Appearance of buildings. 5. Size, number of, location and appearance of signs. 6. Car parking, traffic and pedestrian safety and the efficient functioning of the roading network. 7. Financial contributions. | |
| <p>RLZ-R12</p> <p><i>Policies</i> RLZ-P8, RLZ-P9</p> | <p>Buildings accessory to a permitted or controlled activity which do not comply with permitted or controlled activity standards</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> 1. Height and sunlight access. 2. Setbacks and coverage. 3. Landscaping and screening. 4. Provision of and effects on utilities and/or services. 5. Standard, construction and layout of vehicular access, manoeuvring and traffic safety. 6. Streetscape effects. 7. Effects on rural character and amenity. 8. Financial contributions. | <p>RDIS</p> |
| <p>RLZ-R13</p> <p><i>Policy</i> NU-P4</p> | <p>Buildings or structures within 12-32m of high voltage (110kV or greater) electricity transmission lines as shown on the Planning Maps *(refer to the definition of transmission line)</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> 1. Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances 2001 (NZECP 34:2001). 2. The location, height, scale, orientation and use of buildings and structures to ensure the following are addressed: <ol style="list-style-type: none"> a. The risk to the structural integrity of the transmission line. b. The effects on the ability of the transmission line owner to operate, maintain and upgrade the transmission network. c. The risk of electrical hazards affecting public or individual safety, and risk of property damage. d. The extent of earthworks required, and use of mobile machinery near the transmission line which may put the line at risk. e. Minimising the visual effects of the transmission line. f. The outcome of any consultation with the affected utility operator. <p>Restriction on notification Subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of the Act, a resource consent application under this rule will be precluded from public notification under section 95A, and limited notification will be served on Transpower New Zealand Limited as the only affected party under section 95B.</p> | <p>RDIS</p> |
| <p>RLZ-R14</p> <p><i>Policy</i> TP-P3</p> | <p>Activities listed as permitted or controlled which do not comply with the access standards in RLZ-S1</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> 1. The extent to which the activity will adversely affect traffic and pedestrian safety. 2. The extent to which the activity will adversely affect the efficient functioning of the roading network. | <p>RDIS</p> |

| Discretionary Activity | | |
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| <p>RLZ-R15</p> | <p>Topsoil removal</p> | <p>DIS</p> |
| <p>RLZ-R19</p> | <p>Community facilities</p> | <p>DIS</p> |
| <p>RLZ-R16</p> | <p>Visitor accommodation, other than as part of any home business</p> | <p>DIS</p> |
| <p>RLZ-R17</p> | <p>Veterinary clinics</p> | <p>DIS</p> |
| <p>RLZ-R18</p> | <p>Educational institutions and places of assembly</p> | <p>DIS</p> |
| <p>RLZ-R20</p> | <p>Tourism facilities</p> | <p>DIS</p> |
| <p>RLZ-R21</p> | <p>Active recreation activities</p> | <p>DIS</p> |
| <p>RLZ-R22</p> | <p>Activities listed as permitted or controlled which do not comply with the relevant standards in this chapter, except as specified below</p> | <p>DIS</p> |

| Non-complying Activity | | |
|------------------------|---|------------------|
| <p>RLZ-R23</p> | <p>Intensive animal farming, including pig farming</p> | <p>NC</p> |
| <p>RLZ-R24</p> | <p>Buildings or structures within 12m of high voltage (110kV or greater) electricity transmission lines as shown on the Planning Maps *(refer to the definition of transmission line)</p> | <p>NC</p> |
| <p>RLZ-R25</p> | <p>Activities which are not listed in this Table unless otherwise covered in the District-wide matters of the Plan</p> | <p>NC</p> |
| <p>RLZ-R26</p> | <p>Two or more residential units on any one site</p> | <p>NC</p> |

| Matters for Consideration | | |
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| <p>Matters that may be relevant in the consideration of any Discretionary or Non-Complying Activity resource consent may include the following:</p> | | |
| <p>RLZ-MC1</p> | <p>Access</p> <ol style="list-style-type: none"> 1. Accessibility for public transport, cyclists and pedestrians. 2. Compliance with the Code of Practice for Civil Engineering Works. 3. Whether the topography, size or shape of the site or the location of any natural or built feature(s) on the site or other requirements such as easements, rights-of-way or restrictive covenants impose constraints that make compliance impracticable. 4. Whether the activities proposed will not generate a demand for servicing facilities. 5. Whether suitable alternative provision for servicing can be made. 6. Whether the nature of adjacent roads is such that the entry, exit and manoeuvring of vehicles can be conducted safely. | |
| <p>RLZ-MC2</p> | <p>Intensive animal farming, including pig farming</p> <ol style="list-style-type: none"> 1. Whether amenities of the surrounding environment can be maintained. | |

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| | 2. Whether the effluent from the site can be discharged appropriately. |
| RLZ-MC3 | Forestry 1. The method and timing of the activity . 2. The area to be cleared at any one time. 3. Traffic and access considerations and financial contributions regarding these. 4. Effects on the amenity of neighbouring residential properties . |
| RLZ-MC4 | Topsoil removal 1. Whether the activity is to be the subject of a Management Plan to provide certainty as to the nature, timing and duration of ongoing activity , and a Rehabilitation Plan to show how the land will be restored to a state that respects the natural landform and ensures its long term sustainability for plant growth. 2. The nature and extent of effects on visual amenity or on sites or features of ecological, cultural or heritage value. 3. The nature and extent of effects on waterbodies , including effects on water quality and the potential for flooding. 4. The extent to which the activity causes or exacerbates soil erosion or compromises the versatility of the soil resource. 5. Whether the activity includes measures to deal with the effects of wind blown soil and dust . 6. The effects of vehicle movements to, from and within the site . 7. Regard for the provisions of the Regional Soil Plan (including Appendix 3 'Guidelines for Topsoil Mining'). 8. The nature and effectiveness of measures to avoid, remedy or mitigate adverse effects . 9. Noise . 10. Financial contributions . |
| RLZ-MC5 | Active recreation 1. The location, hours of operation and layout of facilities in relation to their noise effects on adjoining land uses. 2. Access and parking. 3. Timing and frequency of events. |
| RLZ-MC6 | Non-rural activities 1. Whether the activity , buildings , structures or other works are of an appropriate scale having regard to the local landforms and the nature of the surrounding environment . 2. Whether the amenities and the quality of the rural environment can be maintained. 3. The potential impacts of noise , dust , glare, vibration, fumes, smoke, discharges or pollutants or the excavation or deposition of earth. 4. Traffic effects and access to formed, sealed roads . 5. Whether the site of any non-rural or residential use is appropriately located having regard to the scale of the building development proposed and the intensity of the activity . The Council will consider the extent to which any non-rural activity , building , residential unit or structure may hinder the continued operation of any lawfully established activity . 6. The extent to which landscape character and ecological values will be maintained or enhanced. |
| RLZ-MC7 | Residential units 1. Provision for effluent treatment, disposal and water supply. 2. The necessity for the number of residential units proposed. 3. Whether the form, scale and character of the new buildings are compatible with those of the buildings in the immediate vicinity of the site . |
| RLZ-MC8 | Scale, bulk, location and appearance of buildings 1. Whether the building design, appearance, location and scale detrimentally affects the character of the surrounding area. 2. Whether a better standard of development can be achieved by varying the design, location or size of the buildings . 3. The arrangement of buildings , car parks and vehicle movements on site . 4. Whether the topography of the site has been taken into account. |
| RLZ-MC9 | Amenity values 1. Whether the proposed activity will have more than minor effect on the amenity values of the area in which it is to be located. |
| RLZ-MC10 | Sunlight access 1. Whether the building will adversely interfere with sunlight access or create adverse shading on surrounding sites . 2. Whether the topography of the site or the location of any built features on the site or other requirements, such as easements, impose constraints that make compliance impracticable. |

| Prohibited Activity | | |
|---------------------|----------------------------|-----------|
| RLZ-R27 | Gang fortifications | PR |

Methods

- RLZ-M1** District Plan provisions consisting of the following:
 1. Identification of areas which have different topography, character and **amenity values** as zones or precincts on the Planning Maps.
 2. Rules controlling **setbacks**, minimum **site** size, **subdivision** and **building**.
 3. Environmental standards to mitigate the potential adverse **effects** of **activities** on the rural **environment**.
 4. Financial contributions and conditions of resource consents to achieve **amenity values**, reserves, **landscaping** and infrastructural requirements.
- RLZ-M2** **Code of Practice for Civil Engineering Works.**
- RLZ-M3** Abatement notices and enforcement orders may be issued where it is necessary to enforce the Plan rules and mitigate any adverse **effects**.
- RLZ-M4** Management Plans prepared under relevant legislation.
- RLZ-M5** District Plan rules setting standards to protect adjacent properties from adverse shading effects.
- RLZ-M6** District Plan rules prohibiting gang fortifications because of their adverse effects on the environment.

Anticipated environmental results

The following results are expected to be achieved by the objectives, policies and methods of this chapter. The means of monitoring whether this Plan achieves the anticipated environmental results are also set out below.

| Anticipated environmental results | Monitoring indicators | Data source |
|-----------------------------------|--|-------------------------------------|
| RLZ-AER1 | Maintenance of the present levels of diversity | Change in land cover and use |
| | | Aerial photos |

| | | | |
|-----------------|--|---|---|
| | and health of soils and ecosystems | Numbers of resource consents and types of conditions imposed | Compliance monitoring |
| RLZ-AER2 | New buildings , development and activities which reflect rural character and amenity values | Change in density of subdivision patterns and built form Complaints received about development | Aerial photos Monitoring of building and subdivision consents Complaints register |
| RLZ-AER3 | Maintenance of rural amenity values | Changes in ambient noise levels Complaints about adverse environmental effects | Survey Complaints register |
| RLZ-AER4 | Restricted development in areas with environmentally sensitive characteristics and landscape values | Numbers and types of resource consents and conditions imposed Complaints received | Monitoring of consents Compliance monitoring Complaints register |
| RLZ-AER5 | Protection of natural landforms | Change in land cover and use Numbers and types of resource consents and conditions imposed | Aerial photos Compliance monitoring |
| RLZ-AER6 | A built environment which supports the health and safety of the City's residents | Resource consents and type and effect on health and safety issues Consultation and community initiatives | Council records |

COMZ — Commercial Zone

Background

Businesses within the City are located in the Central Business District (CBD), commercial and industrial areas, and suburban areas. Some parts of the business areas include hotels, tourist facilities and other activities.

Historically, the location of industry in Upper Hutt has been influenced by two factors, land availability in southern and eastern Upper Hutt and the close proximity of transportation links.

Resource Management Issues

COMZ-I1 *Adverse effects on amenity values and environmental quality resulting from commercial activities.*

Commercial activities in general, while vital to the well-being of the community, may have a range of adverse effects on the surrounding environment, including residential areas. These effects need to be identified and managed to ensure that amenity values are not diminished. The adverse environmental effects which commercial activities may have can include increases in traffic density, noise and odour, a decrease in sunlight, and loss of privacy and visual amenity.

COMZ-I2 *The adverse effects of commercial activities on the existing infrastructure and resources of the commercial areas.*

Activities in commercial areas can result in effects on the infrastructure and resources which have established there.

The efficient use of the existing infrastructure and resources of the commercial areas, including new development, is considered to be an important resource management matter.

COMZ-I3 *Providing for a range of commercial activities which are readily accessible.*

The variety of activities which exist in the commercial areas contributes to the vitality and convenience of the City. A number of distinct commercial areas are found in the City. Suburban centres provide for a more limited range of shopping and business needs. Local shops and dairies provide day-to-day convenience shopping.

COMZ-I4 *The continued maintenance of an appropriate level of environmental quality within commercial areas.*

Commercial activities can generate traffic, smoke, noise, vibration, glare or other nuisances that can adversely affect other nearby activities. They also can have potential adverse effects on the natural environment, such as waterbodies and indigenous bush areas.

Some commercial areas within the City are characterised by pedestrian orientated activities and amenities. It is therefore important to recognise the particular elements which affect the amenity values of an area.

Objectives

COMZ-O1 *The sustainable management of physical resources within the existing commercial areas of the City to protect and enhance their amenity values.*

This objective recognises the importance of particular elements and characteristics that define the commercial areas. Commercial activities and development can have both positive and adverse environmental effects on the areas that surround them. Any consideration of effects must take account of the need to provide sufficient areas for commercial development needs, and the maintenance of amenity values and character.

The commercial areas within the City are divided into two specific zones to reflect the Plan's policies:

1. The Commercial Zone focuses on retail and service functions which support the local community. Commercial activities are provided for at Silverstream and other suburban areas. These areas provide for a limited range of shopping and business needs. The smaller neighbourhood shops, including dairies, provide for day-to-day convenience shopping.
2. The City Centre Zone (CBD) accommodates a variety of activities in a compact, convenient layout which is characterised by pedestrian orientated traffic.

COMZ-O2 *The avoidance, remedying, or mitigation of the adverse effects of commercial activities on the amenity of surrounding neighbourhoods.*

The effects generated by the wide range of activities provided for in the Commercial Zone, such as smoke, noise, vibration, glare or other nuisances, can have adverse effects on areas beyond the Commercial Zone boundaries.

Policies

COMZ-P1 *To ensure that activities in the Commercial Zone do not unduly detract from the character and amenity of neighbouring areas.*

This policy recognises the potential for business activities to impact adversely on adjoining areas and consequently aims to preserve the amenity values of areas adjacent to the Commercial Zone.

COMZ-P2 *To control the size and scale of buildings and the visual appearance of sites within the Commercial Zone.*

This policy aims to preserve amenity values within the Commercial Zone. Buildings and sites need to be attractive and be of a size or type that is compatible with the neighbourhood.

COMZ-P3 *To identify and maintain amenity values that the community wishes to protect.*

Amenity values are those features or aspects about an area which enhance it or make it pleasant to be in. They can include access to sunlight, landscaping and visual qualities. They may also include important public features, such as parks and reserves. Activities which can adversely affect the amenities of an area must be managed, while also recognising the rights of individuals to use their own properties and the need for utilities to operate effectively and safely.

A particular concern of the Upper Hutt community relates to the effects of the establishment and use of what are commonly referred to as gang fortifications. These are sometimes accompanied by an increase in antisocial behaviour;

It is Council's view that the adverse effects of these fortifications on the environment, in particular in respect of the social, economic, aesthetic and cultural conditions of the Upper Hutt people and community, and the amenity values of the Upper Hutt environment, are such that these activities should not be permitted. The activity is therefore prohibited anywhere in Upper Hutt City;

Rules

District-wide matters

Each activity in the Commercial Zone shall comply with the relevant permitted activity standards in the District-wide matters of the Plan as listed below:

| |
|--|
| District-wide matters |
| TEMP – Temporary Activities |
| SIGN – Signs |
| EW – Earthworks |
| NATC – Natural Character |
| DC – Development Contributions |
| HH – Historic Heritage |
| TREE – Notable Trees |
| UTG – Urban Tree Groups |
| ECO – Ecosystems and Indigenous Biodiversity |
| NFL – Natural Features and Landscapes |
| PA – Public Access |
| ASW – Activities on the Surface of Water |
| NU – Network Utilities |
| REG – Renewable Energy Generation |
| TP – Transport and Parking |
| NOISE – Noise |
| NH – Natural Hazards |
| GL – Contaminated Land |
| HS – Hazardous Substances |
| WM – Waste Management |
| SUB – Subdivision |
| AIR – Air |
| LIGHT – Light |

Activities Tables

Policies NU-P4, CCZ-P1, GIZ-P1

| Permitted Activities | | |
|-----------------------------|--|------------|
| GOMZ-R1 | All activities other than those identified below are permitted provided they meet the standards specified in the Plan for permitted activities | PER |
| GOMZ-R2 | Any retail activity unless otherwise provided for below | PER |
| GOMZ-R3 | The following retail activities: 1. The sale and maintenance of heavy machinery; 2. Garden centres; 3. Building improvement centres; 4. Yard-oriented retail activities; 5. The sale of goods manufactured on the site, provided that the retail component is ancillary to the manufacturing activity; 6. The sale of kit-set buildings and framing; | PER |
| GOMZ-R4 | Retail activity, restaurants, offices, early childhood centres, and residential accommodation (including at ground level) on land identified in COMZ-Figure 1 | PER |
| GOMZ-R5 | Visitor accommodation | PER |
| GOMZ-R6 | Residential accommodation for a caretaker, where the caretaker is required to live on the site | PER |
| GOMZ-R7 | Residential accommodation not otherwise provided below | PER |
| GOMZ-R8 | Minor Structures | PER |

| Controlled Activities | | |
|------------------------------|---|------------|
| GOMZ-R9 Policies | Churches Council may impose conditions on: | CON |

| | | |
|--|--|------------|
| <p>GOMZ-P4; GOMZ-P2</p> | <ol style="list-style-type: none"> 1. Avoiding, remedying or mitigating adverse effects on the business function of the area; 2. Location and nature of activities within the site; 3. Traffic generation, car parking, access arrangements and on-site vehicle movements; 4. Bulk, location, design and appearance of buildings; 5. Hours of operation; 6. Landscaping and screening; 7. Noise; 8. Lighting; 9. Signage; 10. Provision of and effects on utilities and/or services; 11. Financial contributions; | |
| <p>GOMZ-R10 Policies GOMZ-P2</p> | <p>Establishment of a relocated building from another site Council may impose conditions on:</p> <ol style="list-style-type: none"> 1. Reinstatement works to the condition and appearance of the building relating to: <ol style="list-style-type: none"> a. Works to the exterior fabric of the building to repair, replace or renovate damaged, defective or substandard elements; b. Painting and/or cleaning of the exterior fabric of the building if necessary; c. Cladding or other means of enclosing open subfloor areas below the building; d. Alterations required to ensure that the reinstated exterior of any relocated building is not likely to detract from the amenity values of the surrounding area; 2. The timeframe for the work to be completed; 3. Landscaping, screening and boundary treatment; 4. Execution of a performance bond to provide security for exterior reinstatement works required as a condition of resource consent; 5. Provision of and effects on utilities and/or services; 6. Standard, construction and layout of vehicular access; <p>Notes in respect of (4):</p> <ul style="list-style-type: none"> • A bond is not mandatory. It will only be required when Council considers it necessary in view of the scale and/or nature of exterior reinstatement works required. The requirement for a bond and its value will be determined in the context of the building assessment report submitted at resource consent stage. • The bond shall be executed at the time application is made for a building consent, and security shall be in the form of either money or a guarantee by an institution approved by Council as guarantor. • The bond shall be cancelled upon completion of exterior reinstatement works required in the conditions of the resource consent. The verification method for completion of these works shall be the issuing of a full or interim Code Compliance Certificate as defined in the Building Act. In the event that conditions relating to exterior reinstatement works are not complied with, the bond may be used in whole or in part to complete the works. | <p>GON</p> |

Controlled activities – restrictions on notification
 Subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of the Act, a resource consent application for a controlled activity is precluded from public notification under section 95A and, subject to section 95B(3), is precluded from limited notification under section 95B(2) of the Act.

Standards for Permitted and Controlled Activities

Note:
 The following standards for Permitted and Controlled Activities apply to all properties in the Commercial Zone unless otherwise specified in the text of the standard in question:

| | | |
|---|---|--|
| <p>GOMZ-S4 Policies GGZ-P4; GIZ-P1; TP-P5</p> | <p>Access standards for land use activities</p> <ol style="list-style-type: none"> 1. All accessways and manoeuvring areas shall be formed and surfaced in accordance with the Code of Practice for Civil Engineering Works – Exemption – the requirement for accessways serving sites solely occupied by unstaffed utilities shall be that the accessway shall be surfaced with permanent all-weather surfacing for a minimum length of 5m from the edge of the road carriageway seal. 2. Sites shall have practical vehicle access to car parking and loading spaces, in accordance with the Code of Practice for Civil Engineering Works. This requirement does not apply to sites solely occupied by unstaffed utilities, provided that vehicles associated with utilities shall not obstruct the footpath or create a traffic hazard on the road. 3. Adequate vehicular access shall be made available to the rear of every new building in accordance with the Code of Practice for Civil Engineering Works. 4. Vehicular access to a corner allotment shall be located no closer than 8m from the street corner. Where a site is located on an intersection of a primary or secondary arterial traffic route (as identified in the Transport and Parking (TP) Chapter) the siting of the vehicular access shall be located as far as practicable from the corner of the street. The 8 metre setback shall be measured from where the two front boundaries of the site (refer to the definition of a corner allotment) join, or in accordance with the diagram below: <div data-bbox="598 1467 1165 1915" data-label="Diagram"> </div> <ol style="list-style-type: none"> 5. Where a corner allotment is located at an intersection of a national, primary or secondary arterial traffic route, as identified in the Transport and Parking (TP) Chapter, no building, fence or other structure is to be erected and no vegetation allowed to grow so as to obstruct a traffic sight line. 6. At the intersection of a road or rail level crossing, no building, fence or other obstructions which block sight lines for trains shall be erected, placed or grown in the hatched area marked in TP-Diagram 4 in the Transport and Parking (TP) Chapter. 7. Land use activities with direct access to a State Highway shall comply with the access and visibility standards set out in TP-Diagrams 2 to 9 in the Transport and Parking (TP) Chapter. | |
| <p>GOMZ-S2</p> | <p>Setbacks from boundaries</p> | |

| | | |
|--|--|---|
| Policies GOMZ-P4 GOMZ-P2 | 1. The setback distance for buildings from boundaries shall be not less than: | |
| | a. Front boundary | 8m |
| | b. Side and rear boundaries except where adjoining a General Residential or Open Space Zone | 0m |
| | c. Side and rear boundaries adjoining a General Residential or Open Space Zone | 3m |
| | d. Front boundary on land identified in GOMZ-Figure1 | 4m |
| | e. Side boundaries on land identified in GOMZ-Figure1 | 0m |
| | f. Minimum building setback from the power pylon and electricity transmission lines on land identified in GOMZ-Figure1 | 12m |
| | g. Rear boundaries on land identified in GOMZ-Figure1 except where the rear boundary adjoins a Reserve in which case an exemption from the rear boundary setback applies. | 3m |
| Exemptions: 2. Service station canopies are exempt from the front boundary setback requirement. 3. Pole signs are exempt from the front boundary setback requirement. | | |
| GOMZ-S3 Policies GOMZ-P2 | Building height 1. The maximum height above ground level of any building in the following areas shall not exceed 8m: | |
| GOMZ-S4 Policies GRZ-P4 GOMZ-P4 GOMZ-P2 | Sunlight access 1. All buildings on sites adjoining, or separated by a road from a site in the General Residential or Open Space Zone, shall comply with the height control planes defined in GRZ-S8 along the adjoining boundary or the boundary or boundaries separated by a road . | |
| GOMZ-S5 | Building coverage on land identified in GOMZ-Figure1 1. The maximum coverage by buildings on the net area of a site shall not exceed 20% for land identified in GOMZ-Figure1. | |
| GOMZ-S6 Policies GOMZ-P4 | Loading provisions 1. The number of loading spaces needed for any building in the Commercial Zone shall be as follows: | |
| | Floor-area | Loading spaces required |
| | a. Between 100m ² and 1000m ² | 1 space |
| | b. Between 1001m ² and 2000m ² | 2 spaces |
| | c. More than 2000m ² | 2 spaces or 4 spaces if the building is used as a retail store |
| Notes <ul style="list-style-type: none"> Every loading space requires a manoeuvring space for ingress and egress. The extent of the manoeuvring space is to be in accordance with the Code of Practice for Civil Engineering Works. Loading areas must be kept clear and must be available at all times for vehicles used in association with the building during which time the building is being used for the activity to which the car parking and loading spaces relate. Direct access to each loading space may be allowed from any vested service lane All loading spaces are required to be formed and surfaced in accordance with the Code of Practice for Civil Engineering Works. | | |
| GOMZ-S7 Policies NATC-P4 | Water supply, stormwater and wastewater 1. All activities shall comply with the water supply, stormwater and wastewater standards in the Code of Practice for Civil Engineering Works . | |
| GOMZ-S8 Policies GOMZ-P4 GOMZ-P3 | Screening 1. Sites adjoining a Residential or Open Space Zone shall be fenced on the common boundary by a solid 2m high fence. Exemption: 2. The land identified in GOMZ-Figure1 is exempt from the screening specified above, but outdoor storage areas on land identified in GOMZ-Figure1 shall be screened as follows: a. Outdoor storage areas shall be screened by a close-boarded fence, a solid wall or dense planting of vegetation. The screening shall be no less than 1.8m in height. | |
| GOMZ-S9 Policies GOMZ-P4 GOMZ-P2 | Landscaping 1. If a building is required to be set back from the road boundary , the set back area between the road boundary and the building shall be landscaped unless it is used for access or car parking purposes. If car parking or accessways are provided between the road boundary and the building , a landscape strip with a minimum width of 0.6m shall be provided within the site along the road boundary . 2. Where a site adjoins a Residential, Rural, Open Space or Special Activity Zone (excluding road boundaries) or is within 25m of a General Residential or Open Space Zone, a landscape buffer with a minimum width of 0.6m shall be provided within the site between the zone boundary and the buildings . Exemption: 3. The land identified in GOMZ-Figure1 is exempt from the landscaping specified in (2) above except that it shall apply to the common rear boundary of the land identified in GOMZ-Figure1 and Lots 8 to 11 DP 399832 of the Cosgrove Rise subdivision. | |
| GOMZ-S10 Policies GOMZ-P4 | Car parking areas 1. Any car parking provided on a site shall be primarily for the purposes of meeting the car parking demand generated by the use of that site . | |
| GOMZ-S14 Policy GOMZ-P4 | Hours of operation for activities adjoining the General Residential Zone 1. Any activity which is open to the public (including licenced premises, places of assembly , shops, restaurants and takeaway food outlets) and adjoins a site which is zoned Residential, shall not be open to the public outside the hours of 7am - 11pm Sunday to Thursday (inclusive) and until 1am the following day on Friday, Saturday, Christmas Eve and New Year's Eve. | |

| Restricted Discretionary Activities | | |
|---|--|------|
| GOMZ-R14 Policies GOMZ-P4 GOMZ-P2 | Buildings which do not comply with permitted or controlled activity standards Council will restrict its discretion to, and may impose conditions on: 1. Height, boundary setbacks and sunlight access . 2. Provision of and effects on utilities and/or services . 3. Landscaping and screening . 4. Standard, construction and layout of vehicular access . 5. Car parking . | RDIS |

| | | |
|--|---|-------------|
| | <p>6. Effects on adjoining residential properties;</p> <p>7. Effects on the amenity of the surrounding area;</p> <p>8. Financial contributions;</p> | |
| GOMZ-R12 <i>Policy TP-P3</i> | <p>Activities otherwise permitted or controlled which do not comply with the access standards in GOMZ-S1 Council will restrict its discretion to, and may impose conditions on:</p> <p>1. The extent to which the activity will adversely affect traffic and pedestrian safety;</p> <p>2. The extent to which the activity will adversely affect the efficient functioning of the roading network;</p> | RDIS |

| Discretionary Activities | | |
|---------------------------------|--|------------|
| GOMZ-R13 | Garden centres and all activities other than retail activity, restaurants , offices, early childhood centres and residential accommodation (including at ground level) on land identified in GOMZ-Figure1 | DIS |
| GOMZ-R14 | Warehouses | DIS |
| GOMZ-R15 | Service stations and motor vehicle garages | DIS |
| GOMZ-R16 | Public car parks | DIS |
| GOMZ-R17 | The sale and hire of motor vehicles, boats, caravans, motor homes and accessories and motor vehicle spare part | DIS |
| GOMZ-R18 | Residential accommodation at ground floor level | DIS |
| GOMZ-R19 | Activities otherwise permitted or controlled, which do not comply with the relevant standards in this chapter, except where otherwise specified in this Chapter or in the District-wide matters of the Plan | DIS |

| Non-Complying Activities | | |
|---------------------------------|---|-----------|
| GOMZ-R20 | Motor vehicle wrecking | NG |
| GOMZ-R21 | Every activity listed as an offensive trade in the third schedule of the Health Act 1956 | NG |

| Matters for Consideration | | |
|--|---|--|
| Matters that may be relevant in the consideration of any Discretionary or Non-Complying Activity resource consent may include the following: | | |
| GOMZ-MC1 | <p>Access</p> <p>1. Accessibility for public transport, cyclists and pedestrians;</p> <p>2. Compliance with the Code of Practice for Civil Engineering Works;</p> <p>3. Whether the topography, size or shape of the site or the location of any natural or built feature(s) on the site or other requirements such as easements, rights-of-way or restrictive covenants impose constraints that make compliance impracticable;</p> <p>4. Whether the activities proposed will not generate a demand for servicing facilities;</p> <p>5. Whether suitable alternative provision for servicing can be made;</p> <p>6. Whether the nature of adjacent roads is such that the entry, exit and manoeuvring of vehicles can be conducted safely;</p> | |
| GOMZ-MC2 | <p>Site Layout</p> <p>1. The arrangement of buildings, car parks and vehicle movements on site;</p> <p>2. The nature and extent of landscaping and screening;</p> <p>3. Whether the topography of the site has been taken into account;</p> <p>4. Whether a better standard of development can be achieved by varying the design;</p> | |
| GOMZ-MC3 | <p>Bulk and location of buildings</p> <p>1. Whether the buildings will cause a loss of privacy, interfere with sunlight access or create shadows on residential units on adjoining Residentially zoned sites;</p> <p>2. Whether the building design, appearance and scale will detrimentally affect the character of the surrounding area;</p> | |
| GOMZ-MC4 | <p>Traffic generation</p> <p>1. Whether activities which generate significant traffic flows have the necessary access, do not adversely impact upon the street environment, and maintain public safety;</p> | |
| GOMZ-MC5 | <p>Non-business activities</p> <p>1. Whether the buildings, structures or other works are of an appropriate scale having regard to the local amenity;</p> <p>2. The extent to which the amenities and the quality of the business environment can be maintained and enhanced;</p> | |
| GOMZ-MC6 | <p>Nuisance</p> <p>1. The potential impacts of noise, dust, glare, vibration, fumes, smoke, other discharges or pollutants or the excavation or deposition of earth</p> | |
| GOMZ-MC7 | <p>Infrastructure</p> <p>1. The existing capacity of the infrastructure;</p> | |
| GOMZ-MC8 | <p>Cumulative effects</p> <p>1. Whether cumulative effects such as pollution, risks to public safety and nuisances have been assessed;</p> | |
| GOMZ-MC9 | <p>Retail activities</p> <p>1. The effects of retail activities on the vitality and economic viability of the City Centre Zone (Central Business District), and neighbourhood centres;</p> <p>2. Whether the nature and scale of retail activities compliments activities occurring on surrounding sites</p> | |

| Prohibited Activities | | |
|------------------------------|----------------------------|-----------|
| GOMZ-R22 | Gang fortifications | PR |

| Advice Note | | |
|--|--|--|
| For any activity within the Stream/River Corridor, Overflow Path, Ponding Area or Erosion Hazard Area , applicants are advised to consult the Wellington Regional Council to determine if regional consent is also required. | | |

Methods

- COMZ-M1** District Plan provisions consisting of the following:
 1. Commercial Zones identifying the commercial environments within the City. These are the Commercial Zone and the City Centre Zone.
 2. Rules and performance standards to avoid, remedy or mitigate adverse effects.
- COMZ-M2** Code of Practice for Civil Engineering Works.
- COMZ-M3** Abatement notices and enforcement orders may be issued where it is necessary to enforce the performance standards and mitigate any adverse effects of activities.
- COMZ-M4** Consultation with businesses and landowners to promote new developments which avoid, remedy or mitigate the potential adverse effects of all activities.
- COMZ-M5** Management Plans prepared under relevant legislation.
- COMZ-M6** District Plan rules setting standards to protect adjacent properties from adverse shading effects.
- COMZ-M7** District Plan rules prohibiting gang fortifications because of their adverse effects on the environment.

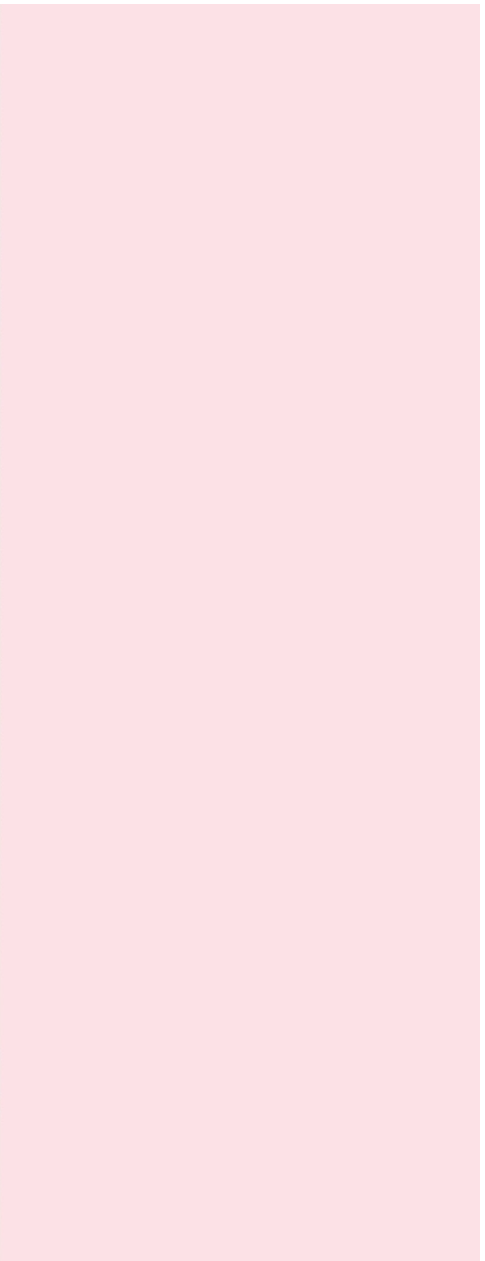
Anticipated environmental results

The following results are expected to be achieved by the objectives, policies and methods of this chapter. The means of monitoring whether this Plan achieves the anticipated environmental results are also set out below:

| Anticipated environmental results | | Monitoring indicators | Data source |
|-----------------------------------|---|--|--|
| GOMZ-AER1 | Development within the Commercial Zone which reflects the location, scale and intensity of development in the surrounding environment | Density within the Commercial Zone Number of resource consents by type | Council records |
| GOMZ-AER2 | Management of the Commercial Zone so that activities do not unduly affect adjacent land users | Number of resource consents by type Complaints and abatement/enforcement proceedings | Council records Complaints register |
| GOMZ-AER3 | A CBD which is safe, convenient and attractive | Complaints and abatement/enforcement proceedings | Complaints register Field work |
| GOMZ-AER4 | A consolidated Commercial Zone that continues to maximise resources and existing infrastructure | Density within the Commercial Zone Number of resource consents by type | Council records |
| GOMZ-AER5 | Retail activities are appropriately located to not adversely affect the economic viability of the CBD and to ensure that the industrial land resource of the City is used primarily for industrial purposes | Number of resource consents by type The spatial development of retail activities The use, occupation and vacancy rate of industrial land and buildings | Council records Field work |
| GOMZ-AER6 | A built environment which supports the health and safety of the City's residents | Resource consents and type and effect on health and safety issues Consultation and community initiatives | Council records |

GOMZ-Figure1

Riverstone Terrace Site



NCZ - Neighbourhood Centre Zone

The Neighbourhood Centre Zone provides for a range of small scale **commercial activities** that service the day-to-day needs of the immediate residential neighbourhood. Neighbourhood Centres accommodate a range of **commercial, retail** and community services and provide a limited range of services, employment and living opportunities.

Neighbourhood Centres are of a scale that aligns well with the medium density of the surrounding residential neighbourhoods. **Buildings** in the Neighbourhood Centre Zone usually are of a similar scale to the surrounding residential neighbourhood. Typically **buildings** are built up to the **road** frontage, with **commercial** windows along the frontage and carparking available on the street. **Residential units** are located either above the ground floor or towards the rear of the **site**.

Due to their location within residential neighbourhoods, **non-residential activities** and development have the potential to generate adverse **effects** where they are directly adjoining Residential and Open Space and Recreation areas. To manage these potential **effects buildings** need to be set back and outdoor storage and parking areas need to be screened.

Objectives

NCZ-01 Purpose of the Neighbourhood Centre Zone

Neighbourhood Centres are small-scale **commercial sites** and centres that service the day-to-day needs of surrounding residential neighbourhoods. They accommodate a range of small-scale **commercial** and **community activities** as well as **residential activities**.

NCZ-02 Character and Amenity Values of the Neighbourhood Centre Zone

Built development in the Neighbourhood Centre Zone is of medium density and reflects the planned urban built form of the surrounding residential neighbourhood. It is well-designed and contributes positively to the surrounding residential environment.

NCZ-03 Managing Effects at the Zone Interface

Use and development within the Neighbourhood Centre Zone are of an appropriate scale and proportion for the purpose and anticipated character of the zone and the surrounding residential **environment** and have minimal adverse **effects** on the **amenity values** of adjacent **sites** in Residential Zones and Open Space and Recreation Zones.

NCZ-04 Hydraulic neutrality

There is no increase in the peak demand on stormwater management systems and increase in flooding from **subdivision** and development.

Policies

NCZ-P1 Appropriate activities

Enable appropriate activities that:

1. Are compatible with the anticipated purpose and planned urban built form of the Neighbourhood Centre Zone;
2. Provide for the day-to-day needs of the immediate residential neighbourhood; and
3. Minimise adverse **effects** on adjoining residential, recreational and open space **sites**.

NCZ-P2 Residential activity

Provide for **residential activity** where:

1. The **residential units** are located either above ground floor or to the rear of a **commercial activity**;
2. It does not compromise an active **commercial** frontage that addresses the street;
3. Any **residential units** are designed to:
 - a. Achieve adequate indoor **noise** and ventilation levels for occupants; and
 - b. Provide appropriate amenity for occupants; and
4. **Reverse sensitivity** effects on **commercial activities** are minimised.

NCZ-P3 Other activities

Only allow for other **activities**, including larger scale **commercial** and **retail activities** where:

1. Any adverse **effects** can be managed;
2. The scale and intensity of the **activity** is consistent with the planned urban built form and function of the Neighbourhood Centre Zone;
3. The design and layout of the **activity** does not compromise the streetscape, amenity or safety;
4. The nature, size, intensity and scale of the **activity** does not compromise other **activities** that are enabled and anticipated in the zone; and
5. The location of the **activity** in the Neighbourhood Centre Zone does not undermine the role and function of the City Centre Zone.

NCZ-P4 Inappropriate activities

Avoid **activities** that are incompatible with the size, purpose and anticipated function of the Neighbourhood Centre Zone and the surrounding environment.

NCZ-P5 Built development

Provide for medium-density development that:

1. Reflects the purpose and is consistent with the anticipated density and planned built urban form of the Neighbourhood Centre Zone;
2. Is commensurate with the anticipated level of **commercial activities** and community services in the Neighbourhood Centre Zone;
3. Is compatible with the planned built form of medium density residential development within the surrounding residential environment; and
4. Is well designed and contributes to an attractive well-functioning urban environment.

NCZ-P6 Public space interface

Encourage development that creates attractive and safe streets and public open spaces.
Require new development to create a positive interface with the public space through the provision of:

1. Display windows;
2. Obvious entrances; and
3. Well designed and unobtrusive parking, loading and storage areas.

NCZ-P7 Interface with Residential Zones and Open Space and Recreation Zones

Minimise the adverse effects from commercial activities and development on directly adjoining sites that are zoned Residential or Open Space and Recreation through:

1. Requiring new buildings and activities to be located and designed to manage any shading and privacy effects on neighbouring sites zoned Residential or Open Space and Recreation;
2. Limiting the height, bulk and form of new buildings along boundaries with sites zoned Residential or Open Space and Recreation to minimise dominance effects; and
3. Requiring the use of landscaping and screening to minimise adverse visual effects on adjoining sites zoned Residential or Open Space and Recreation.

NCZ-P8 Hydraulic neutrality

Require new buildings and development to be designed to achieve hydraulic neutrality.

Rules

Note: There may be a number of provisions that apply to an activity, building, structure or site. Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in Chapter 2 How the Plan Works.

Rules relating to subdivision are found in the SUB-GEN (General Subdivision Provisions that Apply in All Zones) and the SUB-CMU (Subdivision in Commercial and Mixed Use Zones) chapters.

Each activity in the Neighbourhood Centre Zone shall comply with the relevant qualifying matter areas, and permitted activity standards in the district-wide matters of the Plan as listed below.

| |
|--|
| District-wide matters |
| NU — Network Utilities |
| REG - Renewable Energy Generation |
| TP — Transport and Parking |
| CL — Contaminated Land |
| HS - Hazardous Substances |
| NH - Natural Hazards |
| WM — Waste Management |
| HH - Historical Heritage |
| TREE - Notable Trees |
| UTG - Urban Tree Groups |
| ECO - Ecosystems and Indigenous Biodiversity |
| NATC — Natural Character |
| NFL - Natural Features and Landscapes |
| PA — Public Access |
| SUB - Subdivision |
| DC — Development Contributions |
| AIR - Air |
| PK - Papakāinga |
| ASW - Activities on the Surface of Water |
| EW - Earthworks |
| LIGHT - Light |
| NOISE - Noise |
| SIGN - Signs |
| TEMP - Temporary Activities |

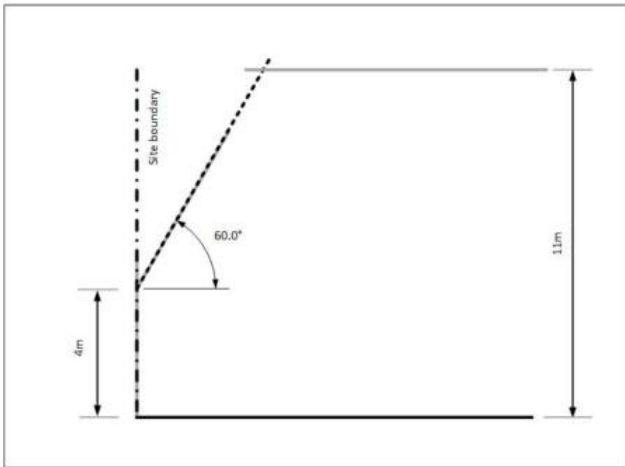
Activity Tables

| Permitted Activities | | |
|----------------------|--|------------|
| NCZ-R1 | <p>Buildings and structures, including additions and alterations where:</p> <ol style="list-style-type: none"> 1. The gross floor area of the new building does not exceed 500m²; 2. Any addition to an existing building does not result in the gross floor area of the building exceeding 500m²; and 3. Compliance is achieved with: <ol style="list-style-type: none"> a. NCZ-S1 (Height); b. NCZ-S2 (Height in Relation to Boundary); c. NCZ-S3 (Setbacks); d. NCZ-S4 (Active Frontages); e. NCZ-S5 (Location of Residential Units); f. NCZ-S6 (Noise and Ventilation) | PER |

| | | |
|---------------|--|------------|
| | <ul style="list-style-type: none"> g. NCZ-S7 (Outdoor Living Space); h. NCZ-S8 (Landscaping and Screening); i. NCZ-S9 (Water Supply, Stormwater and Wastewater); and j. NCZ-S10 — (Hydraulic neutrality). | |
| NCZ-R2 | Minor structures | PER |
| NCZ-R3 | Demolition <i>Note: Prior to demolition commencing, confirm whether rules in Chapter HH-Historic Heritage apply.</i> | PER |
| NCZ-R4 | Retail activity where: <ul style="list-style-type: none"> 1. The gross floor area per tenancy does not exceed 150m²; and 2. Compliance is achieved with NCZ-S8 (Landscaping and screening). | PER |
| NCZ-R5 | Commercial activity where: <ul style="list-style-type: none"> 1. The gross floor area per tenancy does not exceed 150m²; and 2. Compliance is achieved with NCZ-S8 (Landscaping and Screening). | PER |
| NCZ-R6 | Food and beverage activity where: <ul style="list-style-type: none"> 1. The gross floor area per tenancy does not exceed 150m²; and 2. Compliance is achieved with NCZ-S8 (Landscaping and Screening). | PER |
| NCZ-R7 | Community facility where: <ul style="list-style-type: none"> 1. The gross floor area per tenancy does not exceed 150m²; and 2. Compliance is achieved with NCZ-S8 (Landscaping and Screening). | PER |
| NCZ-R8 | Retail activity where: <ul style="list-style-type: none"> 1. No more than six residential units occupy the site; and 2. Compliance is achieved with <ul style="list-style-type: none"> 1. NCZ-S5 (Location of Residential Units); 2. NCZ-S6 (Noise and Ventilation); and 3. NCZ-S7 (Outdoor Living Space) | PER |

Standards for Permitted Activities

| | | |
|---------------|--|---|
| NCZ-S1 | <p>Height</p> <ol style="list-style-type: none"> 1. Buildings must not exceed 11 metres in height, except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1 metre, where the entire roof slopes 15° or more, as shown on the following diagram: <div style="text-align: center;"> </div> <ol style="list-style-type: none"> 2. Any fence or standalone wall along a side or rear boundary which adjoins a site zoned Residential or Open Space and Recreation must not exceed 2m in height. <p>This standard does not apply to:</p> <ul style="list-style-type: none"> a. Solar water heating components provided these do not exceed the height by more than 1m. b. Chimney structures not exceeding 1.1m in width on any elevation and provided these do not exceed the height by more than 1m. c. Antennas, aerials, and flues provided these do not exceed the height by more than 1m. d. Satellite dishes (less than 1m in diameter) and architectural features (e.g. finials, spires) provided these do not exceed the height by more than 1m. e. Lift overruns provided these do not exceed the height by more than 1m. | <p>Matters of discretion where permitted activities are not met:</p> <ol style="list-style-type: none"> 1. The location, design and appearance of the building or structure. 2. Any adverse effects on the streetscape. 3. Visual dominance, shading and loss of privacy for adjoining Residential or Open Space and Recreation zoned sites. 4. Compatibility with the planned built urban form of buildings, structures and activities in the surrounding area. 5. Whether the building height is commensurate with the anticipated level of commercial activities and community services in the Neighbourhood Centre Zone; 6. Whether an increase in building height results from a response to natural hazard mitigation. 7. Whether topographical or other site constraints make compliance with the standard impractical. |
|---------------|--|---|

| <p>NCZ-S2</p> | <p>Height in relation to boundary Where the side or rear boundary of a site adjoins a Residential Zone or Open Space and Recreation Zone the following Height in Relation to Boundary standard applies:</p> <ol style="list-style-type: none"> Buildings must not project beyond a 60° recession plane measured from a point 4 metres vertically above ground level along all boundaries, as shown on the following diagram. Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way.  <p>This standard does not apply to:</p> <ol style="list-style-type: none"> A boundary with a road. Existing or proposed internal boundaries within a site. Site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed. Solar water heating components provided these do not exceed the height in relation to boundary by more than 1m. Chimney structures not exceeding 1.1m in width on any elevation and provided these do not exceed the height in relation to boundary by more than 1m. Antennas, aerials, satellite dishes (less than 1m in diameter), flues, and architectural features (e.g. finials, spires) provided these do not exceed the height in relation to boundary by more than 3m measured vertically. | <p>Matters of discretion where permitted activities are not met:</p> <ol style="list-style-type: none"> Visual dominance, shading and loss of privacy for adjoining Residential or Open Space and Recreation zoned sites. The location, design and appearance of the building or structure. Whether an increase in height in relation to boundary results from a response to natural hazard mitigation. Whether any architectural features or steps are proposed in the building façade to provide an attractive appearance when viewed from adjoining Residential or Open Space and Recreation zoned sites. | | | | | | |
|----------------------|--|--|---------------|------|---------|------|---------|--|
| <p>NCZ-S3</p> | <p>Setback Where the side or rear boundary of a site adjoins a Residential Zone or Open Space and Recreation Zone the following Setback standard applies:</p> <ol style="list-style-type: none"> Buildings must be set back from the relevant boundary by the minimum depth listed in the yards table below: <table border="1" data-bbox="316 1216 1002 1323"> <thead> <tr> <th>Yard</th> <th>Minimum depth</th> </tr> </thead> <tbody> <tr> <td>Side</td> <td>1 metre</td> </tr> <tr> <td>Rear</td> <td>1 metre</td> </tr> </tbody> </table> <ol style="list-style-type: none"> This standard does not apply to site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed. This standard does not apply to: <ol style="list-style-type: none"> Accessory buildings less than 2m in height. Fences and standalone walls. | Yard | Minimum depth | Side | 1 metre | Rear | 1 metre | <p>Matters of discretion where permitted activities are not met:</p> <ol style="list-style-type: none"> The visual amenity of adjoining Residential and Open Space and Recreation sites. The location, design and appearance of the building or structure. Whether any architectural features or steps are proposed in the building façade to provide an attractive appearance when viewed from adjoining Residential or Open Space and Recreation sites. Any benefits, including the extent to which the reduced setback will result in a more efficient, practical and better use of the balance of the site. |
| Yard | Minimum depth | | | | | | | |
| Side | 1 metre | | | | | | | |
| Rear | 1 metre | | | | | | | |
| <p>NCZ-S4</p> | <p>Active frontages</p> <ol style="list-style-type: none"> All new buildings must be built up to and oriented towards the front boundary of the site. At least 55% of the ground floor frontage of a building fronting a street, pedestrian mall or other public space must be display windows or transparent glazing. The principal public entrance to the building must be located on the front boundary. | <p>Matters of discretion where permitted activities are not met:</p> <ol style="list-style-type: none"> The effects on the amenity and quality of the streetscape. The design and appearance of the street frontage. The ability to reuse and adapt the building for a variety of activities. | | | | | | |
| <p>NCZ-S5</p> | <p>Location of residential units</p> <ol style="list-style-type: none"> All residential units must be located above ground floor level, except that residential units may be located on the ground floor where: <ol style="list-style-type: none"> No part of the residential unit fronts onto a public open space, including roads; and They do not interrupt or prevent an active frontage as required by NCZ-S4. | <p>Matters of discretion where permitted activities are not met:</p> <ol style="list-style-type: none"> The effects on the amenity and quality of the streetscape. The amenity for the occupiers of the residential units. | | | | | | |
| <p>NCZ-S6</p> | <p>Noise and ventilation</p> <ol style="list-style-type: none"> All residential units must meet the following standards: <ol style="list-style-type: none"> All habitable rooms must be designed and constructed to meet internal sound insulation levels achieving DnT,w+Ctr >30dB with an acoustic design certificate signed by a qualified acoustic engineer stating compliance will be achieved; and All habitable rooms must have a positive supplementary source of fresh air ducted from outside. The supplementary source of air is to achieve a minimum of 7.5 litres per second per person. | <p>Matters of discretion where permitted activities are not met:</p> <ol style="list-style-type: none"> Any potential reverse sensitivity effects on the continued operation of non- residential activities. The amenity for the occupiers of the residential units. | | | | | | |
| <p>NCZ-S7</p> | <p>Outdoor living space</p> <ol style="list-style-type: none"> Each residential unit, including any dual key unit, must be provided with either a private outdoor living space or access to a communal outdoor living space; Where private outdoor living space is provided it must be: | <p>Matters of discretion where permitted activities are not met:</p> <ol style="list-style-type: none"> Whether adequate useable space is provided to accommodate outdoor activities. | | | | | | |

| | <p>a. For the exclusive use of residents;</p> <p>b. Directly accessible from a habitable room;</p> <p>c. A single contiguous space; and</p> <p>d. Of the minimum area and dimension specified in the table below;</p> <table border="1" data-bbox="314 208 1000 443"> <thead> <tr> <th>Living space type</th> <th>Minimum area</th> <th>Minimum dimension</th> </tr> </thead> <tbody> <tr> <td>Private</td> <td></td> <td></td> </tr> <tr> <td>Studio unit & 1 bedroom unit</td> <td>5m²</td> <td>1.8m</td> </tr> <tr> <td>2+ bedroom unit</td> <td>8m²</td> <td>1.8m</td> </tr> <tr> <td>Communal</td> <td></td> <td></td> </tr> <tr> <td>For every 5 units</td> <td>10m² (per residential unit)</td> <td>8m diameter</td> </tr> </tbody> </table> <p>3. Where communal outdoor living space is provided it does not need to be in a single continuous space, but it must be:</p> <p>a. Accessible from the residential units it serves;</p> <p>b. Of the minimum area and dimension specified in the table below; and</p> <p>c. Free of buildings, parking spaces, and servicing and manoeuvring areas.</p> | Living space type | Minimum area | Minimum dimension | Private | | | Studio unit & 1 bedroom unit | 5m ² | 1.8m | 2+ bedroom unit | 8m ² | 1.8m | Communal | | | For every 5 units | 10m ² (per residential unit) | 8m diameter | <p>2. Whether there are topographical or other site constraints that make compliance with the standard impractical.</p> <p>3. The proximity of the residential unit to accessible public open space.</p> |
|------------------------------|--|--|--------------|-------------------|----------------|--|--|------------------------------|-----------------|------|-----------------|-----------------|------|-----------------|--|--|-------------------|---|-------------|--|
| Living space type | Minimum area | Minimum dimension | | | | | | | | | | | | | | | | | | |
| Private | | | | | | | | | | | | | | | | | | | | |
| Studio unit & 1 bedroom unit | 5m ² | 1.8m | | | | | | | | | | | | | | | | | | |
| 2+ bedroom unit | 8m ² | 1.8m | | | | | | | | | | | | | | | | | | |
| Communal | | | | | | | | | | | | | | | | | | | | |
| For every 5 units | 10m ² (per residential unit) | 8m diameter | | | | | | | | | | | | | | | | | | |
| <p>NCZ-S8</p> | <p>Screening and landscaping of service areas, outdoor storage areas and parking areas</p> <p>1. Any on-site service areas, including rubbish collection areas, and areas for the outdoor storage of goods or materials must, without preventing the provision of an entry point to the site, be adequately screened by a fence or landscaping where they are visible from any:</p> <p>a. Public road;</p> <p>b. Other public space; or</p> <p>c. Directly adjoining site zoned Residential or Open Space and Recreation.</p> <p>2. Any on-site parking areas must be adequately screened by a fence or landscaping from any directly adjoining site zoned Residential or Open Space and Recreation.</p> | <p>Matters of discretion where permitted activities are not met:</p> <p>1. Any adverse effects on the streetscape.</p> <p>2. The visual amenity of adjoining Residential and Open Space and Recreation zoned sites including shading.</p> <p>3. The service, storage and parking needs of the activity.</p> <p>4. The size and location of service, storage and any parking areas.</p> | | | | | | | | | | | | | | | | | | |
| <p>NCZ-S9</p> | <p>Water supply, stormwater and wastewater</p> <p>1. All activities must comply with the water supply, stormwater and wastewater standards in the Code of Practice for Civil Engineering Works.</p> | <p>Matters of discretion where permitted activities are not met:</p> <p>1. Whether the Water Supply, Stormwater and Wastewater infrastructure has sufficient capacity to accommodate the activity.</p> <p>2. Any alternative measures proposed to mitigate adverse effects on the Water Supply, Stormwater and Wastewater infrastructure network.</p> <p>3. Whether the additional demand generated will necessitate additional unplanned public investment in, or expansion of, the Water Supply, Stormwater and Wastewater infrastructure network or compromise its ability to service other activities permitted within the zone.</p> <p>4. Whether the development can achieve hydraulic neutrality.</p> <p>5. The extent to which the development incorporates stormwater management techniques or controls to mitigate any increase in pre-development peak stormwater runoff.</p> | | | | | | | | | | | | | | | | | | |
| <p>NCZ-S10</p> | <p>Hydraulic neutrality</p> <p>New buildings and development must be designed to achieve hydraulic neutrality.</p> | <p>Matters of discretion where permitted activities are not met:</p> <p>1. Methods to avoid, remedy or mitigate any adverse effects resulting from any increase in pre-development peak stormwater runoff.</p> <p>2. Cumulative effects.</p> | | | | | | | | | | | | | | | | | | |

| <p>Restricted Discretionary Activities</p> | | |
|---|--|--------------------|
| <p>NCZ-R9</p> | <p>Buildings and structures, including additions and alterations where:</p> <p>1. Compliance is not achieved with NCZ-R1(1) or NCZ-R1(2): Council will restrict its discretion to, and may impose conditions on:</p> <p>a. The extent to which the size and scale of the building is commensurate with the anticipated level of commercial activities and community services in the Neighbourhood Centre Zone;</p> <p>b. The extent to which the size and scale of the building may adversely impact on the amenity of the Neighbourhood Centre Zone or adjacent properties.</p> <p>c. Whether the building is well designed and contributes to an attractive urban environment.</p> <p>d. The effects of the size and scale of the building on the existing and anticipated function and role of the Neighbourhood Centre Zone.</p> <p>e. The potential of the size and scale of the building to compromise activities that are enabled in the Neighbourhood Centre Zone.</p> <p>f. The potential of the size and scale of the building to undermine the role and function of the City Centre Zone.</p> <p>g. The extent to which the adverse effects of the size and scale of the building can be avoided, or appropriately remedied or mitigated.</p> <p>2. Compliance is not achieved with NCZ-R1(3): Council will restrict its discretion to, and may impose conditions on:</p> <p>a. The matters of discretion of any infringed standard.</p> <p>Notification:</p> <ul style="list-style-type: none"> An application under this rule where compliance is not achieved with NCZ-S2, NCZ-S3, NCZ-S4, NCZ-S5, NCZ-S6 or NCZ-S8 is precluded from being publicly notified in accordance with section 95A of the RMA. An application under this rule where compliance is not achieved with NCZ-S7 is precluded from being publicly or limited notified in accordance with section 95A of the RMA. | <p>RDIS</p> |
| <p>NCZ-R10</p> | <p>Retail activity where:</p> <p>1. Compliance is not achieved with NCZ-R4-1.a:</p> | <p>RDIS</p> |

| | | |
|----------------|---|-------------|
| | <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> The extent to which the intensity, size and scale of the activity may adversely impact on the amenity of the Neighbourhood Centre Zone or adjacent properties. The effects of the intensity, size and scale of the activity on the existing and anticipated function and role of the Neighbourhood Centre Zone. The potential of the intensity, size and scale of the activity to compromise activities that are enabled in the Neighbourhood Centre Zone. The potential of the location of the activity in the Neighbourhood Centre Zone to undermine the role and function of the City Centre Zone. The extent to which the adverse effects of the intensity, size and scale of the activity can be avoided, or appropriately remedied or mitigated. <p>2. Compliance is not achieved with NCZ-R4-1.b</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> The matters of discretion of the infringed standard. <p>Notification:</p> <ul style="list-style-type: none"> An application under NCZ-R4-2.b is precluded from being publicly notified in accordance with section 95A of the RMA. | |
| NCZ-R11 | <p>Commercial activity where:</p> <ol style="list-style-type: none"> Compliance is not achieved with NCZ-R5-1.a <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> The extent to which the intensity, size and scale of the activity may adversely impact on the amenity of the Neighbourhood Centre Zone or adjacent properties. The effects of the intensity, size and scale of the activity on the existing and anticipated function and role of the Neighbourhood Centre Zone. The potential of the intensity, size and scale of the activity to compromise activities that are enabled in the Neighbourhood Centre Zone. The potential of the location of the activity in the Neighbourhood Centre Zone to undermine the role and function of the City Centre Zone. The extent to which the adverse effects of the intensity, size and scale of the activity can be avoided, or appropriately remedied or mitigated. <p>2. Compliance is not achieved with NCZ-R5-1.b:</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> The matters of discretion of the infringed standard. <p>Notification:</p> <ul style="list-style-type: none"> An application under NCZ-R5-2.b is precluded from being publicly notified in accordance with section 95A of the RMA. | RDIS |
| NCZ-R12 | <p>Food and beverage activity where:</p> <ol style="list-style-type: none"> Compliance is not achieved with NCZ-R6-1.a <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> The extent to which the intensity, size and scale of the activity may adversely impact on the amenity of the Neighbourhood Centre Zone or adjacent properties. The effects of the intensity, size and scale of the activity on the existing and anticipated function and role of the Neighbourhood Centre Zone. The potential of the intensity, size and scale of the activity to compromise activities that are enabled in the Neighbourhood Centre Zone. The potential of the location of the activity in the Neighbourhood Centre Zone to undermine the role and function of the City Centre Zone. The extent to which the adverse effects of the intensity, size and scale of the activity can be avoided, or appropriately remedied or mitigated. <p>2. Compliance is not achieved with NCZ-R6-1.b</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> The matters of discretion of the infringed standard. <p>Notification:</p> <ul style="list-style-type: none"> An application under NCZ-R6-2.b is precluded from being publicly notified in accordance with section 95A of the RMA. | RDIS |
| NCZ-R13 | <p>Community facility where:</p> <ol style="list-style-type: none"> Compliance is not achieved with NCZ-R7-1.a <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> The extent to which the intensity, size and scale of the activity may adversely impact on the amenity of the Neighbourhood Centre Zone or adjacent properties. The effects of the intensity, size and scale of the activity on the existing and anticipated function and role of the Neighbourhood Centre Zone. The potential of the intensity, size and scale of the activity to compromise activities that are enabled in the Neighbourhood Centre Zone. The potential of the location of the activity in the Neighbourhood Centre Zone to undermine the role and function of the City Centre Zone. The extent to which the adverse effects of the intensity, size and scale of the activity can be avoided, or appropriately remedied or mitigated. <p>2. Compliance is not achieved with NCZ-R7-1.b</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> The matters of discretion of the infringed standard. <p>Notification:</p> <ul style="list-style-type: none"> An application under NCZ-R7-2.b is precluded from being publicly notified in accordance with section 95A of the RMA. | RDIS |
| NCZ-R14 | <p>Residential activity where:</p> <ol style="list-style-type: none"> Compliance is not achieved with NCZ-R8-1.a <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> The effects of the residential activity on the existing and anticipated function and role of the Neighbourhood Centre Zone. The potential of the residential activity to compromise activities that are enabled in the Neighbourhood Centre Zone. The amenity for the occupiers of the residential units. <p>2. Compliance is not achieved with NCZ-R8-1.b</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> The matters of discretion of the infringed standard. <p>Notification</p> <ul style="list-style-type: none"> An application under this rule where compliance is not achieved with NCZ-S5 or NCZ-S6 is precluded from being publicly notified in accordance with section 95A of the RMA. An application under this rule where compliance is not achieved with NCZ-S7 is precluded from being publicly or limited notified in accordance with section 95A of the RMA. | RDIS |
| NCZ-R15 | <p>Healthcare activity where compliance is achieved with NCZ-S8.</p> | RDIS |

| | | |
|----------------|---|-------------|
| | <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> 1. The extent to which the activity may adversely impact on the amenity of the Neighbourhood Centre Zone or adjacent properties. 2. The effects of the activity on the existing and anticipated function and role of the Neighbourhood Centre Zone. 3. The potential of the activity to compromise activities that are enabled in the Neighbourhood Centre Zone. 4. The potential of the location of the activity in the Neighbourhood Centre Zone to undermine the role and function of the City Centre Zone. 5. The extent to which the adverse effects of the activity can be avoided, or appropriately remedied or mitigated. | |
| NCZ-R16 | <p>Educational facility where compliance is achieved with NCZ-S8. Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> 1. The extent to which the activity may adversely impact on the amenity of the Neighbourhood Centre Zone or adjacent properties. 2. The effects of the activity on the existing and anticipated function and role of the Neighbourhood Centre Zone. 3. The potential of the activity to compromise activities that are enabled in the Neighbourhood Centre Zone. 4. The potential of the location of the activity in the Neighbourhood Centre Zone to undermine the role and function of the City Centre Zone. 5. The extent to which the adverse effects of the activity can be avoided, or appropriately remedied or mitigated. | RDIS |
| NCZ-R17 | <p>Emergency service facility where compliance is achieved with NCZ-S8. Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> 1. The extent to which the activity may adversely impact on the amenity of the Neighbourhood Centre Zone or adjacent properties. 2. The effects of the of the activity on the existing and anticipated function and role of the Neighbourhood Centre Zone. 3. The potential of the activity to compromise activities that are enabled in the Neighbourhood Centre Zone. 4. The extent to which the adverse effects of the activity can be avoided, or appropriately remedied or mitigated. 5. The functional need or operational need for the Emergency Service Facility to be located in the Neighbourhood Centre Zone. <p>Notification:</p> <ul style="list-style-type: none"> • An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA. | RDIS |

| Discretionary Activities | | |
|---------------------------------|--|------------|
| NCZ-R18 | Healthcare activity where compliance is not achieved with NCZ-R9-1.a | DIS |
| NCZ-R19 | Educational facility where compliance is not achieved with NCZ-R10-1.a | DIS |
| NCZ-R20 | Emergency services facility where compliance is not achieved with NCZ-R11-1.a | DIS |
| NCZ-R21 | Visitor accommodation | DIS |
| NCZ-R22 | Sport and active recreation activity | DIS |
| NCZ-R23 | Entertainment facility | DIS |
| NCZ-R24 | Office activity | DIS |
| NCZ-R25 | Large format retail activity | DIS |
| NCZ-R26 | Drive-through activity | DIS |
| NCZ-R27 | Retirement village | DIS |
| NCZ-R28 | Any activity not otherwise listed as permitted, restricted discretionary, discretionary, or non-complying | DIS |

| Non-complying Activities | | |
|---------------------------------|--|-----------|
| NCZ-R29 | Industrial activity | NC |
| NCZ-R30 | Yard sale activity / Trade supplier | NC |
| NCZ-R31 | Motorised recreation | NC |
| NCZ-R32 | Rural industry | NC |
| NCZ-R33 | Primary production | NC |

NCZ — Site Specific Controls

The following **site** specific controls apply to the **site** identified in NCZ-Figure1 below. The controls apply in addition to the provisions of the underlying Neighbourhood Centre Zone. Where there is any conflict between the provisions the **site** specific controls shall prevail.

NCZ-Figure1 — Neighbourhood Centre Zone at Riverstone Terrace



Rules

| | | |
|-------------------|--|------------|
| NCZ-SSC-R1 | Retail activity not exceeding 500m² gross floor area, restaurants, office activities, early childhood centre and residential accommodation (including at ground level) | PER |
| NCZ-SSC-R2 | Garden centres and all activities other than retail activity, restaurants, offices activities, early childhood centres and residential accommodation (including at ground level) | DIS |

Activity Standards

| | | |
|-------------------|---|-----|
| NCZ-SSC-S1 | Setback from boundaries | |
| | The setback distance from boundaries shall be not less than: | |
| | Front boundary | 4m |
| | Side boundary | 0m |
| | Minimum building and structure setback from the power pylon and electricity transmission lines on the site | 12m |
| | Rear boundaries except where the rear boundary adjoins a Reserve in which case an exemption from the rear boundary setback applies | 3m |
| NCZ-SSC-S2 | Building coverage 1. The maximum coverage by buildings on the net area of a site shall not exceed 20%. | |
| NCZ-SSC-S3 | Screening 1. Outdoor storage areas shall be screened by a close-boarded fence, a solid wall or dense planting of vegetation. The screening shall be no less than 1.8m in height. | |
| NCZ-SSC-S3 | Landscaping 1. Along the common rear boundary of the land identified in COMZ-Figure1 and Lots 8 to 11 DP 399832 of the Cosgrove Rise subdivision a landscape buffer with a minimum width of 0.6m shall be provided within the site between the zone boundary and the buildings. | |

LCZ - Local Centre Zone

The Local Centre Zone provides for medium-scale **commercial** centres that are conveniently located to service the needs of the surrounding **commercial** catchment. Local Centres accommodate a range of **retail, commercial** and **community activities** while also offering services, employment and residential opportunities. The size of the centres depends largely on their location and the size of the surrounding catchment. Most Local Centres have potential for growth and intensification, which allows them to provide for the expected growth of surrounding residential areas, while not undermining the primary function and vitality of the City Centre Zone.

The Local Centre Zone allows for **residential activities** if they are located above ground floor along identified street frontages. **Large format retail, car oriented activities, larger commercial activities** and **office activities** and **light industrial activities** are not anticipated in this zone but are encouraged to establish in more appropriate locations such as the Mixed Use Zone, the City Centre Zone or the General Industrial Zone.

The built form and density of Local Centres is anticipated to align with the expected high density of surrounding residential areas. Most Local Centres are located along main transport routes and **buildings** front the street edge with **verandahs** and display windows. While the scale and density of **buildings** vary between centres they are expected to change and intensify over time. Parking is usually available on the street or in dedicated and ideally shared on-site parking areas.

Non-residential activities and development have the potential to generate adverse **effects** where they are directly adjoining Residential and Open Space and Recreation areas. To manage these potential **effects** **buildings** have to be set back and outdoor storage and parking areas need to be screened.

Objectives

LCZ-01 Purpose of the Local Centre Zone

Local Centres are medium scale **commercial** centres that service the needs of the surrounding residential catchment and accommodate a range of medium scale **commercial** and **community activities** as well as **residential activities**.

LCZ-02 Urban Built Form and Amenity Values of the Local Centre Zone

Local Centres are safe and attractive urban environments. The built **environment** is of a scale that reflects the planned built form of the medium to high density surrounding residential **environment** and contributes positively to the surrounding streetscape and **commercial** and residential **environment**.

LCZ-03 Managing Effects at the Zone Interface

Use and development within the Local Centre Zone are of an appropriate scale and reflect the purpose, planned urban built form of the zone and the surrounding residential **environment** while managing potential adverse **effects** on the **amenity values** of adjoining **sites** in Residential and Open Space and Recreation Zones.

LCZ-04 Hydraulic neutrality

There is no increase in the peak demand on stormwater management systems and increase in flooding from **subdivision** and development.

Policies

LCZ-P1 Appropriate activities

Enable appropriate **activities** that:

1. Are compatible with the anticipated purpose, character and **amenity values** of the Local Centre Zone;
2. Service the needs of the surrounding residential catchment; and
3. Minimise adverse **effects** on the amenity of adjoining residential, recreational and open space **sites**.

LCZ-P2 Residential activity

Provide for **residential activity** and development where:

1. The **residential units** are located above ground floor, where located along an active frontage identified on the planning maps;
2. It does not interrupt or preclude an attractive and active frontage that provides a positive interface with the public space;
3. **Residential units** are designed to:
 - a. Achieve adequate indoor **noise** and ventilation levels for occupants; and
 - b. Provide appropriate amenity for occupants; and
4. Reverse **sensitivity effects** on **commercial activities** are minimised

LCZ-P3 Other activities

Only allow for other **activities**, including larger scale **activities**, where:

1. Any adverse **effects** can be managed;
2. The scale and intensity of the **activity** is consistent with the anticipated character of the Local Centre Zone;
3. The design and layout of the **activity** does not compromise the streetscape, amenity or safety;
4. The size, intensity and scale of the **activity** does not compromise other **activities** that are anticipated and enabled within the Local Centre Zone; and
5. The location of the **activity** in the Local Centre Zone does not undermine the role and function of the City Centre Zone.

LCZ-P4 Inappropriate activities

Avoid **activities** that are incompatible with the anticipated purpose, role and function of the Local Centre Zone and the surrounding environment.

LCZ-P5 Built development

Provide for medium to higher density development that:

1. Is compatible with the planned built urban form and the anticipated role, character and density of the Local Centre Zone;
2. Is commensurate with the anticipated level of **commercial activities** and **community services** in the Local Centre Zone;
3. Reflects the anticipated medium to high density of the surrounding residential environment;
4. Is well designed and contributes to an attractive well-functioning urban environment; and

- 5. *Provides active and attractive street frontages.*

LCZ-P6 Public space interface and Active Street Frontages

Provide for new development that creates an attractive interface with the public space through high quality building design.

Where located along identified active frontages, require new built development and activities to provide a positive interface with the public space through:

1. *Being built up to and oriented towards the front boundary of the site;*
2. *Providing verandahs or other adequate forms of pedestrian shelter;*
3. *Providing display windows and obvious public entrances; and*
4. *Requiring parking, storage and servicing areas to be visually unobtrusive.*

LCZ-P7 Interface with Residential Zones and Open Space and Recreation Zones

Minimise the adverse effects from commercial activities and development on directly adjoining sites that are zoned Residential or Open Space and Recreation through:

1. *Requiring new buildings and activities to be located and designed to manage any shading and privacy effects on neighbouring sites zoned Residential or Open Space and Recreation;*
2. *Limiting the height, bulk and form of new buildings along boundaries with sites zoned Residential or Open Space and Recreation to minimise dominance effects; and*
3. *Requiring the use of landscaping and screening to minimise adverse visual effects on adjoining sites zoned Residential or Open Space and Recreation.*

LCZ-P8 Hydraulic neutrality

New buildings and development will be designed to achieve hydraulic neutrality.

Rules

Note: There may be a number of provisions that apply to an activity, building, structure or site. Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in Chapter 2 How the Plan Works.

Rules relating to subdivision are found in the SUB-GEN (General Subdivision Provisions that Apply in All Zones) and the SUB-CMU (Subdivision in Commercial and Mixed Use Zones) chapters.

Each activity in the Local Centre Zone shall comply with the relevant qualifying matter area provisions and permitted activity standards in the district-wide matters of the Plan as listed below.

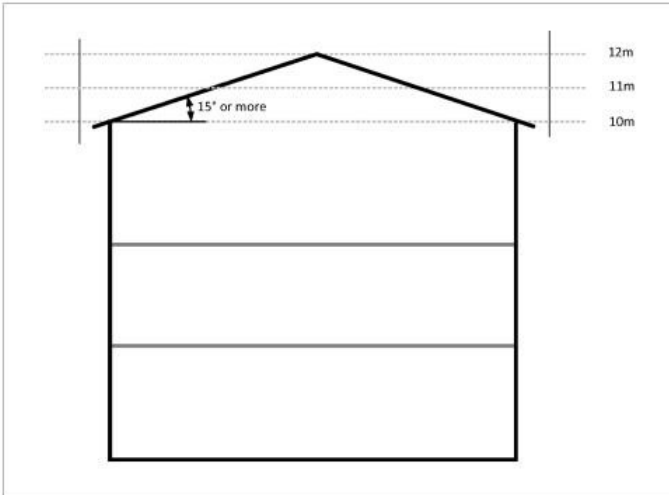
| |
|--|
| District-wide matters |
| NU — Network Utilities |
| REG - Renewable Energy Generation |
| TP — Transport and Parking |
| CL — Contaminated Land |
| HS - Hazardous Substances |
| NH - Natural Hazards |
| WM — Waste Management |
| HH - Historical Heritage |
| TREE - Notable Trees |
| UTG - Urban Tree Groups |
| ECO - Ecosystems and Indigenous Biodiversity |
| NATC — Natural Character |
| NFL - Natural Features and Landscapes |
| PA — Public Access |
| SUB - Subdivision |
| DC — Development Contributions |
| AIR - Air |
| PK - Papakāinga |
| ASW - Activities on the Surface of Water |
| EW - Earthworks |
| LIGHT - Light |
| NOISE - Noise |
| SIGN - Signs |
| TEMP - Temporary Activities |

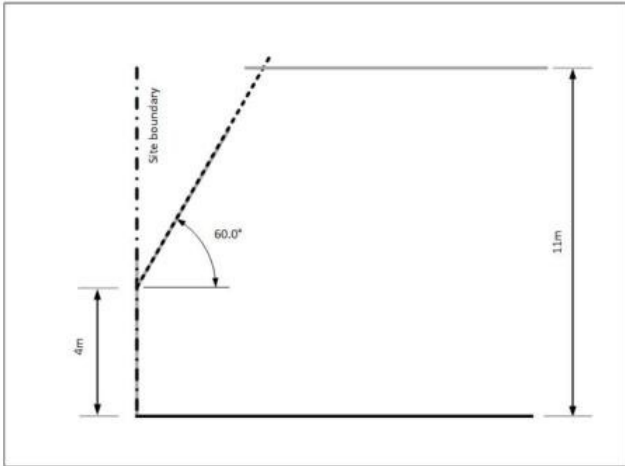
Activity Tables

| Permitted Activities | | |
|----------------------|--|-----|
| LCZ-R1 | Buildings and structures, including additions and alterations where: | PER |

| | | |
|----------------|---|------------|
| | <ol style="list-style-type: none"> 1. The gross floor area of the new building does not exceed 500m²; 2. Any addition to an existing building does not result in the gross floor area of the building exceeding 500m²; and 3. Compliance is achieved with <ol style="list-style-type: none"> a. LCZ-S1 (Height); b. LCZ-S2 (Height in Relation to Boundary); c. LCZ-S3 (Setbacks); d. LCZ-S4 (Active Frontages); e. LCZ-S5 (Location of Residential Units); f. LCZ-S6 (Noise and Ventilation); g. LCZ-S7 (Outdoor Living Space); h. LCZ-S8 (Landscaping and Screening); i. LCZ-S9 (Water Supply, Stormwater and Wastewater); and j. LCZ-S10 (Hydraulic neutrality). | |
| LCZ-R2 | Minor structures | PER |
| LCZ-R3 | Demolition <i>Note: Prior to demolition commencing, confirm whether rules in chapter HH-Historic Heritage apply.</i> | PER |
| LCZ-R4 | Retail activity where: <ol style="list-style-type: none"> 1. The gross floor area per tenancy does not exceed 250m²; and 2. Compliance is achieved with LCZ-S8 | PER |
| LCZ-R5 | Commercial service activity where: <ol style="list-style-type: none"> 1. The gross floor area per tenancy does not exceed 250m²; and 2. Compliance is achieved with LCZ-S8 | PER |
| LCZ-R6 | Food and beverage activity where: <ol style="list-style-type: none"> 1. The gross floor area per tenancy does not exceed 250m²; and 2. Compliance is achieved with LCZ-S8 | PER |
| LCZ-R7 | Community facility where: <ol style="list-style-type: none"> 1. The gross floor area per tenancy does not exceed 250m²; and 2. Compliance is achieved with LCZ-S8 | PER |
| LCZ-R8 | Healthcare activity where: <ol style="list-style-type: none"> 1. The gross floor area per tenancy does not exceed 250m²; and 2. Compliance is achieved with LCZ-S8 | PER |
| LCZ-R9 | Educational facility where: <ol style="list-style-type: none"> 1. The gross floor area per tenancy does not exceed 250m²; and 2. Compliance is achieved with LCZ-S8 | PER |
| LCZ-R10 | Office activity where: <ol style="list-style-type: none"> 1. The gross floor area per tenancy does not exceed 250m²; and 2. Compliance is achieved with LCZ-S8 | PER |
| LCZ-R11 | Visitor accommodation where: <ol style="list-style-type: none"> 1. The gross floor area per tenancy does not exceed 250m²; and 2. All habitable rooms comply with: <ol style="list-style-type: none"> a. LCZ-S5; and b. LCZ-S6; and 3. Compliance is achieved with LCZ-S8. | PER |
| LCZ-R12 | Residential activity where: <ol style="list-style-type: none"> 1. No more than six residential units occupy the site; and 2. Compliance is achieved with <ol style="list-style-type: none"> a. LCZ-S5 (Location of Residential Units); b. LCZ-S6 (Noise and Ventilation); and c. LCZ-S7 (Outdoor Living Space). | PER |

Standards for Permitted Activities

| | | |
|----------------------|---|--|
| <p>LCZ-S1</p> | <p>Height</p> <p>1. Buildings must not exceed 26 metres in height, except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1 metre, where the entire roof slopes 15° or more, as shown on the following diagram:</p>  <p>2. Any fence or standalone wall along a side or rear boundary which adjoins a site zoned Residential or Open Space and Recreation must not exceed 2m in height.</p> <p><u>This standard does not apply to:</u></p> <ol style="list-style-type: none"> Solar water heating components provided these do not exceed the height by more than 1m. Chimney structures not exceeding 1.1m in width on any elevation and provided these do not exceed the height by more than 1m. Antennas, aerials, and flues provided these do not exceed the height by more than 1m. Satellite dishes (less than 1m in diameter) and architectural features (e.g. finials, spires) provided these do not exceed the height by more than 1m. Lift overruns provided these do not exceed the height by more than 1m. | <p>Matters of discretion where permitted activities are not met:</p> <ol style="list-style-type: none"> The location, design and appearance of the building or structure. Any adverse effects on the streetscape. Visual dominance, shading and loss of privacy for adjoining Residential or Open Space and Recreation zoned sites. Compatibility with the planned built urban form of buildings, structures and activities in the surrounding area. Whether the building height is commensurate with the anticipated level of commercial activities and community services in the Local Centre Zone. Whether an increase in building height results from a response to natural hazard mitigation. Whether topographical or other site constraints make compliance with the standard impractical. |
|----------------------|---|--|

| <p>LCZ-S2</p> | <p>Height in relation to boundary Where the side or rear boundary of a site adjoins a Residential Zone or Open Space and Recreation Zone the following Height in Relation to Boundary standard applies:</p> <ol style="list-style-type: none"> Buildings must not project beyond a 60° recession plane measured from a point 4 metres vertically above ground level along all boundaries that adjoin a General residential zone or Open space and Recreation zone as shown on the following diagram. Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way. Buildings must not project beyond a 60° recession plane measured from a point 5 metres vertically above ground level along all boundaries that adjoin a High Density Residential Zone. Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way.  <p>This standard does not apply to:</p> <ol style="list-style-type: none"> A boundary with a road. Existing or proposed internal boundaries within a site. Site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed. Solar water heating components provided these do not exceed the height in relation to boundary by more than 1m. Chimney structures not exceeding 1.1m in width on any elevation and provided these do not exceed the height in relation to boundary by more than 1m. Antennas, aerials, satellite dishes (less than 1m in diameter), flues, and architectural features (e.g. finials, spires) provided these do not exceed the height in relation to boundary by more than 3m measured vertically. | <p>Matters of discretion where permitted activities are not met:</p> <ol style="list-style-type: none"> Visual dominance, shading and loss of privacy for adjoining Residential or Open Space and Recreation zoned sites. The location, design and appearance of the building or structure. Whether an increase in height in relation to boundary results from a response to natural hazard mitigation. Whether any architectural features or steps are proposed in the building façade to provide an attractive appearance when viewed from adjoining Residential or Open Space and Recreation zoned sites. | | | | | | |
|----------------------|--|---|---------------|------|---------|------|---------|--|
| <p>LCZ-S3</p> | <p>Setbacks Where the side or rear boundary of a site adjoins a Residential Zone or Open Space and Recreation Zone the following Setback standard applies:</p> <ol style="list-style-type: none"> Buildings must be set back from the relevant boundary by the minimum depth listed in the yards table below: <table border="1" data-bbox="316 1375 1000 1480"> <thead> <tr> <th>Yard</th> <th>Minimum depth</th> </tr> </thead> <tbody> <tr> <td>Side</td> <td>1 metre</td> </tr> <tr> <td>Rear</td> <td>1 metre</td> </tr> </tbody> </table> <ol style="list-style-type: none"> This standard does not apply to site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed. This standard does not apply to: <ol style="list-style-type: none"> Accessory buildings less than 2m in height. Fences and standalone walls. | Yard | Minimum depth | Side | 1 metre | Rear | 1 metre | <p>Matters of discretion where permitted activities are not met:</p> <ol style="list-style-type: none"> The visual amenity of adjoining Residential and Open Space and Recreation sites. The location, design and appearance of the building or structure. Whether any architectural features or steps are proposed in the building façade to provide an attractive appearance when viewed from adjoining Residential or Open Space and Recreation sites. Any benefits, including the extent to which the reduced setback will result in a more efficient, practical and better use of the balance of the site. |
| Yard | Minimum depth | | | | | | | |
| Side | 1 metre | | | | | | | |
| Rear | 1 metre | | | | | | | |
| <p>LCZ-S4</p> | <p>Active frontages</p> <ol style="list-style-type: none"> Along active frontages identified on the Planning Maps: <ol style="list-style-type: none"> All new buildings and ground level additions or alterations to existing buildings must be built up to the street edge and oriented towards the public space. A veranda must be provided that: <ol style="list-style-type: none"> Extends along the entire length of the building frontage; Provides continuous shelter with any adjoining veranda; and Has a minimum setback of 500mm from any kerb face; At least 55% of the ground floor building frontage must be display windows or transparent glazing; and The principal public entrance to the building must be located on the front boundary. | <p>Matters of discretion where permitted activities are not met:</p> <ol style="list-style-type: none"> The effects on the amenity and quality of the streetscape. The design and appearance of the street frontage. The ability to reuse and adapt the building for a variety of activities. | | | | | | |
| <p>LCZ-S5</p> | <p>Location of residential units</p> <ol style="list-style-type: none"> Along active frontages identified on the planning maps all residential units must be located above ground floor level. | <p>Matters of discretion where permitted activities are not met:</p> <ol style="list-style-type: none"> The effects on the amenity and quality of the streetscape. The amenity for the occupiers of the residential units. | | | | | | |
| <p>LCZ-S6</p> | <p>Noise and ventilation</p> <ol style="list-style-type: none"> All residential units must meet the following standards: | <p>Matters of discretion where permitted activities are not met:</p> | | | | | | |

| | <p>a. All habitable rooms must be designed and constructed to meet internal sound insulation levels achieving $D_{nT,w+Ctr} > 30dB$ with an acoustic design certificate signed by a qualified acoustic engineer stating compliance will be achieved; and</p> <p>b. All habitable rooms must have a positive supplementary source of fresh air ducted from outside. The supplementary source of air is to achieve a minimum of 7.5 litres per second per person.</p> | <p>1. Any potential reverse sensitivity effects on the continued operation of non-residential activities.</p> <p>2. The amenity for the occupiers of the residential units.</p> | | | | | | | | | | | | | | | | | | |
|------------------------------|--|--|--------------|-------------------|----------------|--|--|------------------------------|-----------------|------|-----------------|-----------------|------|-----------------|--|--|-------------------|---|-------------|---|
| LCZ-S7 | <p>Outdoor living space</p> <p>1. Each residential unit, including any dual key unit, must be provided with either a private outdoor living space or access to a communal outdoor living space;</p> <p>2. Where private outdoor living space is provided it must be:</p> <p>a. For the exclusive use of residents;</p> <p>b. Directly accessible from a habitable room;</p> <p>c. A single contiguous space; and</p> <p>d. Of the minimum area and dimension specified in the table below:</p> <table border="1"> <thead> <tr> <th>Living space type</th> <th>Minimum area</th> <th>Minimum dimension</th> </tr> </thead> <tbody> <tr> <td>Private</td> <td></td> <td></td> </tr> <tr> <td>Studio unit & 1 bedroom unit</td> <td>5m²</td> <td>1.8m</td> </tr> <tr> <td>2+ bedroom unit</td> <td>8m²</td> <td>1.8m</td> </tr> <tr> <td>Communal</td> <td></td> <td></td> </tr> <tr> <td>For every 5 units</td> <td>10m² (per residential unit)</td> <td>8m diameter</td> </tr> </tbody> </table> <p>3. Where communal outdoor living space is provided it does not need to be in a single continuous space, but it must be:</p> <p>a. Accessible from the residential units it serves;</p> <p>b. Of the minimum area and dimension specified in the table below; and</p> <p>c. Free of buildings, parking spaces, and servicing and manoeuvring areas.</p> | Living space type | Minimum area | Minimum dimension | Private | | | Studio unit & 1 bedroom unit | 5m ² | 1.8m | 2+ bedroom unit | 8m ² | 1.8m | Communal | | | For every 5 units | 10m ² (per residential unit) | 8m diameter | <p>Matters of discretion where permitted activities are not met:</p> <p>1. Whether adequate useable space is provided to accommodate outdoor activities.</p> <p>2. Whether there are topographical or other site constraints that make compliance with the standard impractical.</p> <p>3. The proximity of the residential unit to accessible public open space.</p> |
| Living space type | Minimum area | Minimum dimension | | | | | | | | | | | | | | | | | | |
| Private | | | | | | | | | | | | | | | | | | | | |
| Studio unit & 1 bedroom unit | 5m ² | 1.8m | | | | | | | | | | | | | | | | | | |
| 2+ bedroom unit | 8m ² | 1.8m | | | | | | | | | | | | | | | | | | |
| Communal | | | | | | | | | | | | | | | | | | | | |
| For every 5 units | 10m ² (per residential unit) | 8m diameter | | | | | | | | | | | | | | | | | | |
| LCZ-S8 | <p>Screening and landscaping of service areas, outdoor storage areas and parking areas</p> <p>1. Any on-site service areas, including rubbish collection areas, and areas for the outdoor storage of goods or materials must, without preventing the provision of an entry point to the site, be adequately screened by a fence or landscaping where they are visible from any:</p> <p>a. Public road;</p> <p>b. Other public space; and</p> <p>c. Directly adjoining site zoned Residential or Open Space and Recreation.</p> <p>2. Any on-site parking area must:</p> <p>a. Be adequately screened by a fence or landscaping from any directly adjoining site zoned Residential or Open Space and Recreation.</p> <p>b. Where located along a street edge, provide a landscaping strip that extends at least 1.5m from the boundary with the road and comprise a mix of trees, shrubs and ground cover plants, without preventing the provision of an entry point to the site.</p> <p>Except that:</p> <ul style="list-style-type: none"> The landscaping requirement for on-site parking areas along a street edge does not apply to individual parking spaces for residential development, if provided. | <p>Matters of discretion where permitted activities are not met:</p> <p>1. Any adverse effects on the streetscape.</p> <p>2. The visual amenity of adjoining Residential and Open Space and Recreation zoned sites including shading.</p> <p>3. The service, storage and parking needs of the activity.</p> <p>4. The size and location of service, storage and any parking areas.</p> | | | | | | | | | | | | | | | | | | |
| LCZ-S9 | <p>Water supply, stormwater and wastewater</p> <p>1. All activities shall comply with the water supply, stormwater and wastewater standards in the Code of Practice for Civil Engineering Works.</p> | <p>Matters of discretion where permitted activities are not met:</p> <p>1. Whether the Water Supply, Stormwater and Wastewater infrastructure has sufficient capacity to accommodate the activity.</p> <p>2. Any alternative measures proposed to mitigate adverse effects on the Water Supply, Stormwater and Wastewater infrastructure network.</p> <p>3. Whether the additional demand generated will necessitate additional unplanned public investment in, or expansion of, the Water Supply, Stormwater and Wastewater infrastructure network or compromise its ability to service other activities permitted within the zone.</p> <p>4. Whether the development can achieve hydraulic neutrality.</p> <p>5. The extent to which the development incorporates stormwater management techniques or controls to mitigate any increase in pre-development peak stormwater runoff.</p> | | | | | | | | | | | | | | | | | | |
| LCZ-S10 | <p>Hydraulic neutrality</p> <p>1. New buildings and development must be designed to achieve hydraulic neutrality.</p> | <p>Matters of discretion where permitted activities are not met:</p> <p>1. Methods to avoid, remedy or mitigate any adverse effects resulting from any increase in pre-development peak stormwater runoff.</p> <p>2. Cumulative effects.</p> | | | | | | | | | | | | | | | | | | |

| Restricted Discretionary Activities | | |
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| LCZ-R13 | <p>Buildings and structures, including additions and alterations where:</p> <p>1. Compliance is not achieved with LCZ-R1-1.a or LCZ-R1-1.b</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <p>a. The extent to which the size and scale of the building is commensurate with the anticipated level of commercial activities and community services in the Local Centre Zone;</p> <p>b. The extent to which the size and scale of the building may adversely impact on the amenity of the Local Centre Zone or adjacent properties.</p> | RDIS |

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|-----------------------|---|--------------------|
| | <p>c. Whether the building is well designed and contributes to an attractive urban environment.</p> <p>d. The effects of the size and scale of the building on the existing and anticipated function and role of the Local Centre Zone.</p> <p>e. The potential of the size and scale of the building to compromise activities that are enabled in the Local Centre Zone.</p> <p>f. The potential of the location of the activity in the Local Centre Zone to undermine the role and function of the City Centre Zone.</p> <p>g. The extent to which the adverse effects of the size and scale of the building can be avoided, or appropriately remedied or mitigated.</p> <p>2. Compliance is not achieved with one or more of the standards under LCZ-R1-1.c</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <p>a. The matters of discretion of any infringed standard.</p> <p>Notification:</p> <ul style="list-style-type: none"> An application under this rule where compliance is not achieved with LCZ-S2, LCZ-S3, LCZ-S4, LCZ-S5, LCZ-S6 or LCZ-S8 is precluded from being publicly notified in accordance with section 95A of the RMA. An application under this rule where compliance is not achieved with LCZ-S7 is precluded from being publicly or limited notified in accordance with section 95A of the RMA. | |
| <p>LCZ-R14</p> | <p>Retail activity where:</p> <p>1. Compliance is not achieved with LCZ-R4-1.a</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <p>a. The extent to which the intensity, size and scale of the activity may adversely impact on the amenity of the Local Centre Zone or adjacent properties.</p> <p>b. The effects of the intensity, size and scale of the activity on the existing and anticipated function and role of the Local Centre Zone.</p> <p>c. The potential of the intensity, size and scale of the activity to compromise activities that are enabled in the Local Centre Zone.</p> <p>d. The potential of the location of the activity in the Local Centre Zone to undermine the role and function of the City Centre Zone.</p> <p>e. The extent to which the adverse effects of the intensity, size and scale of the activity can be avoided, or appropriately remedied or mitigated.</p> <p>2. Compliance is not achieved with LCZ-R4-1.b</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <p>a. The matters of discretion of the infringed standard.</p> <p>Notification:</p> <ul style="list-style-type: none"> An application under LCZ-R4-2.b is precluded from being publicly notified in accordance with section 95A of the RMA. | <p>RDIS</p> |
| <p>LCZ-R15</p> | <p>Commercial service activity where:</p> <p>1. Compliance is not achieved with LCZ-R5-1.a</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <p>a. The extent to which the intensity, size and scale of the activity may adversely impact on the amenity of the Local Centre Zone or adjacent properties.</p> <p>b. The effects of the intensity, size and scale of the activity on the existing and anticipated function and role of the Local Centre Zone.</p> <p>c. The potential of the intensity, size and scale of the activity to compromise activities that are enabled in the Local Centre Zone.</p> <p>d. The potential of the location of the activity in the Local Centre Zone to undermine the role and function of the City Centre Zone.</p> <p>e. The extent to which the adverse effects of the intensity, size and scale of the activity can be avoided, or appropriately remedied or mitigated.</p> <p>2. Compliance is not achieved with LCZ-R4-1.b</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <p>a. The matters of discretion of the infringed standard.</p> <p>Notification:</p> <ul style="list-style-type: none"> An application under LCZ-R5-2.b is precluded from being publicly notified in accordance with section 95A of the RMA. | <p>RDIS</p> |
| <p>LCZ-R16</p> | <p>Food and beverage activity where:</p> <p>1. Compliance is not achieved with LCZ-R6-1.a</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <p>a. The extent to which the intensity, size and scale of the activity may adversely impact on the amenity of the Local Centre Zone or adjacent properties.</p> <p>b. The effects of the intensity, size and scale of the activity on the existing and anticipated function and role of the Local Centre Zone.</p> <p>c. The potential of the intensity, size and scale of the activity to compromise activities that are enabled in the Local Centre Zone.</p> <p>d. The potential of the location of the activity in the Local Centre Zone to undermine the role and function of the City Centre Zone.</p> <p>e. The extent to which the adverse effects of the intensity, size and scale of the activity can be avoided, or appropriately remedied or mitigated.</p> <p>2. Compliance is not achieved with LCZ-R6-1.b</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <p>a. The matters of discretion of the infringed standard.</p> <p>Notification:</p> <ul style="list-style-type: none"> An application under LCZ-R6-1.b is precluded from being publicly notified in accordance with section 95A of the RMA. | <p>RDIS</p> |
| <p>LCZ-R17</p> | <p>Community facility where:</p> <p>1. Compliance is not achieved with LCZ-R7-1.a</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <p>a. The extent to which the intensity, size and scale of the activity may adversely impact on the amenity of the Local Centre Zone or adjacent properties.</p> <p>b. The effects of the intensity, size and scale of the activity on the existing and anticipated function and role of the Local Centre Zone.</p> <p>c. The potential of the intensity, size and scale of the activity to compromise activities that are enabled in the Local Centre Zone.</p> <p>d. The potential of the location of the activity in the Local Centre Zone to undermine the role and function of the City Centre Zone.</p> <p>e. The extent to which the adverse effects of the intensity, size and scale of the activity can be avoided, or appropriately remedied or mitigated.</p> <p>2. Compliance is not achieved with LCZ-R7-1.b</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <p>a. The matters of discretion of the infringed standard.</p> <p>Notification:</p> | <p>RDIS</p> |

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| | <ul style="list-style-type: none"> An application under LCZ-R7-1.b is precluded from being publicly notified in accordance with section 95A of the RMA. | |
| LCZ-R18 | <p>Healthcare activity where:</p> <p>1. Compliance is not achieved with LCZ-R8-1.a Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> The extent to which the intensity, size and scale of the activity may adversely impact on the amenity of the Local Centre Zone or adjacent properties. The effects of the intensity, size and scale of the activity on the existing and anticipated function and role of the Local Centre Zone. The potential of the intensity, size and scale of the activity to compromise activities that are enabled in the Local Centre Zone. The potential of the location of the activity in the Local Centre Zone to undermine the role and function of the City Centre Zone. The extent to which the adverse effects of the intensity, size and scale of the activity can be avoided, or appropriately remedied or mitigated. <p>2. Compliance is not achieved with LCZ-R8-1.b Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> The matters of discretion of the infringed standard. <p>Notification:</p> <ul style="list-style-type: none"> An application under LCZ-R8-1.b is precluded from being publicly notified in accordance with section 95A of the RMA. | RDIS |
| LCZ-R19 | <p>Educational facility where:</p> <p>1. Compliance is not achieved with LCZ-R9-1.a Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> The extent to which the intensity, size and scale of the activity may adversely impact on the amenity of the Local Centre Zone or adjacent properties. The effects of the intensity, size and scale of the activity on the existing and anticipated function and role of the Local Centre Zone. The potential of the intensity, size and scale of the activity to compromise activities that are enabled in the Local Centre Zone. The potential of the location of the activity in the Local Centre Zone to undermine the role and function of the City Centre Zone. The extent to which the adverse effects of the intensity, size and scale of the activity can be avoided, or appropriately remedied or mitigated. <p>2. Compliance is not achieved with LCZ-R9-1.b Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> The matters of discretion of the infringed standard. <p>Notification:</p> <ul style="list-style-type: none"> An application under LCZ-R9-1.b is precluded from being publicly notified in accordance with section 95A of the RMA. | RDIS |
| LCZ-R20 | <p>Office activity where:</p> <p>1. Compliance is not achieved with LCZ-R10-1.a Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> The extent to which the intensity, size and scale of the activity may adversely impact on the amenity of the Local Centre Zone or adjacent properties. The effects of the intensity, size and scale of the activity on the existing and anticipated function and role of the Local Centre Zone. The potential of the intensity, size and scale of the activity to compromise activities that are enabled in the Local Centre Zone. The potential of the location of the activity in the Local Centre Zone to undermine the role and function of the City Centre Zone. The extent to which the adverse effects of the intensity, size and scale of the activity can be avoided, or appropriately remedied or mitigated. <p>2. Compliance is not achieved with LCZ-R10-1.b Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> The matters of discretion of the infringed standard. <p>Notification:</p> <ul style="list-style-type: none"> An application under LCZ-R10-1.b is precluded from being publicly notified in accordance with section 95A of the RMA. | RDIS |
| LCZ-R21 | <p>Visitor accommodation where:</p> <p>1. Compliance is not achieved with LCZ-R11-1.a Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> The extent to which the intensity, size and scale of the activity may adversely impact on the amenity of the Local Centre Zone or adjacent properties. The effects of the intensity, size and scale of the activity on the existing and anticipated function and role of the Local Centre Zone. The potential of the intensity, size and scale of the activity to compromise activities that are enabled in the Local Centre Zone. The potential of the location of the activity in the Local Centre Zone to undermine the role and function of the City Centre Zone. The extent to which the adverse effects of the intensity, size and scale of the activity can be avoided, or appropriately remedied or mitigated. <p>2. Compliance is not achieved with LCZ-R11-1.a Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> The matters of discretion of the infringed standard. <p>Notification:</p> <ul style="list-style-type: none"> An application under LCZ-R11-1.b is precluded from being publicly notified in accordance with section 95A of the RMA. | RDIS |
| LCZ-R22 | <p>Residential activity where:</p> <p>1. Compliance is not achieved with LCZ-R12-1.a Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> The extent to which the intensity, size and scale of the activity may adversely impact on the amenity of the Local Centre Zone or adjacent properties. The effects of the intensity, size and scale of the activity on the existing and anticipated function and role of the Local Centre Zone. The potential of the intensity, size and scale of the activity to compromise activities that are enabled in the Local Centre Zone. The potential of the location of the activity in the Local Centre Zone to undermine the role and function of the City Centre Zone. The extent to which the adverse effects of the intensity, size and scale of the activity can be avoided, or appropriately remedied or mitigated. <p>2. Compliance is not achieved with LCZ-R12-1.b</p> | RDIS |

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| | <p>Council will restrict its discretion to, and may impose conditions on:</p> <p>a. The matters of discretion of the infringed standard.</p> <p>Notification:</p> <ul style="list-style-type: none"> An application under LCZ-R12-2.b is precluded from being publicly notified in accordance with section 95A of the RMA. | |
| LCZ-R23 | <p>Supermarket where:</p> <ol style="list-style-type: none"> The gross floor area does not exceed 1500m²; and Compliance is achieved with LCZ-S7 (Landscaping and Screening). <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> The extent to which the activity may adversely impact on the amenity of the Local Centre Zone or adjacent properties. The effects of the of the activity on the existing and anticipated function and role of the Local Centre Zone. The potential of the activity to compromise activities that are enabled in the Local Centre Zone. The potential of the location of the activity in the Local Centre Zone to undermine the role and function of the City Centre Zone. The extent to which the adverse effects of the activity can be avoided, or appropriately remedied or mitigated. | RDIS |
| LCZ-R24 | <p>Emergency service facility where compliance is achieved with LCZ-S7.</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> The extent to which the activity may adversely impact on the amenity of the Local Centre Zone or adjacent properties. The effects of the of the activity on the existing and anticipated function and role of the Local Centre Zone. The potential of the activity to compromise activities that are enabled in the Local Centre Zone. The extent to which the adverse effects of the activity can be avoided, or appropriately remedied or mitigated. The functional need or operational need for the Emergency Service Facility to be located in the Local Centre Zone. <p>Notification:</p> <ul style="list-style-type: none"> An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA. | RDIS |

| Discretionary Activities | | |
|---------------------------------|---|------------|
| LCZ-R25 | Supermarket where compliance is not achieved with LCZ-R23-1.a or LCZ-R23-1.b | |
| LCZ-R26 | Entertainment facility | DIS |
| LCZ-R27 | Sport and active recreation | DIS |
| LCZ-R28 | Large format retail activity, excluding supermarkets | DIS |
| LCZ-R29 | Drive through activity | DIS |
| LCZ-R30 | Retirement village | DIS |
| LCZ-R31 | Any activity not otherwise listed as permitted, restricted discretionary, discretionary or non-complying | DIS |

| Non-complying Activities | | |
|---------------------------------|--|-----------|
| LCZ-R32 | Industrial activity | NC |
| LCZ-R33 | Yard sale activity / Trade supplier | NC |
| LCZ-R34 | Motorised recreation | NC |
| LCZ-R35 | Rural industry | NC |
| LCZ-R36 | Primary production | NC |

Mixed Use Zone

The Mixed Use Zone provides for a wide range of **activities** ranging from residential over **commercial** to light industrial. It enables retail, **large format retail**, **commercial**, recreational and **entertainment activities**, while also providing for **drive-through activities** and **light industrial activities**.

While anticipated and provided for in the Mixed Use Zone, **light industrial activities** are proposed to be assessed on a case by case basis through a resource consent process. This allows for an assessment of their suitability for the zone and provides the opportunity to manage potential adverse **effects** on existing or anticipated **activities** in the Mixed Use Zone.

The mixture of residential and non-residential **activities** in the zone and the medium scale built form establish a safe, vibrant and attractive **environment** for workers, residents and customers.

It needs to be noted that, due to the wide range of non-residential **activities** provided for and the potential for **light industrial activities** to establish, this zone may have fewer day-to-day conveniences and different amenity levels for residents than other Commercial or Residential Zones.

Objectives

MUZ-01 Purpose of the Mixed Use Zone

The Mixed Use Zone accommodates a wide range of **activities**, including **commercial**, recreational, entertainment, **large format retail** and car focused **activities** as well as compatible **light industrial activities** and **residential activities**. The non-residential **activities** service the needs of business and residential catchments.

MUZ-02 Character and Amenity Values of the Mixed Use Zone

Mixed Use Zones are vibrant, attractive and safe urban environments. The built **environment** is well-designed, reflects the wide mix of compatible **activities** and is generally of a medium to high scale and density.

MUZ-03 Managing Effects at the Zone Interface

Use and development within the Mixed Use Zone are of an appropriate scale and manage potential adverse **effects** on the **amenity values** of adjoining **sites** in Residential or Open Space and Recreation Zones.

MUZ-04 Hydraulic neutrality

There is no increase in the peak demand on stormwater management systems and increase in flooding from **subdivision** and development.

Policies

MUZ-P1 Appropriate Activities

Enable appropriate **activities** that

1. Are consistent with the anticipated role, function and character of the Mixed Use Zone;
2. Provide employment and services to businesses and surrounding residential catchments; and
3. Minimise any adverse **effects** on the amenity of adjoining residential, recreational and open space **sites**.

MUZ-P2 Residential Activities

Provide for **residential activity** where any **residential units** are designed to:

1. Achieve adequate indoor **noise** and ventilation levels for occupants;
2. Provide a high level of amenity for occupants; and
3. Minimise **reverse sensitivity effects** on non-residential **activities**.

MUZ-P3 Other Activities

Provide for other **activities** where:

1. Any significant adverse **effects**, including **reverse sensitivity effects**, can be managed;
2. The design and location of parking areas, vehicle access and servicing arrangements:
 - a. maintain streetscape amenity; and
 - b. ensure that pedestrian safety is not compromised;
3. The size, intensity and scale of the **activity**:
 - a. Is consistent with the anticipated character and **amenity values** of the Mixed Use Zone; and
 - b. Does not compromise other **activities** that are anticipated within the Mixed Use Zone; and
4. The location of the **activity** in the Mixed Use Zone does not undermine the role and function of the City Centre Zone or the General Industrial Zone.

MUZ-P4 Inappropriate Activities

Avoid **activities** that are incompatible with the anticipated scale and character of the Mixed Use Zone and the surrounding environment.

MUZ-P5 Built Development

Provide for built development that:

1. Is consistent with the anticipated role, character, planned urban built form and density of the Mixed Use Zone;
2. Is commensurate with the anticipated level of **commercial activities** and community services in the Mixed Use Zone;
3. Is well designed; and
4. Contributes to an attractive and safe well-functioning urban environment.

MUZ-P6 Public Space Interface

Provide for new development that creates an attractive interface with the public space and minimises adverse **effects** on the amenity and quality of the

streetscape through:

1. High quality **building** design;
2. Visually unobtrusive parking, storage and servicing areas;
3. The use of **landscaping** to minimise the **effects** of larger parking, service and storage areas.

Encourage new **buildings** to be oriented towards the front **boundary** of the **site** and create a positive interface with the public space.

MUZ-P7 Interface with Residential and Open Space and Recreation Zones

Minimise the adverse **effects** from non-residential use and development on **sites** directly adjoining the Residential or Open Space and Recreation Zones through:

1. Requiring new **buildings** and **activities** to be located and designed to manage any shading and privacy **effects** on neighbouring **sites** zoned Residential or Open Space and Recreation;
2. Limiting the **height**, bulk and form of new **buildings** along **boundaries** with **sites** zoned Residential or Open Space and Recreation to minimise **dominance effects**; and
3. Requiring the use of screening and **landscaping** to minimise adverse visual **effects** on adjoining **sites** zoned Residential or Open Space and Recreation.

MUZ-P8 Hydraulic neutrality

New buildings and development will be designed to achieve hydraulic neutrality.

Rules

Note: There may be a number of provisions that apply to an **activity, building, structure** or **site**. Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule, resource consent is required under each relevant rule. The steps to determine the status of an **activity** are set out in Chapter 2 How the Plan Works.

Rules relating to **subdivision** are found in the SUB-GEN (General **Subdivision** Provisions that Apply in All Zones) and the SUB-CMU (**Subdivision** in Commercial and Mixed Use Zones) chapters.

Each **activity** in the Mixed Use Zone shall comply with the relevant **qualifying matter areas**, permitted activity standards in the district-wide matters of the Plan as listed below.

| |
|--|
| District-wide matters |
| NU — Network Utilities |
| REG - Renewable Energy Generation |
| TP — Transport and Parking |
| CL — Contaminated Land |
| HS - Hazardous Substances |
| NH - Natural Hazards |
| WM — Waste Management |
| HH - Historical Heritage |
| TREE - Notable Trees |
| UTG - Urban Tree Groups |
| ECO - Ecosystems and Indigenous Biodiversity |
| NATC — Natural Character |
| NFL - Natural Features and Landscapes |
| PA — Public Access |
| SUB - Subdivision |
| DC — Development Contributions |
| AIR - Air |
| PK - Papakāinga |
| ASW - Activities on the Surface of Water |
| EW - Earthworks |
| LIGHT - Light |
| NOISE - Noise |
| SIGN - Signs |
| TEMP - Temporary Activities |

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| MUZ-R1 | Buildings and structures, including additions and alterations |
| <p>1. Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is achieved with <ol style="list-style-type: none"> i. MUZ-S1 (Height); ii. MUZ-S2 (Height in Relation to Boundary); iii. MUZ-S3 (Setbacks); iv. MUZ-S4 (Noise and Ventilation); v. MUZ-S5 (Outdoor Living Space); vi. MUZ-S6 (Landscaping and Screening); vii. MUZ-S7 (Water Supply, Stormwater and Wastewater); and viii. MUZ-S8 (Hydraulic neutrality). | |

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| <p>2. Activity Status: Restricted discretionary</p> <p>Where:</p> <p>a. <u>Compliance is not achieved with one or more of the standards under MUZ-R1-1.a</u></p> <p>Matters of discretion are restricted to:</p> <p>1. <u>The matters of discretion of any infringed standard.</u></p> <p>Notification:</p> <p>An application under this rule where compliance is not achieved with MUZ-S2, MU-S3, MUZ-S4 or MUZ-S6 is precluded from being publicly notified in accordance with section 95A of the RMA.</p> <p>An application under this rule where compliance is not achieved with MUZ-S5 is precluded from being publicly or limited notified in accordance with section 95A of the RMA.</p> | |
| MUZ-R2 | Minor structures |
| <p>1. Activity Status: Permitted</p> | |
| MUZ-R3 | Demolition |
| <p>1. Activity Status: Permitted</p> <p>Note: Prior to demolition commencing, confirm whether rules in chapter HH-Historic Heritage apply.</p> | |
| MUZ-R4 | Retail Activity and Large Format Retailing |
| <p>1. Activity Status: Permitted</p> <p>Where:</p> <p>a. <u>Compliance is achieved with MUZ-S6 (Landscaping and Screening).</u></p> | |
| <p>2. Activity Status: Restricted discretionary</p> <p>Where:</p> <p>a. <u>Compliance is not achieved with MUZ-R4-1.a</u></p> <p>Matters of discretion are restricted to:</p> <p>1. <u>The matters of discretion of the infringed standard.</u></p> <p>Notification:</p> <ul style="list-style-type: none"> An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA | |
| MUZ-R5 | Commercial Service Activity |
| <p>1. Activity Status: Permitted</p> <p>Where:</p> <p>a. <u>The gross floor area per tenancy does not exceed 500m²; and</u></p> <p>b. <u>Compliance is achieved with MUZ-S6 (Landscaping and Screening).</u></p> | |
| <p>2. Activity Status: Restricted discretionary</p> <p>Where:</p> <p>a. <u>Compliance is not achieved with MUZ-R5-1.a</u></p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <u>The extent to which the intensity, size and scale of the activity may adversely impact on the amenity of the Mixed Use Zone or adjacent properties.</u> <u>The effects of the intensity, size and scale of the activity on the existing and anticipated function and role of the Mixed Use Zone.</u> <u>The potential of the intensity, size and scale of the activity to compromise activities that are enabled in the Mixed Use Zone.</u> <u>The potential of the location of the activity in the Mixed Use Zone to undermine the role and function of the City Centre Zone.</u> <u>The extent to which the adverse effects of the intensity, size and scale of the activity can be avoided, or appropriately remedied or mitigated.</u> <p>b. <u>Compliance is not achieved with MUZ-R5-1.b</u></p> <p>Matters of discretion are restricted to:</p> <p>1. <u>The matters of discretion of the infringed standard.</u></p> <p>Notification:</p> <ul style="list-style-type: none"> An application under MUZ-R5-2.b is precluded from being publicly notified in accordance with section 95A of the RMA | |
| MUZ-R6 | Food and Beverage Activity |
| <p>1. Activity Status: Permitted</p> <p>Where:</p> <p>a. <u>The gross floor area per tenancy does not exceed 500m²; and</u></p> <p>b. <u>Compliance is achieved with MUZ-S6 (Landscaping and Screening).</u></p> | |
| <p>2. Activity Status: Restricted discretionary</p> <p>Where:</p> <p>a. <u>Compliance is not achieved with MUZ-R6-1.a</u></p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <u>The extent to which the intensity, size and scale of the activity may adversely impact on the amenity of the Mixed Use Zone or adjacent properties.</u> <u>The effects of the intensity, size and scale of the activity on the existing and anticipated function and role of the Mixed Use Zone.</u> <u>The potential of the intensity, size and scale of the activity to compromise activities that are enabled in the Mixed Use Zone.</u> <u>The potential of the location of the activity in the Mixed Use Zone to undermine the role and function of the City Centre Zone.</u> <u>The extent to which the adverse effects of the intensity, size and scale of the activity can be avoided, or appropriately remedied or mitigated.</u> <p>b. <u>Compliance is not achieved with MUZ-R6-1.b</u></p> <p>Matters of discretion are restricted to:</p> <p>1. <u>The matters of discretion of the infringed standard.</u></p> <p>Notification:</p> <ul style="list-style-type: none"> An application under MUZ-R6-2.b is precluded from being publicly notified in accordance with section 95A of the RMA | |
| MUZ-R7 | Community Facility |

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| <p>1. Activity Status: Permitted</p> <p><u>Where:</u></p> <p>a. The gross floor area per facility does not exceed 500m²; and</p> <p>b. Compliance is achieved with MUZ-S6 (Landscaping and Screening).</p> | |
| <p>2. Activity Status: Restricted discretionary</p> <p><u>Where:</u></p> <p>a. Compliance is not achieved with MUZ-R7-1.a</p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> The extent to which the intensity, size and scale of the activity may adversely impact on the amenity of the Mixed Use Zone or adjacent properties. The effects of the intensity, size and scale of the activity on the existing and anticipated function and role of the Mixed Use Zone. The potential of the intensity, size and scale of the activity to compromise activities that are enabled in the Mixed Use Zone. The potential of the location of the activity in the Mixed Use Zone to undermine the role and function of the City Centre Zone. The extent to which the adverse effects of the intensity, size and scale of the activity can be avoided, or appropriately remedied or mitigated. <p>b. Compliance is not achieved with MUZ-R7-1.b</p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> The matters of discretion of the infringed standard. <p><u>Notification:</u></p> <ul style="list-style-type: none"> An application under MUZ-R7-2.b is precluded from being publicly notified in accordance with section 95A of the RMA | |
| <p>MUZ-R8</p> | <p>Healthcare Activity</p> |
| <p>1. Activity Status: Permitted</p> <p><u>Where:</u></p> <p>a. The gross floor area per tenancy does not exceed 500m²; and</p> <p>b. Compliance is achieved with MUZ-S6 (Landscaping and Screening).</p> | |
| <p>2. Activity Status: Restricted discretionary</p> <p><u>Where:</u></p> <p>a. Compliance is not achieved with MUZ-R8-1.a</p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> The extent to which the intensity, size and scale of the activity may adversely impact on the amenity of the Mixed Use Zone or adjacent properties. The effects of the intensity, size and scale of the activity on the existing and anticipated function and role of the Mixed Use Zone. The potential of the intensity, size and scale of the activity to compromise activities that are enabled in the Mixed Use Zone. The potential of the location of the activity in the Mixed Use Zone to undermine the role and function of the City Centre Zone. The extent to which the adverse effects of the intensity, size and scale of the activity can be avoided, or appropriately remedied or mitigated. <p>b. Compliance is not achieved with MUZ-R8-1.b</p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> The matters of discretion of the infringed standard. <p><u>Notification:</u></p> <ul style="list-style-type: none"> An application under MUZ-R8-2.b is precluded from being publicly notified in accordance with section 95A of the RMA | |
| <p>MUZ-R9</p> | <p>Educational Facility and Community Corrections Activity</p> |
| <p>1. Activity Status: Permitted</p> <p><u>Where:</u></p> <p>a. The gross floor area per tenancy does not exceed 500m²; and</p> <p>b. Compliance is achieved with MUZ-S6 (Landscaping and Screening).</p> | |
| <p>2. Activity Status: Restricted discretionary</p> <p><u>Where:</u></p> <p>a. Compliance is not achieved with MUZ-R9-1.a</p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> The extent to which the intensity, size and scale of the activity may adversely impact on the amenity of the Mixed Use Zone or adjacent properties. The effects of the intensity, size and scale of the activity on the existing and anticipated function and role of the Mixed Use Zone. The potential of the intensity, size and scale of the activity to compromise activities that are enabled in the Mixed Use Zone. The potential of the location of the activity in the Mixed Use Zone to undermine the role and function of the City Centre Zone. The extent to which the adverse effects of the intensity, size and scale of the activity can be avoided, or appropriately remedied or mitigated. <p>b. Compliance is not achieved with MUZ-R9-1.b</p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> The matters of discretion of the infringed standard. <p><u>Notification:</u></p> <ul style="list-style-type: none"> An application under MUZ-R9-2.b is precluded from being publicly notified in accordance with section 95A of the RMA | |
| <p>MUZ-R10</p> | <p>Entertainment Facility</p> |
| <p>1. Activity Status: Permitted</p> <p><u>Where:</u></p> <p>a. The gross floor area per facility does not exceed 500m²; and</p> <p>b. Compliance is achieved with MUZ-S6 (Landscaping and Screening).</p> | |
| <p>2. Activity Status: Restricted discretionary</p> <p><u>Where:</u></p> <p>a. Compliance is not achieved with MUZ-R10-1.a</p> <p><u>Matters of discretion are restricted to:</u></p> | |

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| <ol style="list-style-type: none"> 1. <u>The extent to which the intensity, size and scale of the activity may adversely impact on the amenity of the Mixed Use Zone or adjacent properties.</u> 2. <u>The effects of the intensity, size and scale of the activity on the existing and anticipated function and role of the Mixed Use Zone.</u> 3. <u>The potential of the intensity, size and scale of the activity to compromise activities that are enabled in the Mixed Use Zone.</u> 4. <u>The potential of the location of the activity in the Mixed Use Zone to undermine the role and function of the City Centre Zone.</u> 5. <u>The extent to which the adverse effects of the intensity, size and scale of the activity can be avoided, or appropriately remedied or mitigated.</u> <p>b. <u>Compliance is not achieved with MUZ-R10-1.b</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> 1. <u>The matters of discretion of the infringed standard.</u> <p><u>Notification:</u></p> <ul style="list-style-type: none"> • <u>An application under MUZ-R10-2.b is precluded from being publicly notified in accordance with section 95A of the RMA</u> | <p>Sport and Active Recreation</p> |
| <p>MUZ-R11</p> <ol style="list-style-type: none"> 1. Activity Status: Permitted <p><u>Where:</u></p> <ol style="list-style-type: none"> a. <u>The gross floor area per tenancy including outdoor areas does not exceed 500m²; and</u> b. <u>Compliance is achieved with MUZ-S6 (Landscaping and Screening).</u> | <p>1. Activity Status: Permitted</p> <p><u>Where:</u></p> <ol style="list-style-type: none"> a. <u>Compliance is not achieved with MUZ-R11-1.a</u> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> 1. <u>The extent to which the intensity, size and scale of the activity may adversely impact on the amenity of the Mixed Use Zone or adjacent properties.</u> 2. <u>The effects of the intensity, size and scale of the activity on the existing and anticipated function and role of the Mixed Use Zone.</u> 3. <u>The potential of the intensity, size and scale of the activity to compromise activities that are enabled in the Mixed Use Zone.</u> 4. <u>The extent to which the adverse effects of the intensity, size and scale of the activity can be avoided, or appropriately remedied or mitigated.</u> <p>b. <u>Compliance is not achieved with MUZ-R11-1.b</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> 1. <u>The matters of discretion of the infringed standard.</u> <p><u>Notification:</u></p> <ul style="list-style-type: none"> • <u>An application under MUZ-R11-2.b is precluded from being publicly notified in accordance with section 95A of the RMA</u> |
| <p>MUZ-R12</p> <ol style="list-style-type: none"> 1. Activity Status: Permitted <p><u>Where:</u></p> <ol style="list-style-type: none"> a. <u>The gross floor area per tenancy does not exceed 250m²; and</u> b. <u>Compliance is achieved with MUZ-S6 (Landscaping and Screening).</u> | <p>2. Activity Status: Restricted discretionary</p> <p><u>Where:</u></p> <ol style="list-style-type: none"> a. <u>Compliance is not achieved with MUZ-R12-1.a</u> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> 1. <u>The extent to which the intensity, size and scale of the activity may adversely impact on the amenity of the Mixed Use Zone or adjacent properties.</u> 2. <u>The effects of the intensity, size and scale of the activity on the existing and anticipated function and role of the Mixed Use Zone.</u> 3. <u>The potential of the intensity, size and scale of the activity to compromise activities that are enabled in the Mixed Use Zone.</u> 4. <u>The potential of the location of the activity in the Mixed Use Zone to undermine the role and function of the City Centre Zone.</u> 5. <u>The extent to which the adverse effects of the intensity, size and scale of the activity can be avoided, or appropriately remedied or mitigated.</u> <p>b. <u>Compliance is not achieved with MUZ-R12-1.b</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> 1. <u>The matters of discretion of the infringed standard.</u> <p><u>Notification:</u></p> <ul style="list-style-type: none"> • <u>An application under MUZ-R12-2.b is precluded from being publicly notified in accordance with section 95A of the RMA</u> |
| <p>MUZ-R14</p> <ol style="list-style-type: none"> 1. Activity Status: Permitted <p><u>Where:</u></p> <ol style="list-style-type: none"> a. <u>The gross floor area of the activity including parking and manoeuvring areas does not exceed 1500m²; and</u> b. <u>Compliance is achieved with MUZ-S6 (Landscaping and Screening).</u> | <p>2. Activity Status: Restricted discretionary</p> <p><u>Where:</u></p> <ol style="list-style-type: none"> a. <u>Compliance is not achieved with MUZ-R14-1.a</u> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> 1. <u>The extent to which the intensity, size and scale of the activity may adversely impact on the amenity of the Mixed Use Zone or adjacent properties.</u> 2. <u>The effects of the intensity, size and scale of the activity on the existing and anticipated function and role of the Mixed Use Zone.</u> 3. <u>The potential of the intensity, size and scale of the activity to compromise activities that are enabled in the Mixed Use Zone.</u> 4. <u>The extent to which the adverse effects of the intensity, size and scale of the activity can be avoided, or appropriately remedied or mitigated.</u> <p>b. <u>Compliance is not achieved with MUZ-R14-1.b</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> 1. <u>The matters of discretion of the infringed standard.</u> <p><u>Notification:</u></p> <ul style="list-style-type: none"> • <u>An application under MUZ-R14-2.b is precluded from being publicly notified in accordance with section 95A of the RMA</u> |
| <p>MUZ-R15</p> | <p>Visitor Accommodation</p> |

1. **Activity Status: Permitted**

Where:

- The **gross floor area** per tenancy does not exceed 500m²;
- All **habitable rooms** comply with MUZ-S4 (Noise and Ventilation); and
- Compliance is achieved with MUZ-S6 (Landscaping and Screening).

2. **Activity Status: Restricted discretionary**

Where:

- Compliance is not achieved with MUZ-R15-1.a

Matters of discretion are restricted to:

- The extent to which the intensity, size and scale of the **activity** may adversely impact on the amenity of the Mixed Use Zone or adjacent **properties**.
- The **effects** of the intensity, size and scale of the **activity** on the existing and anticipated function and role of the Mixed Use Zone.
- The potential of the intensity, size and scale of the **activity** to compromise **activities** that are enabled in the Mixed Use Zone.
- The potential of the location of the **activity** in the Mixed Use Zone to undermine the role and function of the City Centre Zone.
- The extent to which the adverse **effects** of the intensity, size and scale of the **activity** can be avoided, or appropriately remedied or mitigated.

- Compliance is not achieved with MUZ-R15-1.b or MUZ-R15-1.c

Matters of discretion are restricted to:

- The matters of discretion of the infringed standard.

Notification:

- An application under MUZ-R15-2.b is precluded from being publicly notified in accordance with section 95A of the RMA

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| MUZ-R16 | Residential Activity |
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1. **Activity Status: Permitted**

Where:

- No more than six **residential units** occupy the **site**; and
- Compliance is achieved with
 - MUZ-S4 (Noise and Ventilation); and
 - MUZ-S5 (Outdoor Living Space).

2. **Activity Status: Restricted discretionary**

Where:

- Compliance is not achieved with MUZ-R16-1.a

Matters of discretion are restricted to:

- The **effects** of the **residential activity** on the existing and anticipated function and role of the Mixed Use Zone.
- The potential of the **residential activity** to compromise **activities** that are enabled in the zone.
- The amenity for the occupiers of the **residential units**.

- Compliance is not achieved with MUZ-R16-1.b

Matters of discretion are restricted to:

- The matters of discretion of the infringed standard.

Notification:

- An application under MUZ-R16-2.b is precluded from being publicly notified in accordance with section 95A of the RMA

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|----------------|---------------------------|
| MUZ-R17 | Retirement Village |
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1. **Activity Status: Restricted discretionary**

Where:

- All **habitable rooms** comply with MUZ-S4 (Noise and Ventilation); and
- Compliance is achieved with MUZ-S6 (Landscaping and Screening).

Matters of discretion are restricted to:

- The extent to which the **activity** may adversely impact on the amenity of the Mixed Use Zone or adjacent **properties**.
- The **effects** of the of the **activity** on the existing and anticipated function and role of the Mixed Use Zone.
- The potential of the **activity** to compromise **activities** that are enabled in the Mixed Use Zone.
- The extent to which the adverse **effects** of the **activity** can be avoided, or appropriately remedied or mitigated.
- Any potential **reverse sensitivity effects** on the continued operation of non- **residential activities**.
- The amenity for the occupiers of **residential units** or **habitable rooms**.

2. **Activity Status: Discretionary**

Where:

- Compliance is not achieved with MUZ-R17-1.a or MUZ-R17-1.b

| | |
|----------------|------------------------------------|
| MUZ-R18 | Light Industrial Activities |
|----------------|------------------------------------|

1. **Activity Status: Restricted discretionary**

Where:

- The **gross floor area** does not exceed 3500m²; and
- Compliance is achieved with MUZ-S6 (Landscaping and Screening).

Matters of discretion are restricted to:

- The extent to which the **activity** may adversely impact on the amenity of the Mixed Use Zone or adjacent **properties**.
- The **effects** of the of the **activity** on the existing and anticipated function and role of the Mixed Use Zone.
- The potential of the **activity** to compromise **activities** that are enabled in the Mixed Use Zone.
- The extent to which the adverse **effects** of the **activity** can be avoided, or appropriately remedied or mitigated.

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| MUZ-R19 | Emergency Service Facility |
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1. **Activity Status: Restricted discretionary**

Where:

- Compliance is achieved with MUZ-S6 (Landscaping and Screening).

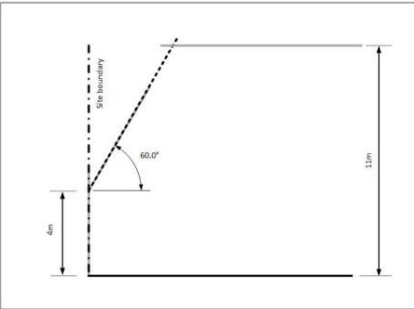
| | |
|--|---|
| <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> 1. The extent to which the activity may adversely impact on the amenity of the Mixed Use Zone or adjacent properties. 2. The effects of the of the activity on the existing and anticipated function and role of the Mixed Use Zone. 3. The potential of the activity to compromise activities that are enabled in the Mixed Use Zone. 4. The extent to which the adverse effects of the activity can be avoided, or appropriately remedied or mitigated. 5. The functional need or operational need for the Emergency Service Facility to be located in the Mixed Use Zone. <p>Notification:</p> <ul style="list-style-type: none"> • An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA | |
| <p>2. Activity Status: Discretionary</p> <p><u>Where:</u></p> <ol style="list-style-type: none"> a. Compliance is not achieved with MUZ-R19-1.a | |
| MUZ-R19a | Any activity or combination of activities within Precinct 3 — Trentham Racecourse Precinct |
| <p>1. Activity Status: RestrictedDiscretionary</p> <p><u>Where:</u></p> <ol style="list-style-type: none"> b. the activity or activities will generate more than 100 vehicles per hour measured by passenger car units (PCU) <p><u>Matters of discretion are restricted to:</u></p> <p><u>Methods to avoid, remedy or mitigate adverse effects on the transportation network as identified by an integrated transport assessment.</u></p> | |
| MUZ-R20 | Warehouses |
| <p>1. Activity Status: Discretionary</p> | |
| MUZ-R21 | Yard Based Activity / Trade Supplier |
| <p>1. Activity Status: Discretionary</p> | |
| MUZ-R22 | Motorised Recreation |
| <p>1. Activity Status: Discretionary</p> | |
| MUZ-R23 | Any activity not otherwise listed as permitted, restricted discretionary, discretionary or non-complying |
| <p>1. Activity Status: Discretionary</p> | |
| MUZ-R24 | Industrial Activity, excluding Light Industrial Activities and Warehouses |
| <p>1. Activity Status: Non-complying</p> | |
| MUZ-R25 | Rural Industry |
| <p>1. Activity Status: Non-complying</p> | |
| MUZ-R26 | Primary Production |
| <p>1. Activity Status: Non-complying</p> | |

Activity Standards

| | |
|--|---------------------------------------|
| MUZ-S1 | Height |
| <p>1. Buildings must not exceed 26 metres in height, except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1 metre, where the entire roof slopes 15° or more, as shown on the following diagram:</p> | |
| | |
| <p>2. Any fence or standalone wall along a side or rear boundary which adjoins a site zoned Residential or Open Space and Recreation must not exceed 2m in height.</p> <p><u>This standard does not apply to:</u></p> <ol style="list-style-type: none"> a. Solar water heating components provided these do not exceed the height by more than 1m. b. Chimney structures not exceeding 1.1m in width on any elevation and provided these do not exceed the height by more than 1m. c. Antennas, aerials, and flues provided these do not exceed the height by more than 1m. d. Satellite dishes (less than 1m in diameter) and architectural features (e.g. finials, spires) provided these do not exceed the height by more than 1m. e. Lift overruns provided these do not exceed the height by more than 1m. | |
| <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> 1. The location, design and appearance of the building or structure. 2. Any adverse effects on the streetscape. 3. Visual dominance, shading and loss of privacy for adjoining Residential or Open Space and Recreation zoned sites. 4. Compatibility with the planned built urban form of buildings, structures and activities in the surrounding area. 5. Whether the building height is commensurate with the anticipated level of commercial activities and community services in the Mixed Use Zone 6. Whether an increase in building height results from a response to natural hazard mitigation. 7. Whether topographical or other site constraints make compliance with the standard impractical. | |
| MUZ-S2 | Height in Relation to Boundary |

Where the side or rear **boundary** of a **site** adjoins a Residential Zone or Open Space and Recreation Zone, or where a boundary within Precinct 3 - Trentham Racecourse precinct adjoins Lot 1 DP 569820, the following **Height in Relation to Boundary** standard applies:

- Buildings** must not project beyond a 60° recession plane measured from a point 4 metres vertically above **ground level** along all **boundaries**, as shown on the following diagram. Where the **boundary** forms part of a legal right of way, **entrance strip**, access **site**, or pedestrian access way, the **height in relation to boundary** applies from the farthest boundary of that legal right of way, **entrance strip**, access **site**, or pedestrian access way.



This standard does not apply to:

- A **boundary with a road**.
- Existing or proposed internal boundaries within a **site**.
- Site boundaries** where there is an existing common wall between 2 **buildings** on adjacent **sites** or where a common wall is proposed.
- Solar water heating components provided these do not exceed the **height in relation to boundary** by more than 1m.
- Chimney **structures** not exceeding 1.1m in width on any elevation and provided these do not exceed the **height in relation to boundary** by more than 1m.
- Antennas**, aerials, satellite dishes (less than 1m in diameter), flues, and architectural features (e.g. finials, spires) provided these do not exceed the **height in relation to boundary** by more than 3m measured vertically.

Matters of discretion are restricted to:

- Visual dominance**, shading and loss of privacy for adjoining Residential or Open Space and Recreation zoned **sites**, or Precinct 3 - Trentham Racecourse precinct.
- The location, design and appearance of the **building or structure**.
- Whether an increase in **height in relation to boundary** results from a response to **natural hazard** mitigation.
- Whether any architectural features or steps are proposed in the **building façade** to provide an attractive appearance when viewed from adjoining Residential or Open Space and Recreation zoned **sites**, or Precinct 3 - Trentham Racecourse precinct.

MUZ-S3 **Setback**

Where the side or rear **boundary** of a **site** adjoins a Residential Zone or Open Space and Recreation Zone, or where a boundary within Precinct 3 - Trentham Racecourse precinct adjoins Lot 1 DP 569820, the following **Setback** standard applies:

- Buildings** must be set back from the relevant **boundary** by the minimum depth listed in the yards table below:

| Yard | Minimum depth |
|------|---------------|
| Side | 1 metre |
| Rear | 1 metre |

- This standard does not apply to **site boundaries** where there is an existing common wall between 2 **buildings** on adjacent **sites** or where a common wall is proposed.
- This standard does not apply to:
 - Accessory buildings** less than 2m in **height**.
 - Fences and standalone walls.

Matters of discretion are restricted to:

- The visual amenity of adjoining Residential and Open Space and Recreation **sites**, or Precinct 3 - Trentham Racecourse precinct.
- The location, design and appearance of the **building or structure**.
- Whether any architectural features or steps are proposed in the **building façade** to provide an attractive appearance when viewed from adjoining Residential or Open Space and Recreation **sites**, or Precinct 3 - Trentham Racecourse precinct.
- Any benefits, including the extent to which the reduced **setback** will result in a more efficient, practical and better use of the balance of the **site**.

MUZ-S4 **Noise and Ventilation**

- All **residential units** must meet all of the following standards:
 - All **habitable rooms** must be designed and constructed to meet internal sound insulation levels achieving DnT,w+Ctr >30dB with an acoustic design certificate signed by a qualified acoustic engineer stating compliance will be achieved; and
 - All **habitable rooms** must have a positive supplementary source of fresh air ducted from outside. The supplementary source of air is to achieve a minimum of 7.5 litres per second per person.

Matters of discretion are restricted to:

- Any potential **reverse sensitivity effects** on the continued operation of non-**residential activities**.
- The amenity for the occupiers of the **residential units**.

MUZ-S5 **Outdoor Living Space**

- Each residential unit, including any dual key unit, must be provided with either a private outdoor living space or access to a communal outdoor living space;
- Where private outdoor living space is provided it must be:
 - For the exclusive use of residents;
 - Directly accessible from a habitable room;
 - A single contiguous space; and
 - Of the minimum area and dimension specified in the table below;
- Where communal outdoor living space is provided it does not need to be in a single continuous space, but it must be:
 - Accessible from the residential units it serves;
 - Of the minimum area and dimension specified in the table below; and
 - Free of buildings, parking spaces, and servicing and manoeuvring areas.

Matters of discretion are restricted to:

- Whether adequate useable space is provided to accommodate outdoor **activities**.
- Whether there are topographical or other **site** constraints that make compliance with the standard impractical.
- The proximity of the **residential unit** to accessible public open space.

| Living Space Type | Minimum area | Minimum dimension |
|---------------------------------|------------------------------------|-------------------|
| 1. Private | | |
| i. Studio unit & 1 bedroom unit | 5m ² 8m ² | 1.8m 1.8m |

| | | |
|---------------------|---|-------------|
| ii. 2+ bedroom unit | | |
| 2. Communal | | |
| For every 5 units | 10m ² (per residential unit) | 8m diameter |

| | | |
|--|---|--|
| MUZ-S6 | Screening and Landscaping of Service Areas, Outdoor Storage Areas and Parking Areas | |
| <p>1. Any on-site service areas, including rubbish collection areas, and areas for the outdoor storage of goods or materials must, without preventing the provision of an entry point to the site, be screened by a fence or landscaping where they are visible from any:</p> <ol style="list-style-type: none"> Public road; Other public space; or The ground level of any directly adjoining site zoned Residential or Open Space and Recreation. <p>2. Any on-site parking area must</p> <ol style="list-style-type: none"> Be fully screened by a fence or landscaping from the ground level of any directly adjoining site zoned Residential or Open Space and Recreation. Where located along a street edge, provide a landscaping strip that extends at least 1.5m from the boundary with the road and comprise a mix of trees, shrubs and ground cover plants, without preventing the provision of an entry point to the site. This does not apply to individual parking spaces for residential development, if provided. <p>3. At least 5% of any ground level parking area not contained within a building must be landscaped.</p> | <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> Any adverse effects on the streetscape. The visual amenity of adjoining Residential and Open Space and Recreation zoned sites including shading. The service, storage and parking needs of the activity. The size and location of service, storage and any parking areas. | |
| MUZ-S7 | Water Supply, Stormwater and Wastewater | |
| <p>1. All activities shall comply with the water supply, stormwater and wastewater standards in the Code of Practice for Civil Engineering Works.</p> | <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> Whether the Water Supply, Stormwater and Wastewater infrastructure has sufficient capacity to accommodate the activity. Any alternative measures proposed to mitigate adverse effects on the Water Supply, Stormwater and Wastewater infrastructure network. Whether the additional demand generated will necessitate additional unplanned public investment in, or expansion of, the Water Supply, Stormwater and Wastewater infrastructure network or compromise its ability to service other activities permitted within the zone. Whether the development can achieve hydraulic neutrality. The extent to which the development incorporates stormwater management techniques or controls to mitigate any increase in pre-development peak stormwater runoff. | |
| MUZ-S8 | Hydraulic neutrality | |
| <p>New buildings and development must be designed to achieve hydraulic neutrality.</p> | <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> Methods to avoid, remedy or mitigate any adverse effects resulting from any increase in pre-development peak stormwater runoff. Cumulative effects. | |

TCZ - Town Centre Zone

The Town Centre Zone applies to the Silverstream Centre. It provides for a medium to large scale suburban shopping centre that serves not only the surrounding residential catchment but also neighbouring suburbs. The Town Centre Zone accommodates a wide range of **retail, commercial** services and health care and **community facilities**. It also provides for employment opportunities as well as **residential activities**. Overall the Town Centre Zone is of a larger scale and has a wider focus than the Local Centre Zone while not undermining the primary function of the City Centre Zone.

The Town Centre Zone provides for **residential activities** where it is located above ground floor along identified active street frontages. It does not encourage **large format retail** (except for **supermarkets**), car-oriented **activities** or **light industrial activities**.

The Town Centre Zone is characterised by a high-density built **environment** that aligns well with the expected high-density of the surrounding residential environment. The Town Centre Zone is well serviced by public transport. **Buildings** are mostly built up to the **road** frontage with active frontages to provide a vibrant and attractive streetscape.

Non-residential **activities** and development have the potential to generate adverse **effects** where they are directly adjoining residential and open space areas. To manage these potential **effects** **buildings** have to be set back and outdoor storage and parking areas need to be screened.

Objectives

TCZ-01 Purpose of the Town Centre Zone

The Town Centre Zone is a medium to large scale **commercial** centre that services the needs of the immediate and neighbouring suburbs and accommodates a wide range of **commercial** and community **activities** as well as **residential activities**.

TCZ-02 Character and Amenity Values of the Town Centre Zone

The Town Centre Zone is a vibrant, attractive and safe urban **environment** that is characterised by high-density urban development, well-designed **buildings** and high quality public spaces.

TCZ-03 Managing Effects at the Zone Interface

Use and development within the Town Centre Zone are of an appropriate scale and manage potential adverse **effects** on the **amenity values** of adjoining **sites** in Residential and Open Space and Recreation Zones.

TCZ-04 Hydraulic neutrality

There is no increase in the peak demand on stormwater management systems and increase in flooding from **subdivision** and development.

Policies

TCZ-P1 Appropriate activities

Enable appropriate **activities** that

1. Are compatible with the anticipated purpose, character and **amenity values** of the Town Centre Zone;
2. Service the needs of the immediate and surrounding suburbs; and
3. Minimise any adverse **effects** on the amenity of adjoining residential, recreational and open space **sites**.

TCZ-P2 Residential activity

Provide for medium to high density residential development and **activity** where:

1. The **residential units** are located above ground floor, where located along an active frontage identified on the planning maps;
2. It does not interrupt or preclude an attractive frontage that provides a positive interface with the public space;
3. Any **residential units** are designed to:
 - a. Achieve adequate indoor **noise** and ventilation levels for occupants; and
 - b. Provide appropriate amenity for occupants; and
4. **Reverse sensitivity effects** on **commercial activities** are minimised.

TCZ-P3 Other activities

Only allow for other **activities**, including larger scale **activities**, where:

1. Any adverse **effects** can be managed;
2. The scale and intensity of the **activity** is consistent with the anticipated character of the Town Centre Zone;
3. The design and layout of the **activity** does not compromise the streetscape, amenity or safety;
4. The size, intensity and scale of the **activity** does not compromise other **activities** that are anticipated and enabled within the Town Centre Zone; and
5. The location of the **activity** in the Town Centre Zone does not undermine the role and function of the City Centre Zone.

TCZ-P4 Inappropriate activities

Avoid **activities** that are incompatible with the anticipated purpose, character and **amenity values** of the Town Centre Zone and the surrounding environment.

TCZ-P5 Built development

Provide for high-density development that

1. Is compatible with the anticipated role, character and function of the Town Centre Zone;
2. Is commensurate with the anticipated level of **commercial activities** and community services in the Town Centre Zone.

3. Reflects the anticipated high-density built environment of the Town Centre Zone;
4. Is well designed and contributes to an attractive urban environment; and
5. Provides active and attractive street frontages.

TCZ-P6 Public Space Interface and Active Street Frontages

Provide for new development that creates a positive interface with the public space through high quality building design. Where located along identified active frontages, require new built development and activities to provide a positive interface with the public space through:

1. Being built up to and oriented towards the front boundary of the site;
2. Providing verandahs or other adequate forms of pedestrian shelter;
3. Providing display windows and obvious public entrances; and
4. Requiring parking, storage and servicing areas to be visually unobtrusive and located within or to the rear of buildings.

TCZ-P7 Interface with Residential Zones and Open Space and Recreation Zones

Minimise the adverse effects from commercial activities and development on directly adjoining sites that are zoned Residential or Open Space and Recreation through:

1. Requiring new buildings and activities to be located and designed to manage any shading and privacy effects on neighbouring sites zoned Residential or Open Space and Recreation;
2. Limiting the height, bulk and form of new buildings along boundaries with sites zoned Residential or Open Space and Recreation to minimise dominance effects; and
3. Requiring the use of screening and landscaping to minimise adverse visual effects on adjoining sites zoned Residential or Open Space and Recreation.

TCZ-P8 Hydraulic neutrality

New buildings and development will be designed to achieve hydraulic neutrality.

Rules

Note: There may be a number of provisions that apply to an activity, building, structure or site. Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in Chapter 2 How the Plan Works.

Rules relating to subdivision are found in the SUB-GEN (General Subdivision Provisions that Apply in All Zones) and the SUB-CMU (Subdivision in Commercial and Mixed Use Zones) chapters.

Each activity in the Town Centre Zone shall comply with the relevant qualifying matter area provisions and permitted activity standards in the district-wide matters of the Plan as listed below.

District-wide matters

| |
|--|
| NU — Network Utilities |
| REG - Renewable Energy Generation |
| TP — Transport and Parking |
| CL — Contaminated Land |
| HS - Hazardous Substances |
| NH - Natural Hazards |
| WM — Waste Management |
| HH - Historical Heritage |
| TREE - Notable Trees |
| UTG - Urban Tree Groups |
| ECO - Ecosystems and Indigenous Biodiversity |
| NATC — Natural Character |
| NFL - Natural Features and Landscapes |
| PA — Public Access |
| SUB - Subdivision |
| DC — Development Contributions |
| AIR - Air |
| PK - Papakāinga |
| ASW - Activities on the Surface of Water |
| EW - Earthworks |
| LIGHT - Light |
| NOISE - Noise |
| SIGN - Signs |
| TEMP - Temporary Activities |

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| TCZ-R1 | Buildings and structures, including additions and alterations |
| 1. Activity status: Permitted | |

Where:

- a. The **gross floor area** of the new **building** does not exceed 1,000m²;
- b. Any addition to an existing **building** does not result in the gross floor area of the **building** exceeding 1,000m²; and
- c. Compliance is achieved with
 - i. **TCZ-S1 (Height)**;
 - ii. **TCZ-S2 (Height in Relation to Boundary)**;
 - iii. **TCZ-S3 (Setbacks)**;
 - iv. **TCZ-S4 (Active Frontages)**;
 - v. **TCZ-S5 (Location of Residential Units)**;
 - vi. **TCZ-S6 (Noise and Ventilation)**;
 - vii. **TCZ-S7 (Outdoor Living Space)**;
 - viii. **TCZ-S8 (Landscaping and Screening)**;
 - ix. **TCZ-S9 (Water Supply, Stormwater and Wastewater)**; and
 - x. **TCZ-S10 (Hydraulic neutrality)**.

2. **Activity status: Restricted discretionary**

Where:

- a. Compliance is not achieved with TCZ-R1-1.a or TCZ-R1-1.b.

Matters of discretion are restricted to:

 1. The extent to which the size and scale of the **building** is commensurate with the anticipated level of **commercial activities** and community services in the Town Centre Zone.
 2. The extent to which the size and scale of the **building** may adversely impact on the anticipated amenity of the Town Centre Zone or adjacent **properties**.
 3. Whether the **building** reflects the anticipated purpose, scale and context of the Town Centre Zone.
 4. Whether the **building** is well designed and contributes to an attractive urban environment.
 5. The **effects** of the size and scale of the **building** on the existing and anticipated function and role of the Town Centre Zone.
 6. The potential of the size and scale of the **building** to compromise **activities** that are enabled in the Town Centre Zone.
 7. The potential of the size and scale of the **building** to undermine the role and function of the City Centre Zone.
 8. The extent to which the adverse **effects** of the size and scale of the **building** can be avoided, or appropriately remedied or mitigated.
- b. Compliance is not achieved with one or more of the standards under TCZ-R1-1.c.

Matters of discretion are restricted to:

 1. The matters of discretion of any infringed standard.

Notification:

An application under this rule where compliance is not achieved with TCZ-S2, TCZ-S3, TCZ-S4, TCZ-S5, TCZ-S6 or TCZ-S8 is precluded from being publicly notified in accordance with section 95A of the RMA.

An application under this rule where compliance is not achieved with TCZ-S7 is precluded from being publicly or limited notified in accordance with section 95A of the RMA

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| TCZ-R2 | Minor structures |
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1. **Activity status: Permitted**

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| TCZ-R3 | Demolition |
|---------------|-------------------|

1. **Activity status: Permitted**
Note: Prior to demolition commencing, confirm whether rules in chapter HH-Historic Heritage apply.

| | |
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| TCZ-R4 | Retail Activity not exceeding 500m² gross floor area |
|---------------|--|

1. **Activity status: Permitted**

Where:

- a. Compliance is achieved with **TCZ-S8 (Landscaping and Screening)**.

2. **Activity status: Restricted discretionary**

Where:

- a. Compliance is not achieved with TCZ-R4-1.a.

Matters of discretion are restricted to:

 1. The matters of discretion of the infringed standard.

Notification:

- An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA

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| TCZ-R5 | Commercial Service Activity |
|---------------|------------------------------------|

1. **Activity status: Permitted**

Where:

- a. The gross floor area per tenancy does not exceed 500m²; and
- b. Compliance is achieved with **TCZ-S8 (Landscaping and Screening)**.

2. **Activity status: Restricted discretionary**

Where:

- a. Compliance is not achieved with **TCZ-R5-1.a**.

Matters of discretion are restricted to:

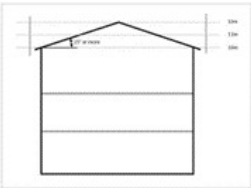
 1. The extent to which the intensity, size and scale of the **activity** may adversely impact on the amenity of the Town Centre Zone or adjacent **properties**.
 2. The **effects** of the intensity, size and scale of the **activity** on the existing and anticipated function and role of the Town Centre Zone.
 3. The potential of the intensity, size and scale of the **activity** to compromise **activities** that are enabled in the Town Centre Zone.
 4. The potential of the location of the **activity** in the Town Centre Zone to undermine the role and function of the City Centre Zone.

| | |
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| <p>5. <u>The extent to which the adverse effects of the intensity, size and scale of the activity can be avoided, or appropriately remedied or mitigated.</u></p> <p>b. <u>Compliance is not achieved with TCZ-R5-1.b</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p>1. <u>The matters of discretion of the infringed standard.</u></p> <p>Notification:</p> <ul style="list-style-type: none"> <u>An application under TCZ-R5-2.b is precluded from being publicly notified in accordance with section 95A of the RMA</u> | |
| TCZ-R6 | Food and Beverage Activity |
| <p>1. <u>Activity status: Permitted</u></p> <p><u>Where:</u></p> <p>a. <u>The gross floor area per tenancy does not exceed 500m²; and</u> b. <u>Compliance is achieved with TCZ-S8 (Landscaping and Screening).</u></p> | |
| <p>2. <u>Activity status: Restricted discretionary</u></p> <p><u>Where:</u></p> <p>a. <u>Compliance is not achieved with TCZ-R6-1.a</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <u>The extent to which the intensity, size and scale of the activity may adversely impact on the amenity of the Town Centre Zone or adjacent properties.</u> <u>The effects of the intensity, size and scale of the activity on the existing and anticipated function and role of the Town Centre Zone.</u> <u>The potential of the intensity, size and scale of the activity to compromise activities that are enabled in the Town Centre Zone.</u> <u>The potential of the location of the activity in the Town Centre Zone to undermine the role and function of the City Centre Zone.</u> <u>The extent to which the adverse effects of the intensity, size and scale of the activity can be avoided, or appropriately remedied or mitigated.</u> <u>Compliance is not achieved with TCZ-R6-1.b</u> <u>Matters of discretion are restricted to:</u> <u>The matters of discretion of the infringed standard.</u> <p>Notification:</p> <p><u>An application under TCZ-R6-2.b is precluded from being publicly notified in accordance with section 95A of the RMA</u></p> | |
| TCZ-R7 | Community Facility |
| <p>1. <u>Activity status: Permitted</u></p> <p><u>Where:</u></p> <p>a. <u>The gross floor area per facility does not exceed 500m²; and</u> b. <u>Compliance is achieved with TCZ-S8 (Landscaping and Screening).</u></p> | |
| <p>2. <u>Activity status: Restricted discretionary</u></p> <p><u>Where:</u></p> <p>a. <u>Compliance is not achieved with TCZ-R7-1.a</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <u>The extent to which the intensity, size and scale of the activity may adversely impact on the amenity of the Town Centre Zone or adjacent properties.</u> <u>The effects of the intensity, size and scale of the activity on the existing and anticipated function and role of the Town Centre Zone.</u> <u>The potential of the intensity, size and scale of the activity to compromise activities that are enabled in the Town Centre Zone.</u> <u>The potential of the location of the activity in the Town Centre Zone to undermine the role and function of the City Centre Zone.</u> <u>The extent to which the adverse effects of the intensity, size and scale of the activity can be avoided, or appropriately remedied or mitigated.</u> <p>b. <u>Compliance is not achieved with TCZ-R7-1.b</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <u>The matters of discretion of the infringed standard.</u> <p>Notification:</p> <ul style="list-style-type: none"> <u>An application under TCZ-R7-2.b is precluded from being publicly notified in accordance with section 95A of the RMA</u> | |
| TCZ-R8 | Healthcare Activity |
| <p>1. <u>Activity status: Permitted</u></p> <p><u>Where:</u></p> <p>a. <u>The gross floor area per tenancy does not exceed 500m²; and</u> b. <u>Compliance is achieved with TCZ-S8 (Landscaping and Screening).</u></p> | |
| <p>2. <u>Activity status: Restricted discretionary</u></p> <p><u>Where:</u></p> <p>a. <u>Compliance is not achieved with TCZ-R8-1.a</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <u>The extent to which the intensity, size and scale of the activity may adversely impact on the amenity of the Town Centre Zone or adjacent properties.</u> <u>The effects of the intensity, size and scale of the activity on the existing and anticipated function and role of the Town Centre Zone.</u> <u>The potential of the intensity, size and scale of the activity to compromise activities that are enabled in the Town Centre Zone.</u> <u>The potential of the location of the activity in the Town Centre Zone to undermine the role and function of the City Centre Zone.</u> <u>The extent to which the adverse effects of the intensity, size and scale of the activity can be avoided, or appropriately remedied or mitigated.</u> <p>b. <u>Compliance is not achieved with TCZ-R8-1.b</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <u>The matters of discretion of the infringed standard.</u> <p>Notification:</p> <ul style="list-style-type: none"> <u>An application under TCZ-R8-2.b is precluded from being publicly notified in accordance with section 95A of the RMA</u> | |

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| TCZ-R9 | Educational Facility and Community Corrections Activity |
| <p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The gross floor area per facility does not exceed 500m²; and b. Compliance is achieved with TCZ-S8 (Landscaping and Screening).</p> | |
| <p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with TCZ-R9-1.a</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> The extent to which the intensity, size and scale of the activity may adversely impact on the amenity of the Town Centre Zone or adjacent properties. The effects of the intensity, size and scale of the activity on the existing and anticipated function and role of the Town Centre Zone. The potential of the intensity, size and scale of the activity to compromise activities that are enabled in the Town Centre Zone. The potential of the location of the activity in the Town Centre Zone to undermine the role and function of the City Centre Zone. The extent to which the adverse effects of the intensity, size and scale of the activity can be avoided, or appropriately remedied or mitigated. <p>b. Compliance is not achieved with TCZ-R9-1.b</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> The matters of discretion of the infringed standard. <p>Notification:</p> <ul style="list-style-type: none"> An application under TCZ-R9-2.b is precluded from being publicly notified in accordance with section 95A of the RMA | |
| TCZ-R10 | Office activity |
| <p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The gross floor area per tenancy does not exceed 250m²; and b. Compliance is achieved with TCZ-S8 (Landscaping and Screening).</p> | |
| <p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with TCZ-R10-1.a</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> The extent to which the intensity, size and scale of the activity may adversely impact on the amenity of the Town Centre Zone or adjacent properties. The effects of the intensity, size and scale of the activity on the existing and anticipated function and role of the Town Centre Zone. The potential of the intensity, size and scale of the activity to compromise activities that are enabled in the Town Centre Zone. The potential of the location of the activity in the Town Centre Zone to undermine the role and function of the City Centre Zone. The extent to which the adverse effects of the intensity, size and scale of the activity can be avoided, or appropriately remedied or mitigated. <p>b. Compliance is not achieved with TCZ-R10-1.b</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> The matters of discretion of the infringed standard. <p>Notification:</p> <ul style="list-style-type: none"> An application under TCZ-R10-2.b is precluded from being publicly notified in accordance with section 95A of the RMA | |
| TCZ-R11 | Visitor Accommodation |
| <p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The gross floor area per tenancy does not exceed 500m²; and b. All habitable rooms comply with TCZ-S5 (Location of Residential Units) and TCZ-S6 (Noise and Ventilation); and c. Compliance is achieved with TCZ-S8 (Landscaping and Screening).</p> | |
| <p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with TCZ-R11-1.a</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> The extent to which the intensity, size and scale of the activity may adversely impact on the amenity of the Town Centre Zone or adjacent properties. The effects of the intensity, size and scale of the activity on the existing and anticipated function and role of the Town Centre Zone. The potential of the intensity, size and scale of the activity to compromise activities that are enabled in the Town Centre Zone. The potential of the location of the activity in the Town Centre Zone to undermine the role and function of the City Centre Zone. The extent to which the adverse effects of the intensity, size and scale of the activity can be avoided, or appropriately remedied or mitigated. <p>b. Compliance is not achieved with TCZ-R11-1.b or TCZ-R11-1.c</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> The matters of discretion of the infringed standard. <p>Notification:</p> <ul style="list-style-type: none"> An application under TCZ-R11-2.b is precluded from being publicly notified in accordance with section 95A of the RMA | |
| TCZ-R12 | Residential Activity |
| <p>1. Activity status: Permitted</p> <p>Where:</p> | |

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| | <p>a. No more than six residential units occupy the site; and</p> <p>b. Compliance is achieved with</p> <ol style="list-style-type: none"> TCZ-S5 (Location of Residential Units); TCZ-S6 (Noise and Ventilation); and TCZ-S7 (Outdoor Living Space). |
| | <p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with TCZ-R12-1.a</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> The effects of the residential activity on the existing and anticipated function and role of the Town Centre Zone. The potential of the residential activity to compromise activities that are enabled in the Town Centre Zone. The amenity for the occupiers of the residential units. <p>b. Compliance is not achieved with TCZ-R12-1.b</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> The matters of discretion of the infringed standard. <p>Notification: An application under this rule where compliance is not achieved with LCZ-S5 or LCZ-S6 is precluded from being publicly notified in accordance with section 95A of the RMA. An application under this rule where compliance is not achieved with LCZ-S7 is precluded from being publicly or limited notified in accordance with section 95A of the RMA.</p> |
| TCZ-R13 | Supermarket |
| | <p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The gross floor area does not exceed 1500m², and</p> <p>b. Compliance is achieved with TCZ-S7 (Landscaping and Screening).</p> |
| | <p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with TCZ-R13-1.a</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> The extent to which the intensity, size and scale of the activity may adversely impact on the amenity of the Town Centre Zone or adjacent properties. The effects of the intensity, size and scale of the activity on the existing and anticipated function and role of the Town Centre Zone. The potential of the intensity, size and scale of the activity to compromise activities that are enabled in the Town Centre Zone. The potential of the location of the activity in the Town Centre Zone to undermine the role and function of the City Centre Zone. The extent to which the adverse effects of the intensity, size and scale of the activity can be avoided, or appropriately remedied or mitigated. <p>b. Compliance is not achieved with TCZ-R13-1.b</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> The matters of discretion of the infringed standard. <p>Notification: • An application under TCZ-R13-2.b is precluded from being publicly notified in accordance with section 95A of the RMA</p> |
| TCZ-R14 | Emergency Service Facility |
| | <p>1. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is achieved with TCZ-S7 (Landscaping and Screening).</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> The extent to which the activity may adversely impact on the amenity of the Town Centre Zone or adjacent properties. The effects of the activity on the existing and anticipated function and role of the Town Centre Zone. The potential of the activity to compromise activities that are enabled in the Town Centre Zone. The extent to which the adverse effects of the activity can be avoided, or appropriately remedied or mitigated. The functional need or operational need for the Emergency Service Facility to be located in the Town Centre Zone. <p>Notification: • An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA</p> |
| | <p>2. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with TCZ-R14-1.a</p> |
| TCZ-R15 | Sport and Active Recreation |
| | <p>1. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. The gross floor area per tenancy does not exceed 500m²,</p> <p>b. Compliance is achieved with TCZ-S7 (Landscaping and Screening).</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> The extent to which the activity may adversely impact on the amenity of the Town Centre Zone or adjacent properties. The effects of the activity on the existing and anticipated function and role of the Town Centre Zone. The potential of the activity to compromise activities that are enabled in the Town Centre Zone. The extent to which the adverse effects of the activity can be avoided, or appropriately remedied or mitigated. |

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| 2. Activity status: Discretionary | |
| Where: | |
| a. Compliance is not achieved with TCZ-R15-1.a or TCZ-R15-1.b | |
| TCZ-R16 | Entertainment Facility |
| 1. Activity status: Discretionary | |
| TCZ-R17 | Large Format Retail Activity, excluding Supermarkets |
| 1. Activity status: Discretionary | |
| TCZ-R18 | Drive-through Activity |
| 1. Activity status: Discretionary | |
| TCZ-R19 | Retirement Village |
| 1. Activity status: Discretionary | |
| TCZ-R20 | Any activity not otherwise listed as permitted, restricted discretionary, discretionary or non-complying |
| 1. Activity status: Discretionary | |
| TCZ-R21 | Industrial Activity |
| 1. Activity status: Non-complying | |
| TCZ-R22 | Yard Sale Activity / Trade Supplier |
| 1. Activity status: Non-complying | |
| TCZ-R23 | Motorised Recreation |
| 1. Activity status: Non-complying | |
| TCZ-R24 | Rural Industry |
| 1. Activity status: Non-complying | |
| TCZ-R25 | Primary Production |
| 1. Activity status: Non-complying | |

| Standards | |
|---|---|
| TCZ-S1 | Height |
| <p>1. Buildings must not exceed 26 metres in height, except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1 metre, where the entire roof slopes 15° or more, as shown on the following diagram:</p>  <p>2. Any fence or standalone wall along a side or rear boundary which adjoins a site zoned Residential or Open Space and Recreation must not exceed 2m in height.</p> <p>This standard does not apply to:</p> <ol style="list-style-type: none"> Solar water heating components provided these do not exceed the height by more than 1m. Chimney structures not exceeding 1.1m in width on any elevation and provided these do not exceed the height by more than 1m. Antennas, aerials, and flues provided these do not exceed the height by more than 1m. Satellite dishes (less than 1m in diameter) and architectural features (e.g. finials, spires) provided these do not exceed the height by more than 1m. Lift overruns provided these do not exceed the height by more than 1m. | <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> The location, design and appearance of the building or structure. Any adverse effects on the streetscape. Visual dominance, shading and loss of privacy for adjoining Residential or Open Space and Recreation zoned sites. Compatibility with the planned built urban form of buildings, structures and activities in the surrounding area. Whether the building height is commensurate with the anticipated level of commercial activities and community services in the Town Centre Zone. Whether an increase in building height results from a response to natural hazard mitigation. Whether topographical or other site constraints make compliance with the standard impractical. |
| TCZ-S2 | Height in Relation to Boundary |

| <p>Where the side or rear boundary of a site adjoins a Residential Zone or Open Space and Recreation Zone the following Height in Relation to Boundary standard applies:</p> <ol style="list-style-type: none"> Buildings must not project beyond a 60° recession plane measured from a point 4 metres vertically above ground level along all boundaries, as shown on the following diagram. Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way.  <p>This standard does not apply to:</p> <ol style="list-style-type: none"> A boundary with a road. Existing or proposed internal boundaries within a site. Site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed. Solar water heating components provided these do not exceed the height in relation to boundary by more than 1m. Chimney structures not exceeding 1.1m in width on any elevation and provided these do not exceed the height in relation to boundary by more than 1m. Antennas, aerials, satellite dishes (less than 1m in diameter), flues, and architectural features (e.g. finials, spires) provided these do not exceed the height in relation to boundary by more than 3m measured vertically. | <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> Visual dominance, shading and loss of privacy for adjoining Residential or Open Space and Recreation zoned sites. The location, design and appearance of the building or structure. Whether an increase in height in relation to boundary results from a response to natural hazard mitigation. Whether any architectural features or steps are proposed in the building facade to provide an attractive appearance when viewed from adjoining Residential or Open Space and Recreation zoned sites. | | | | | | |
|---|---|---------------|------|---------|------|---------|---|
| <p>TCZ-S3 Setback</p> <p>Where the side or rear boundary of a site adjoins a Residential Zone or Open Space and Recreation Zone the following Setback standard applies:</p> <ol style="list-style-type: none"> Buildings must be set back from the relevant boundary by the minimum depth listed in the yards table below: <table border="1" data-bbox="135 1052 406 1131"> <thead> <tr> <th>Yard</th> <th>Minimum depth</th> </tr> </thead> <tbody> <tr> <td>Side</td> <td>1 metre</td> </tr> <tr> <td>Rear</td> <td>1 metre</td> </tr> </tbody> </table> <ol style="list-style-type: none"> This standard does not apply to site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed. This standard does not apply to: <ol style="list-style-type: none"> Accessory buildings less than 2m in height. Fences and standalone walls. | Yard | Minimum depth | Side | 1 metre | Rear | 1 metre | <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> The visual amenity of adjoining Residential and Open Space and Recreation sites. The location, design and appearance of the building or structure. Whether any architectural features or steps are proposed in the building facade to provide an attractive appearance when viewed from adjoining Residential or Open Space and Recreation sites. Any benefits, including the extent to which the reduced setback will result in a more efficient, practical and better use of the balance of the site. |
| Yard | Minimum depth | | | | | | |
| Side | 1 metre | | | | | | |
| Rear | 1 metre | | | | | | |
| <p>TCZ-S4 Active Frontages</p> <ol style="list-style-type: none"> Along active frontages identified on the planning maps: <ol style="list-style-type: none"> All new buildings and ground level additions or alterations to existing buildings must be built up to and oriented towards the road or public space boundary. A veranda must be provided that: <ol style="list-style-type: none"> Extends along the entire length of the building frontage; Provides continuous shelter with any adjoining veranda; and Has a minimum setback of 500mm from any kerb face; At least 55% of the ground floor building frontage must be display windows or transparent glazing; and The principal public entrance to the building must be located on the front boundary. | <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> The effects on the amenity and quality of the streetscape. The design and appearance of the street frontage. The ability to reuse and adapt the building for a variety of activities. | | | | | | |
| <p>TCZ-S5 Location of Residential Units</p> <ol style="list-style-type: none"> Along active frontages identified on the planning maps all residential units must be located above ground floor level. | <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> The effects on the amenity and quality of the streetscape. The amenity for the occupiers of the residential units. | | | | | | |
| <p>TCZ-S6 Noise and Ventilation</p> <ol style="list-style-type: none"> All residential units must meet the following standards: <ol style="list-style-type: none"> All habitable rooms must be designed and constructed to meet internal sound insulation levels achieving DnT,w+Ctr >30dB with an acoustic design certificate signed by a qualified acoustic engineer stating compliance will be achieved; and All habitable rooms must have a positive supplementary source of fresh air ducted from outside. The supplementary source of air is to achieve a minimum of 7.5 litres per second per person. | <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> Any potential reverse sensitivity effects on the continued operation of non-residential activities. The amenity for the occupiers of the residential units. | | | | | | |
| <p>TCZ-S7 Outdoor Living Space</p> <ol style="list-style-type: none"> Each residential unit, including any dual key unit, must be provided with either a private outdoor living space or access to a communal outdoor living space; Where private outdoor living space is provided it must be: <ol style="list-style-type: none"> For the exclusive use of residents; Directly accessible from a habitable room; | <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> Whether adequate useable space is provided to accommodate outdoor activities. Whether there are topographical or other site constraints that make compliance with the standard impractical. The proximity of the residential unit to accessible public open space. | | | | | | |

| iii. <u>A single contiguous space; and</u> iv. <u>Of the minimum area and dimension specified in the table below;</u> 3. <u>Where communal outdoor living space is provided it does not need to be in a single continuous space, but it must be:</u> | | |
|--|---|--------------------------|
| i. <u>Accessible from the residential units it serves;</u> ii. <u>Of the minimum area and dimension specified in the table below; and</u> iii. <u>Free of buildings, parking spaces, and servicing and manoeuvring areas.</u> | | |
| <u>Living Space Type</u> | <u>Minimum area</u> | <u>Minimum dimension</u> |
| <u>1. Private</u> | | |
| i. <u>Studio unit & 1 bedroom unit</u> | 5m ² | 1.8m |
| ii. <u>2+ bedroom unit</u> | 8m ² | 1.8m |
| <u>2. Communal</u> | | |
| <u>For every 5 units</u> | <u>10m² (per residential unit)</u> | <u>8m diameter</u> |

| | |
|---|--|
| TCZ-S8 | Screening and Landscaping of Service Areas, Outdoor Storage Areas and Parking Areas |
| 1. <u>Any on-site service areas, including rubbish collection areas, and areas for the outdoor storage of goods or materials must, without preventing the provision of an entry point to the site, be adequately screened by a fence or landscaping where they are visible from any:</u> a. <u>Public road;</u> b. <u>Other public space; and</u> c. <u>Directly adjoining site zoned Residential or Open Space and Recreation.</u> 2. <u>Any on-site parking area must:</u> a. <u>Be adequately screened by a fence or landscaping from any directly adjoining site zoned Residential or Open Space and Recreation.</u> b. <u>Where located along a street edge, provide a landscaping strip that extends at least 1.5m from the boundary with the road and comprise a mix of trees, shrubs and ground cover plants, without preventing the provision of an entry point to the site. This does not apply to individual parking spaces for residential development, if provided.</u> 3. <u>Along active frontages identified on the planning maps any on-site service areas, including rubbish collection areas, and areas for the storage of goods or materials and any on-site ground level car parking must be:</u> a. <u>Located within or at the rear of the building that they serve; and</u> b. <u>Adequately screened by a fence or landscaping where they are visible from any public road, public space or directly adjoining site zoned Residential or Open Space and Recreation.</u> | Matters of discretion are restricted to: 1. <u>Any adverse effects on the streetscape.</u> 2. <u>The visual amenity of adjoining Residential and Open Space and Recreation zoned sites including shading.</u> 3. <u>The service, storage and parking needs of the activity.</u> 4. <u>The size and location of service, storage and any parking areas.</u> |

| | |
|---|---|
| TCZ-S9 | Water Supply, Stormwater and Wastewater |
| 1. <u>All activities shall comply with the water supply, stormwater and wastewater standards in the Code of Practice for Civil Engineering Works.</u> | Matters of discretion are restricted to: 1. <u>Whether the Water Supply, Stormwater and Wastewater infrastructure has sufficient capacity to accommodate the activity.</u> 2. <u>Any alternative measures proposed to mitigate adverse effects on the Water Supply, Stormwater and Wastewater infrastructure network.</u> 3. <u>Whether the additional demand generated will necessitate additional unplanned public investment in, or expansion of, the Water Supply, Stormwater and Wastewater infrastructure network or compromise its ability to service other activities permitted within the zone.</u> 4. <u>Whether the development can achieve hydraulic neutrality.</u> 5. <u>The extent to which the development incorporates stormwater management techniques or controls to mitigate any increase in pre-development peak stormwater runoff.</u> |

| | |
|---|--|
| TCZ-S10 | Hydraulic neutrality |
| New buildings and development must be designed to achieve hydraulic neutrality. | Matters of discretion are restricted to: 1. <u>Methods to avoid, remedy or mitigate any adverse effects resulting from any increase in pre-development peak stormwater runoff.</u> 2. <u>Cumulative effects.</u> |

CCZ - City Centre Zone

Background

Businesses within the City are located in the

The City Centre Zone (Central Business District – CBD), commercial and industrial areas, and suburban areas. Some parts is the primary commercial centre of the business areas include hotels city. It offers vibrant, tourist facilities attractive and other activities high-quality public spaces and provides for a wide variety and diverse range of commercial, community, recreational, employment and residential opportunities.

High-density development and intensification is enabled and encouraged while recognising that amenity values develop and change over time in response to the diverse and changing needs of people, communities and future generations. There is opportunity for redevelopment and intensification as many sites within the City Centre Zone are currently not being used as intensively as they could be.

There are specific requirements along identified street frontages to create attractive frontages that contribute a vibrant and active streetscape and improve the quality and appeal of City Centre Zone. New buildings and development are well designed and reflect the planned urban built form of the City Centre Zone. While all new buildings require resource consent as a restricted discretionary activity, the relevant standards send a clear signal that maximum building heights and density of urban form are anticipated and encouraged. At the same time the restricted discretionary activity status for new buildings and substantial additions and alterations to existing buildings will allow for an assessment of the proposal to ensure that any new development is well designed, of high quality and consistent with the City Centre Design Guide.

The City Centre Zone also encourages high-density residential developments such as apartments, to provide wider housing choices and increase vibrancy of the City Centre Zone. Residential units need to be located above ground floor along identified active frontages.

Non-residential activities and development have the potential to generate adverse effects where they are directly adjoining residential and open space areas. To manage these potential effects buildings have to be set back from these boundaries and outdoor storage and parking areas need to be screened.

Resource Management Issues

CCZ-1 Adverse effects on amenity values and environmental quality resulting from commercial activities.

Commercial activities in general, while vital to the well-being of the community, may have a range of adverse effects on the surrounding environment, including residential areas. These effects need to be identified and managed to ensure that amenity values are not diminished. The adverse environmental effects which commercial activities may have can include increases in traffic density, noise and odour, a decrease in sunlight, and loss of privacy and visual amenity.

CCZ-2 The adverse effects of commercial activities on the existing infrastructure and resources of the commercial areas.

Activities in commercial areas can result in effects on the infrastructure and resources which have established there.

The efficient use of the existing infrastructure and resources of the commercial areas, including new development, is considered to be an important resource management matter.

CCZ-3 Providing for a range of commercial activities which are readily accessible.

The variety of activities which exist in the commercial areas contributes to the vitality and convenience of the City. A number of distinct commercial areas are found in the City. The City Centre Zone (CBD) has a range of retail activities, community and entertainment facilities, civic and cultural facilities, offices and businesses, and is a focal point for the City.

CCZ-4 The continued maintenance of an appropriate level of environmental quality within commercial areas.

Commercial activities can generate traffic, smoke, noise, vibration, glare or other nuisances that can adversely affect other nearby activities. They also can have potential adverse effects on the natural environment, such as waterbodies and indigenous bush areas.

Some commercial areas within the City are characterised by pedestrian-orientated activities and amenities. Large-scale industrial, warehousing and storage facilities, which are vehicle-orientated, may adversely impact on the pedestrian environment of the City Centre Zone (CBD). It is therefore important to recognise the particular elements which affect the amenity values of an area.

Objectives

CCZ-01 The sustainable management of physical resources within the existing commercial areas Purpose of the CCZ- City to protect and enhance their amenity values. Centre Zone

The City Centre is Upper Hutt's principal commercial, civic and cultural centre. It is vibrant and attractive and accommodates a wide range of commercial, community, recreational and residential activities.

This objective recognises the importance of particular elements and characteristics that define the commercial areas. Commercial activities and development can have both positive and adverse environmental effects on the areas that surround them. Any consideration of effects must take account of the need to provide sufficient areas for commercial development needs, and the maintenance of amenity values and character.

The commercial areas within the City are divided into two specific zones to reflect the Plan's policies:

1. The Commercial Zone focuses on retail and service functions which support the local community. Commercial activities are provided for at Silverstream and other suburban areas. These areas provide for a limited range of shopping and business needs. The smaller neighbourhood shops, including dairies, provide for day-to-day convenience shopping.
2. The City Centre Zone (CBD) accommodates a variety of activities in a compact, convenient layout which is characterised by pedestrian-orientated traffic.

CCZ-02 The promotion Character and Qualities of a compact, convenient and attractive pedestrian orientated Central Business District the CCZ- City Centre Zone

The City Centre is characterised by a compact built form that reflects the high-density urban environment. Buildings and open spaces are of high quality, well-designed and create an attractive place to visit, work or live. Active and attractive street frontages create a lively environment with a strong pedestrian focus.

The role of the City Centre Zone (CBD), as a commercial and community focus of the City, relies on the accessibility and attractiveness of the area. Retail activities within the area are sustained by its pedestrian focus.

Council feels that the location of churches in the City Centre Zone (CBD) needs to be controlled, as they may conflict with its retail function.

CCZ-O3 *The avoidance, remedying, Interface with Residential or mitigation of the adverse effects Open Space and Recreation Zones of commercial activities on the amenity of surrounding neighbourhoods.*

Use and development within the CCZ- City Centre Zone manage potential adverse effects on the amenity values of adjoining sites in Residential or Open Space and Recreation Zones.

The effects generated by the wide range of activities provided for in the City Centre Zone, such as smoke, noise, vibration, glare or other nuisances, can have adverse effects on areas beyond the City Centre Zone boundaries.

CCZ-O4 **Hydraulic neutrality**

There is no increase in the peak demand on stormwater management systems and increase in flooding from subdivision and development.

Policies

CCZ-P1 *To promote the location of retail activities Appropriate Activities in patterns which do not adversely affect the amenity values of the City Centre Zone (Central Business District), and to limit the establishment of retail activities within the General Industrial Zone.*

1. *Enable a wide range of activities that are compatible with the anticipated purpose, planned urban built form and amenity values of the CCZ- City Centre Zone.*
2. *Encourage activities with a strong pedestrian focus to locate along roads with active street frontage requirements to create a vibrant interface and active public spaces.*

The City Centre Zone (CBD) is the focus of many retail and service activities that, in combination, give this area a special and unique character as the centre of the City. The focusing and clustering of activities within the City Centre Zone (CBD) is an important part of the vitality, character and amenity of the City. This policy seeks to recognise the role of the City Centre Zone (CBD) by promoting its amenity characteristics and recognising its overall economic viability, but this policy does not seek to preclude retail development in other parts of the City such as in neighbourhood centres. This in turn promotes the sustainable management of the City Centre Zone (CBD).

Yard-orientated retail activities and large format retail activities tend to adversely affect pedestrian amenity values. It is therefore important to encourage them to locate in areas where a lower level of pedestrian amenity is acceptable such as in the General industrial zone. Establishment of retail activity in the General industrial zone is however controlled in order to enable the assessment of the scale and character of retail activity. Retail activity in the General industrial zone can detract from other retail areas of the City and can generate adverse traffic effects. Retail activity can also conflict with other land uses within the General industrial zone. Large format retail development should be located in a manner complementary to the existing retail development of the City and in a manner that is complementary to, and does not detract from, the vitality and viability of the City Centre Zone (CBD).

Specific provision is made for large format retailing to establish on the former South Pacific Tyres site being a location that is considered to be complementary to the CBD and which can contain a number of large format retail activities in an integrated manner, complementary to established activities on Park Street. The site has been identified as being appropriate for large format retailing through the development of the Upper Hutt Urban Growth Strategy.

The concentration of activities in established areas results in the provision of a wide range of services and the promotion of amenity values of the established business areas. It also encourages better use of community resources such as the City Library or recreation facilities which are more convenient when located centrally.

CCZ-P2 *To promote a high level of City Centre Zone (Central Business District) amenity, including weather protection in Main Street and the minimisation of conflict with motor vehicles: Residential Activity*

1. *Provide for high-density residential activity and development where:*
 - a. *Residential units are located above ground floor;*
 - b. *Residential units are designed to*
 - i. *Ensure appropriate indoor noise and ventilation levels; and*
 - ii. *Provide amenity values for occupants;*
 - c. *Reverse sensitivity effects on commercial activities are minimised; and*
 - d. *It is consistent with the City Centre Design Guide.*
2. *Only allow for the location of residential units on the ground floor where:*
 - a. *It is not located along an Active Street Frontage identified on the planning maps.*
 - b. *It does not preclude a positive interface with the public space;*
 - c. *It will not compromise amenity values for residents;*
 - d. *It will not result in reverse sensitivity effects on existing or anticipated and enabled non-residential activities in the City Centre Zone; and*
 - e. *It will not compromise the function and role of the City Centre Zone.*
3. *Avoid the location of residential units on the ground floor along Active Street Frontages identified on the planning maps.*

This policy promotes the protection and enhancement of the environmental quality of the City Centre Zone (CBD), and provision for the needs of pedestrians. A lack of weather protection can detract from the amenity and pleasantness of the area. Verandahs will be required for buildings along Main Street. Council also seeks to enhance the amenity of the City Centre Zone (CBD) by traffic management measures and the provision of street furniture.

CCZ-P3 *To ensure that activities Other Activities in the City Centre Zone do not unduly detract from the character and amenity of neighbouring areas:*

Only allow for other activities where:

1. *Any adverse effects, including reverse sensitivity effects on existing or anticipated activities, can be managed;*
2. *The scale and intensity of the activity is consistent with the anticipated high-density character and amenity values of the City Centre Zone;*
3. *The scale and intensity of the activity does not compromise other activities that are anticipated and enabled within the City Centre Zone; and*

4. The design and layout of the activity does not compromise the streetscape, amenity values or safety of the City Centre Zone.

This policy recognises the potential for business activities to impact adversely on adjoining areas and consequently aims to preserve the amenity values of areas adjacent to the City Centre Zone.

CCZ-P4 To control the size and scale of buildings Built Development and the visual appearance of sites within the City Centre Zone

Provide for and encourage high-density and high quality built development that:

1. Acknowledges and reflects the purpose of the City Centre Zone as being the main commercial centre and focal point for Upper Hutt;
2. Realises as much development capacity as possible, to maximise the benefits of intensification;
3. Reflects the anticipated compact, high-density built environment of the City Centre Zone;
4. Is well designed and contributes to creating safe and vibrant public spaces;
5. Provides active and attractive street frontages;
6. Is accessible to active and public transport, and
7. Is consistent with the City Centre Design Guide.

This policy aims to preserve amenity values within the City Centre Zone. Buildings and sites need to be attractive and be of a size or type that is compatible with the neighbourhood.

CCZ-P5 To identify Public Space Interface and maintain amenity values Active Street Frontages that the community wishes to protect.

Require new development to create a positive interface with the public space through high quality building design.

Encourage parking, storage and servicing areas to be visually unobtrusive and located preferably within or to the rear of buildings.

Where located along identified active frontages, require new built development and activities to:

1. Provide a positive interface with the public space through:
 - a. Being built up to and oriented towards the front boundary of the site;
 - b. Providing verandahs or other adequate forms of pedestrian shelter;
 - c. Providing display windows and obvious public entrances; and
 - d. Requiring parking, storage and servicing areas to be visually unobtrusive and located within or to the rear of buildings.
2. Be consistent with the City Centre Design Guide

Avoid new built development and activities that prevent or interrupt a continuous active street frontage along identified active frontages.

Amenity values are those features or aspects about an area which enhance it or make it pleasant to be in. They can include access to sunlight, landscaping and visual qualities. They may also include important public features, such as parks and reserves. Activities which can adversely affect the amenities of an area must be managed, while also recognising the rights of individuals to use their own properties and the need for utilities to operate effectively and safely.

A particular concern of the Upper Hutt community relates to the effects of the establishment and use of what are commonly referred to as gang fortifications. These are sometimes accompanied by an increase in antisocial behaviour.

It is Council's view that the adverse effects of these fortifications on the environment, in particular in respect of the social, economic, aesthetic and cultural conditions of the Upper Hutt people and community, and the amenity values of the Upper Hutt environment, are such that these activities should not be permitted. The activity is therefore prohibited anywhere in Upper Hutt City.

CCZ-P6 To promote the development of a safer and more secure environment for the community. Inappropriate Activities

Avoid activities that are incompatible with the anticipated purpose, character and amenity values of the City Centre Zone.

Part of the environmental amenity of urban areas is dependent on the degree to which pedestrians feel comfortable moving from place to place. Buildings, roads and the network of pedestrian accessways within the built environment can significantly affect the way people feel about where they live and work, and their ease of movement, safety and security. For example, pedestrian amenity is promoted by the inclusion of some protection from the elements in the design of commercial premises.

CCZ-P7 Interface with Residential or Open Space and Recreation Zones

Minimise the adverse effects from commercial activities and high-density development on directly adjoining sites that are zoned Residential or Open Space and Recreation through:

1. Requiring new buildings and activities to be located and designed to manage any shading and privacy effects on neighbouring sites zoned Residential or Open Space and Recreation;
2. Limiting the height, bulk and form of new buildings along boundaries with sites zoned Residential or Open Space and Recreation to minimise dominance effects; and
3. Requiring the use of landscaping and screening to minimise adverse visual effects on adjoining sites zoned Residential or Open Space and Recreation.

CCZ-P8 Hydraulic neutrality

New buildings and development will be designed to achieve hydraulic neutrality.

Rules (CBD)

District-wide matters

Note: There may be a number of provisions that apply to an activity, building, structure or site. Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in Chapter 2 How the Plan Works.

Rules relating to subdivision are found in the SUB-GEN (General Subdivision Provisions that Apply in All Zones) and the SUB-CMU (Subdivision in Commercial and Mixed Use Zones) chapters.

Each activity in the City Centre Zone shall comply with the relevant qualifying matter area provisions and permitted activity standards in the District-wide matters of the Plan as listed below.

| |
|--|
| District-wide matters |
| TEMP - Temporary Activities |
| SIGN - Signs |
| EW - Earthworks |
| NATC — Natural Character |
| DC — Development Contributions |
| HH - Historic Heritage |
| TREE - Notable Trees |
| UTG - Urban Tree Groups |
| ECO - Ecosystems and Indigenous Biodiversity |
| NFL - Natural Features and Landscapes |
| PA — Public Access |
| ASW - Activities on the Surface of Water |
| NU — Network Utilities |
| REG - Renewable Energy Generation |
| TP — Transport and Parking |
| NOISE - Noise |
| NH - Natural Hazards |
| CL — Contaminated Land |
| HS - Hazardous Substances |
| WM — Waste Management |
| SUB - Subdivision |
| AIR - Air |
| PK - Papakāinga |
| LIGHT - Light |

Activities Tables

Policies CCZ-P1, NU-P4,

| Permitted Activities | | |
|--|---|------------|
| CCZ-R1 | Commercial All activities other than those identified below are permitted provided they meet the standards specified in the Plan for permitted activities Service Activity | PER |
| 1. Activity Status: Permitted | | |
| CCZ-R2 | Any retail activity Retail activities , unless otherwise provided for below | PER |
| 1. Activity Status: Permitted | | |
| CCZ-R3 | The following retail Office activity activities: 1. The sale and maintenance of heavy machinery; 2. Garden centres; 3. Building improvement centres; 4. Yard oriented retail activities; 5. The sale of goods manufactured on the site, provided that the retail component is ancillary to the manufacturing activity; 6. The sale of kit-set buildings and framing; | PER |
| 1. Activity Status: Permitted | | |
| CCZ-R4 | Visitor accommodation | PER |
| 1. Activity Status: Permitted | | |
| Where: | | |
| a. Compliance is achieved with | | |
| i. CCZ-S3 (Location of Habitable Rooms); and | | |
| ii. CCZ-S5 (Noise and Ventilation). | | |
| CCZ-R5 | Community Residential accommodation for a caretaker, where the caretaker is required to live on the site Facility | PER |
| 1. Activity Status: Permitted | | |
| CCZ-R6 | Residential accommodation not otherwise provided for in this table Activity | PER |
| 1. Activity Status: Permitted | | |
| Where: | | |
| a. Compliance is achieved with CCZ-S3 (Location of Residential Units); | | |
| b. Compliance is achieved with CCZ-S5 (Noise and Ventilation) and | | |
| c. Compliance is achieved with CCZ-S10 (Outdoor living space) | | |
| 2. Activity Status: Restricted discretionary | | |

| | | |
|---|---|-----|
| <p>Where:</p> <p>a. Compliance is not achieved with CCZ-R6-1.a; and</p> <p>b. The residential units are not located along an Active Frontage identified on the planning maps.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> The matters of discretion of the infringed standard. Consistency with the City Centre Design Guide. <p>Notification:</p> <ul style="list-style-type: none"> An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA | | |
| <p>3. Activity Status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with CCZ-R6-1.b</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> The matters of discretion of the infringed standard. <p>Notification:</p> <ul style="list-style-type: none"> An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA | | |
| <p>4. Activity Status: Restricted discretionary</p> <p>Where:</p> <p>a. compliance is not achieved with CCZ-R6-1.c</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> The matters of discretion of the infringed standard. | | |
| <p>5. Activity Status: Non-complying</p> <p>Where:</p> <p>a. Compliance is not achieved with CCZ-R6-1.a; and</p> <p>b. The residential units are located along an Active Frontage identified on the planning maps.</p> | | |
| CCZ-R7 | <p>Erection.</p> <p>Minor Structures Construction and Development of Additions to Existing Buildings</p> | PER |
| <p>1. Activity Status: Permitted</p> <p>Where:</p> <p>a. The gross floor area of the additions is less than 5% of the gross floor area of the existing building; and</p> <p>b. Compliance is achieved with CCZ-S8 (Active Street Frontages).</p> | | |
| <p>2. Activity Status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with CCZ-R7-1.a; and</p> <p>b. Compliance is achieved with</p> <ol style="list-style-type: none"> CCZ-S1 (Fences and Standalone Walls); CCZ-S2 (Setback); CCZ-S3 (Location of Residential Units); CCZ-S4 (Height in Relation to Boundary); CCZ-S5 (Noise and Ventilation); CCZ-S6 (Water Supply, Stormwater and Wastewater); CCZ-S7 (Landscaping and Screening); and CCZ-S9 (Hydraulic neutrality). <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> The extent to which the addition may adversely impact on the anticipated built form, character and amenity of the CCZ- City Centre Zone. Whether the addition reflects the purpose scale and context of the CCZ- City Centre Zone. The extent to which the addition aligns with the anticipated compact, high-density built environment anticipated for the CCZ- City Centre Zone and realises as much development capacity as possible, to maximise the benefits of intensification. Whether the addition is well designed and contributes to the creation of safe and vibrant public spaces. Whether the addition creates an active street frontage. Whether the addition provides visual interest by using a variety of building forms, materials and colours. Consistency with the City Centre Design Guide. <p>Notification:</p> <ul style="list-style-type: none"> An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA | | |
| <p>3. Activity Status: Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with one or more of the standards under CCZ-R14-2.b</p> | | |

| Controlled Activities | | |
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| <p>CCZ-R8</p> <p>Policies GGZ-P3; GGZ-P4</p> | <p>Churches</p> <p>Council Entertainment Activity may impose conditions on:</p> <ol style="list-style-type: none"> Avoiding, remedying or mitigating adverse effects on the business function of the area. Location and nature of activities within the site. Traffic generation, car parking, access arrangements and on-site vehicle movements. Bulk, location, design and appearance of buildings. Hours of operation. Landscaping and screening. Noise. Lighting. Sign. Provision of and effects on utilities and/or services. Financial contributions. | GON |
| <p>1. Activity Status: Permitted</p> | | |
| <p>CCZ-R9</p> <p>Policy</p> | <p>Establishment of a relocated building from another site Large Format Retail</p> <p>Council may impose conditions on:</p> | GON |

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| <p>CCZ-P4</p> | <ol style="list-style-type: none"> 1. Reinstatement works to the condition and appearance of the building relating to: <ol style="list-style-type: none"> a. Works to the exterior fabric of the building to repair, replace or renovate damaged, defective or substandard elements; b. Painting and/or cleaning of the exterior fabric of the building if necessary; c. Gladding or other means of enclosing open subfloor areas below the building; d. Alterations required to ensure that the reinstated exterior of any relocated building is not likely to detract from the amenity values of the surrounding area. 2. The timeframe for the work to be completed; 3. Landscaping, screening and boundary treatment; 4. Execution of a performance bond to provide security for exterior reinstatement works required as a condition of resource consent. 5. Provision of and effects on utilities and/or services; 6. Standard, construction and layout of vehicular access. <p>Notes in respect of (4):</p> <ul style="list-style-type: none"> • A bond is not mandatory. It will only be required when Council considers it necessary in view of the scale and/or nature of exterior reinstatement works required. The requirement for a bond and its value will be determined in the context of the building assessment report submitted at resource consent stage. • The bond shall be executed at the time application is made for a building consent, and security shall be in the form of either money or a guarantee by an institution approved by Council as guarantor. • The bond shall be cancelled upon completion of exterior reinstatement works required in the conditions of the resource consent. The verification method for completion of these works shall be the issuing of a full or interim Code Compliance Certificate as defined in the Building Act. In the event that conditions relating to exterior reinstatement works are not complied with, the bond may be used in whole or in part to complete the works. |
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| <p>1. Activity Status: Permitted</p> <p><u>Where:</u></p> <p>a. Compliance is achieved with:</p> <ol style="list-style-type: none"> i. CCZ-S7 (Landscaping and Screening); and ii. CCZ-S8 (Active Street Frontages). |
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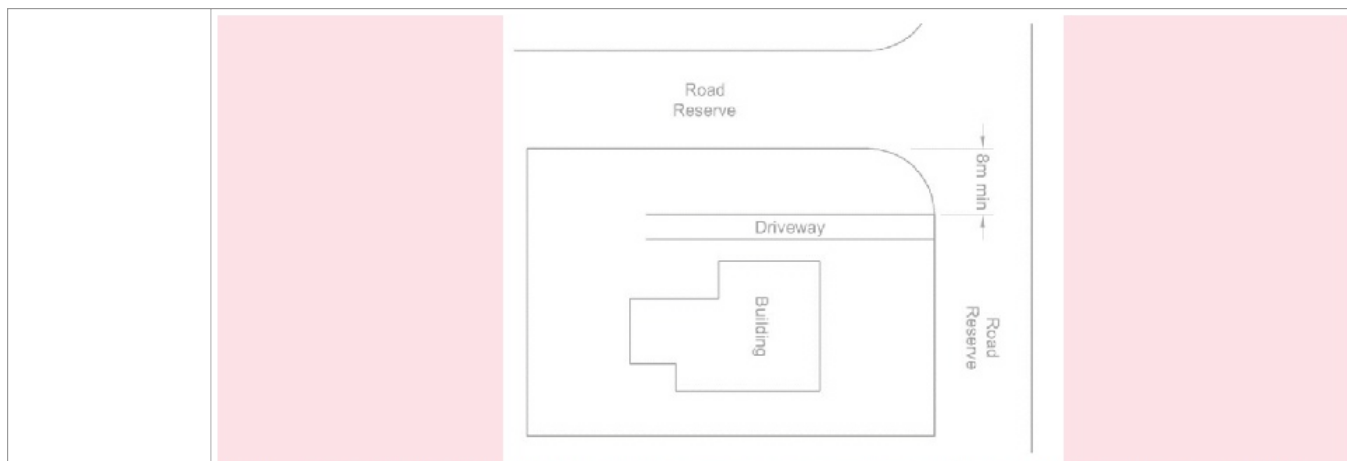
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| <p>2. Activity Status: Restricted Discretionary</p> <p><u>Where:</u></p> <p>a. Compliance is not achieved with one or more of the standards under CCZ-R9-1.a.</p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> 1. The matters of discretion of the infringed standard. 2. Consistency with the City Centre Design Guide. <p>Notification:</p> <ul style="list-style-type: none"> • An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA |
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Controlled activities – restrictions on notification
 Subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of the Act, a resource consent application for a controlled activity is precluded from public notification under section 95A and, subject to section 95B(3), is precluded from limited notification under section 95B(2) of the Act.

Standards for Permitted and Controlled Activities

Note:
 The following standards for Permitted and Controlled Activities apply to all properties in the City Centre Zone unless otherwise specified in the text of the standard in question.

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| <p>CCZ-S1 <i>Policies</i> CCZ-P1, CCZ-P2, TP-P5</p> | <p>Access standards for land use activities</p> <ol style="list-style-type: none"> 1. All accessways and manoeuvring areas shall be formed and surfaced in accordance with the Code of Practice for Civil Engineering Works. Exemption — the requirement for accessways serving sites solely occupied by unstaffed utilities shall be that the accessway shall be surfaced with permanent all-weather surfacing for Any fence or standalone wall along a minimum length of 5m from the edge of the road carriageway seal. 2. Sites shall have practical vehicle access to car parking and loading spaces, in accordance with the Code of Practice for Civil Engineering Works. This requirement does not apply to sites solely occupied by unstaffed utilities, provided that vehicles associated with utilities shall not obstruct the footpath side or create a traffic hazard on the rear road. 3. Adequate vehicular access shall be made available to the rear of every new building boundary in accordance with the Code of Practice for Civil Engineering Works. 4. Vehicular access to a corner allotment shall be located no closer than 8m from the street corner. Where which adjoins a site is located on an intersection of a primary or secondary arterial traffic route (as identified in the Transport and Parking (TP) Chapter) the siting of the vehicular access shall be located as far as practicable from the corner of the street. The 8 metre setback shall be measured from where the two front boundaries of the site (refer to the definition of a corner allotment) join zoned High Density Residential, General Residential, or Open Space and Recreation must not exceed 2m in accordance with the diagram below height. |
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5. Where a corner allotment is located at an intersection of a national, primary or secondary arterial traffic route, as identified in the Transport and Parking (TP) Chapter, no building, fence or other structure is to be erected and no vegetation allowed to grow so as to obstruct a traffic sight line.
6. At the intersection of a road or rail level crossing, no building, fence or other obstructions which block sight lines for trains shall be erected, placed or grown in the hatched area marked in TP-Diagram 1 in the Transport and Parking (TP) Chapter.
7. Land use activities with direct access to a State Highway shall comply with the access and visibility standards set out in TP-Diagrams 2 to 9 in the Transport and Parking (TP) Chapter.

| <p>CCZ-S2 Policies GGZ-P3, GGZ-P4</p> | <p>Setbacks from boundaries</p> <ul style="list-style-type: none"> • Properties within Where the City Centre Zone are exempt from all side or rear boundary setback requirements, except where sites adjoin of a site adjoins a High Density Residential Zone, General Residential or Open Space Zone, then the following setback requirements shall apply along the adjoining boundary: <ol style="list-style-type: none"> a. Side and rear boundaries adjoining a General Residential or Open Space Zone 3m the following Setback standard applies: <ol style="list-style-type: none"> 1. Buildings must be set back from the relevant boundary by the minimum depth listed in the yards table below: <table border="1" style="margin-left: 20px;"> <thead> <tr> <th>Yard</th> <th>Minimum depth</th> </tr> </thead> <tbody> <tr> <td>Side</td> <td>1 metre</td> </tr> <tr> <td>Rear</td> <td>1 metre</td> </tr> </tbody> </table> 2. This standard does not apply to site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed. 3. This standard does not apply to: <ol style="list-style-type: none"> a. Accessory buildings less than 2m in height. b. Fences and standalone walls. | Yard | Minimum depth | Side | 1 metre | Rear | 1 metre |
|--|--|------|---------------|------|---------|------|---------|
| Yard | Minimum depth | | | | | | |
| Side | 1 metre | | | | | | |
| Rear | 1 metre | | | | | | |

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| <p>CCZ-S3 Policy GGZ-P4</p> | <p>Building height</p> <ol style="list-style-type: none"> 1. The maximum All height residential units must be located above ground floor level of any building in the following areas shall not exceed: <ol style="list-style-type: none"> a. City Centre Zone (except for northern side of Main Street) 40m b. City Centre Zone (northern side of Main Street only) 20m. |
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| <p>CCZ-S4 Policies GRZ-P4, GGZ-P3 GGZ-P4</p> | <p>Sunlight access</p> <ol style="list-style-type: none"> 1. For sites within Where the City Centre Zone, all buildings shall comply with the height control planes defined in GRZ-S8 along all boundaries adjoining a General Residential side or Open Space Zone, or along all rear boundaries boundary which face and are within 25 metres of a site within the adjoins a High Density Residential Zone, General Residential Zone, or Open Space and Recreation Zone the following Height in Relation to Boundary standard applies: <ol style="list-style-type: none"> 1. Buildings must not project beyond a 60° recession plane measured from a point 4 metres vertically above ground level along all boundaries. Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way. <p>This standard does not apply to:</p> <ol style="list-style-type: none"> a. A boundary with a road. b. Existing or proposed internal boundaries within a site. c. Site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed. |
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| <p>GGZ-S5 Policies GGZ-P2, GGZ-P3</p> | <p>Loading provisions</p> <ol style="list-style-type: none"> 1. The number of loading spaces needed for any building in the City Centre Zone shall be as follows: <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;">Floor area CCZ-S5</th> <th style="width: 40%;">Loading spaces required Noise and Ventilation</th> </tr> </thead> <tbody> <tr> <td>a. Between 100m² and 1000m²</td> <td>1 space</td> </tr> <tr> <td>b. Between 1001m² and 2000m²</td> <td>2 spaces</td> </tr> <tr> <td>c. More than 2000m²</td> <td>2 spaces or 4 spaces if the building is used as a retail store</td> </tr> </tbody> </table> <p>Notes</p> <ul style="list-style-type: none"> • Every loading space requires a manoeuvring space for ingress and egress. The extent of the manoeuvring space is to be in accordance with the Code of Practice for Civil Engineering Works. • Loading areas must be kept clear and must be available at all times for vehicles used in association with the building during which time the building is being used for the activity to which the car parking and loading spaces relate. • Direct access to each loading space may be allowed from any vested service lane • All loading spaces are required to be formed and surfaced in accordance with the Code of Practice for Civil Engineering Works. | Floor area CCZ-S5 | Loading spaces required Noise and Ventilation | a. Between 100m ² and 1000m ² | 1 space | b. Between 1001m ² and 2000m ² | 2 spaces | c. More than 2000m ² | 2 spaces or 4 spaces if the building is used as a retail store |
|--|---|--------------------------|--|---|---------|--|----------|---------------------------------|--|
| Floor area CCZ-S5 | Loading spaces required Noise and Ventilation | | | | | | | | |
| a. Between 100m ² and 1000m ² | 1 space | | | | | | | | |
| b. Between 1001m ² and 2000m ² | 2 spaces | | | | | | | | |
| c. More than 2000m ² | 2 spaces or 4 spaces if the building is used as a retail store | | | | | | | | |

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| <ol style="list-style-type: none"> 1. All residential units must meet the following standards: <ol style="list-style-type: none"> a. All habitable rooms must be designed and constructed to meet internal sound insulation levels achieving DnT,w+Ctr >30dB with an acoustic design certificate signed by a qualified acoustic engineer stating compliance will be achieved; and b. All habitable rooms must have a positive supplementary source of fresh air ducted from outside. The supplementary source of air is to achieve a minimum of 7.5 litres per second per person. | <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. Any potential reverse sensitivity effects on the continued operation of non-residential activities. 2. The amenity for the occupiers of the residential units. |
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| <p>CCZ-S6 Policies NATC-P4</p> | <p>Water supply, stormwater and wastewater 1. All activities shall comply with the water supply, stormwater and wastewater standards in the Code of Practice for Civil Engineering Works.</p> | | | | | | |
|--|--|-------------------|--------------|-------------------|------------|--|--|
| <p>1. All activities shall comply with the water supply, stormwater and wastewater standards in the Code of Practice for Civil Engineering Works.</p> | <p>Matters of discretion are restricted to: 1. Methods to avoid, remedy or mitigate adverse effects.</p> | | | | | | |
| <p>CCZ-S7 Policies CCZ-P3 CCZ-P5</p> | <p>Screening Service Areas, Outdoor Storage Areas and Parking Areas 1. Sites adjoining a Residential or Open Space Zone shall be fenced on the common boundary by a solid 2m high fence.</p> | | | | | | |
| <p>1. Any on-site service areas, including rubbish collection areas, and areas for the outdoor storage of goods or materials must, without preventing the provision of an entry point to the site, be adequately screened by a fence or landscaping where they are visible from any: a. Public road; b. Other public space; and c. Directly adjoining site zoned Residential or Open Space and Recreation. 2. Any on-site parking area must: a. Be adequately screened by a fence or landscaping from any directly adjoining site zoned Residential or Open Space and Recreation. b. Where located along a street edge, provide a landscaping strip that extends at least 1.5m from the boundary with the road and comprise a mix of trees, shrubs and ground cover plants, without preventing the provision of an entry point to the site. This does not apply to individual parking spaces for residential development, if provided. 3. Along active frontages identified on the planning maps any on-site service areas, including rubbish collection areas, and areas for the storage of goods or materials and any on-site ground level car parking must be: a. Located within or at the rear of the building that they serve; and b. Screened from view by a fence or landscaping where they are visible from any public road, public space or directly adjoining site zoned Residential or Open Space and Recreation.</p> | <p>Matters of discretion are restricted to: 1. Any adverse effects on the streetscape. 2. The visual amenity of adjoining Residential and Open Space and Recreation zoned sites including shading. 3. The service, storage and parking needs of the activity. 4. The size and location of service, storage and any parking areas. 5. Consistency with the City Centre Design Guide.</p> | | | | | | |
| <p>CCZ-S8 Policies CCZ-P2; CCZ-P3; CCZ-P4</p> | <p>Landscaping Active Frontages 1. If a building is required to be setback from the road boundary, the setback area between the road boundary and the building shall be landscaped unless it is used for access or car parking purposes. If car parking or accessways are provided between the road boundary and the building, a landscape strip with a minimum width of 0.6m shall be provided within the site along the road boundary. 2. Where a site adjoins a Residential, Rural, Open Space or Special Activity Zone (excluding road boundaries) or is within 25m of a General Residential or Open Space Zone, a landscape buffer with a minimum width of 0.6m shall be provided within the site between the zone boundary and the buildings.</p> | | | | | | |
| <p>1. Along active frontages identified on the planning maps: a. All new buildings and ground level additions or alterations to existing buildings must be built up to and oriented towards the road or public space boundary; b. A veranda must be provided that: i. Extends along the entire length of the building frontage; ii. Provides continuous shelter with any adjoining veranda; and iii. Has a minimum setback of 500mm from any kerb face; c. At least 55% of the ground floor building frontage must be display windows or transparent glazing; and d. The principal public entrance to the building must be located on the front boundary.</p> | <p>Matters of discretion are restricted to: 1. The effects on the amenity and quality of the streetscape. 2. The design and appearance of the street frontage. 3. The ability to reuse and adapt the building for a variety of activities. 4. Consistency with the City Centre Design Guide.</p> | | | | | | |
| <p>CCZ-S9 Policies CCZ-P2; CCZ-P4</p> | <p>Requirements for buildings Hydraulic neutrality on sites adjoining Main Street 1. All buildings on sites adjoining Main Street shall provide continuous building frontage onto the boundary with Main Street. 2. All yards, outdoor storage, outdoor retail areas, or other unbuilt areas on a site shall not be located adjoining the boundary with Main Street. 3. All buildings fronting Main Street shall ensure that at least 50% of the ground floor frontage is glazed. 4. For sites fronting onto Main Street, all vehicle access or egress shall be via alternative streets or service lanes or other accesses which do not connect on to Main Street.</p> | | | | | | |
| <p>New buildings and development must be designed to achieve hydraulic neutrality.</p> | <p>Matters of discretion are restricted to: 1. Methods to avoid, remedy or mitigate any adverse effects resulting from any increase in pre-development peak stormwater runoff. 2. Cumulative effects.</p> | | | | | | |
| <p>CCZ-S10</p> | <p>Outdoor living space</p> | | | | | | |
| <p>1. Each residential unit, including any dual key unit, must be provided with either a private outdoor living space or access to a communal outdoor living space; 2. Where private outdoor living space is provided it must be: i. For the exclusive use of residents; ii. Directly accessible from a habitable room; iii. A single contiguous space; and iv. Of the minimum area and dimension specified in the table below; 3. Where communal outdoor living space is provided it does not need to be in a single continuous space, but it must be: i. Accessible from the residential units it serves; ii. Of the minimum area and dimension specified in the table below; and iii. Free of buildings, parking spaces, and servicing and manoeuvring areas.</p> | <p>Matters of discretion are restricted to: 1. Whether adequate useable space is provided to accommodate outdoor activities. 2. Whether there are topographical or other site constraints that make compliance with the standard impractical. 3. The proximity of the residential unit to accessible public open space.</p> | | | | | | |
| <table border="1"> <thead> <tr> <th>Living Space Type</th> <th>Minimum area</th> <th>Minimum dimension</th> </tr> </thead> <tbody> <tr> <td>1. Private</td> <td></td> <td></td> </tr> </tbody> </table> | | Living Space Type | Minimum area | Minimum dimension | 1. Private | | |
| Living Space Type | Minimum area | Minimum dimension | | | | | |
| 1. Private | | | | | | | |

| | | |
|---------------------------------|---|-------------|
| i. Studio unit & 1 bedroom unit | 5m ² | 1.8m |
| ii. 2+ bedroom unit | 8m ² | 1.8m |
| 2. Communal | | |
| For every 5 units | 10m ² (per residential unit) | 8m diameter |

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| CCZ-S10 Policies CCZ-P2, CCZ-P4 | Main Street verandahs 1. Buildings fronting Main Street shall provide verandahs for pedestrian cover, meeting the following standards: a. The lowest part of a verandah, not including signs, shall be at least 2.9m above the footpath. b. The verandah shall extend for the full length of the frontage of the site. c. The verandah shall cover the full width of the footpath less 500mm; d. Any new or refurbished verandah shall provide in its design for a visual continuity between any existing adjoining verandah(s) and the proposed verandah. |
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| CCZ-S14 Policies CCZ-P2, CCZ-P3 | Car parking areas 1. Any car parking provided on a site shall be primarily for the purposes of meeting the car parking demand generated by the use of that site. |
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| CCZ-S12 Policy CCZ-P3 | Hours of operation for activities adjoining the General Residential Zone 1. Any activity which is open to the public (including licenced premises, places of assembly, shops, restaurants and takeaway food outlets) and adjoins a site which is zoned Residential, shall not be open to the public outside the hours of 7am - 11pm Sunday to Thursday (inclusive) and until 1am the following day on Friday, Saturday, Christmas Eve and New Year's Eve. |
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Restricted Discretionary Activities

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| CCZ-R10 Policies CCZ-P2, CCZ-P3, CCZ-P4 | Buildings which do not comply with permitted or controlled activity standards Buildings which do not comply with the standards for permitted Food and controlled activities Beverage Activity Council will restrict its discretion to, and may impose conditions on: 1. Height, boundary setbacks and sunlight access; 2. Provision of and effects on utilities and/or services; 3. Landscaping and screening; 4. Standard, construction and layout of vehicular access; 5. Car parking; 6. Effects on adjoining residential properties; 7. Effects on the amenity of the surrounding area; 8. Requirements for buildings on sites adjoining Main Street; 9. Financial contributions; | RDIS |
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1. Activity Status: **Permitted**

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| CCZ-R11 Policy TP-P3 | Activities Healthcare Activity otherwise permitted or controlled which do not comply with the access standards in CCZ-S1 Council will restrict its discretion to, and may impose conditions on: 1. The extent to which the activity will adversely affect traffic and pedestrian safety; 2. The extent to which the activity will adversely affect the efficient functioning of the roading network; | RDIS |
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1. Activity Status: **Permitted**

Discretionary Activities

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| CCZ-R12 | Warehouses Demolition | DIS |
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1. Activity Status: **Permitted**
Note: Prior to demolition commencing, confirm whether rules in chapter HH-Historic Heritage apply.

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| CCZ-R13 | Redevelopment, Service stations Alteration and motor vehicle garages Repair of Existing Buildings | DIS |
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1. Activity Status: **Permitted**
Where:
a. The external **building form** (floor area and **height**) of the existing **building** remains unchanged; and
b. **Compliance** is achieved with CCZ-S8 (Active Street Frontages).

2. Activity Status: **Restricted discretionary**
Where:
a. **Compliance** is not achieved with CCZ-R13-1.a or CCZ-R13-1.b; and
b. **Compliance** is achieved with
i. **CCZ-S1 (Fences and Standalone Walls);**
ii. **CCZ-S2 (Setback);**
iii. **CCZ-S3 (Location of Residential Units);**
iv. **CCZ-S4 (Height in Relation to Boundary);**
v. **CCZ-S5 (Noise and Ventilation);**
vi. **CCZ-S6 (Water Supply, Stormwater and Wastewater);** and
vii. **CCZ-S7 (Landscaping and Screening).**

Matters of discretion are restricted to:
1. The extent to which the redevelopment, alteration or repair may adversely impact on the anticipated built character and amenity of the City Centre Zone.
2. Whether the redevelopment, alteration or repair reflects the purpose scale and context of the City Centre Zone.
3. The extent to which the redevelopment, alteration or repair aligns with the anticipated compact, high-density built **environment** anticipated for the City Centre Zone and realises as much development capacity as possible, to maximise the benefits of intensification.
4. Whether the redevelopment, alteration or repair is well designed and contributes to the creation of safe and vibrant public spaces.
5. Whether the redevelopment, alteration or repair creates an active street frontage.
6. Whether the redevelopment, alteration or repair provides visual interest by using a variety of **building forms, materials and colours.**
7. Consistency with the City Centre Design Guide.

Notification:
• An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA

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| <p>3. Activity Status: Discretionary</p> <p><u>Where:</u></p> <p>a. <u>Compliance is not achieved with one or more of the standards under CCZ-R13-2.b.</u></p> | | |
| CCZ-R14 | Public car parks | DIS |
| CCZ-R15 | <p>Educational</p> <p>The sale Facility and hire of motor vehicles, boats, caravans, motor homes and accessories and motor vehicle spare part Community Correction Activity</p> | DIS |
| <p>1. Activity Status: Permitted</p> | | |
| CCZ-R16 | <p>New</p> <p>Residential accommodation at ground floor level Buildings and Structures</p> | DIS |
| <p>1. Activity Status: Restricted Discretionary</p> <p><u>Where:</u></p> <p>a. <u>Compliance is achieved with:</u></p> <ol style="list-style-type: none"> CCZ-S1 (Fences and Standalone Walls); CCZ-S2 (Setback); CCZ-S3 (Location of Residential Units); CCZ-S4 (Height in Relation to Boundary); CCZ-S5 (Noise and Ventilation); CCZ-S6 (Water Supply, Stormwater and Wastewater); CCZ-S7 (Landscaping and Screening); CCZ-S8 (Active Street Frontages); and CCZ-S9 — (Hydraulic neutrality). <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> The extent to which the building may adversely impact on the anticipated built form, character and amenity of the City Centre Zone. Whether the building reflects the anticipated purpose scale and context of the City Centre Zone. The extent to which the building aligns with the anticipated compact, high-density built environment anticipated for the City Centre Zone. Whether the building is well designed and contributes to the creation of safe and vibrant public spaces. Whether the building creates an active street frontage. Whether the building provides visual interest by using a variety of building forms, materials and colours. Consistency with the City Centre Design Guide. The matters of discretion listed under the relevant standard. <p><u>Notification:</u></p> <ul style="list-style-type: none"> An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA | | |
| <p>2. Activity Status: Discretionary</p> <p><u>Where:</u></p> <p>a. <u>Compliance is not achieved with one or more of the standards under CCZ-R16-1.a</u></p> | | |
| CCZ-R17 | <p>Emergency</p> <p>Activities otherwise permitted or controlled, which do not comply with the relevant standards in this chapter, except where otherwise specified in this table or in the District-wide matters of the Plan Service Facility</p> | DIS |
| <p>1. Activity Status: Restricted Discretionary</p> <p><u>Where:</u></p> <p>a. <u>Compliance is achieved with CCZ-S7 (Landscaping and Screening).</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> The extent to which the activity may adversely impact on the anticipated character and amenity values of the City Centre Zone. The effects of the activity on the existing and anticipated function and role of the City Centre Zone. The potential of the activity to compromise other activities that are enabled in the City Centre Zone. The extent to which the adverse effects of the activity can be avoided, or appropriately remedied or mitigated. The functional need or operational need for the emergency service facility to be located in the City Centre Zone. <p><u>Notification:</u></p> <ul style="list-style-type: none"> An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA | | |
| <p>2. Activity Status: Discretionary</p> <p><u>Where:</u></p> <p>a. <u>Compliance is not achieved with CCZ-R17-1.a</u></p> | | |
| <p>Non-Complying Activities</p> | | |
| CCZ-R18 | <p>Sport</p> <p>Motor vehicle wrecking and Active Recreation</p> | NG |
| <p>1. Activity Status: Restricted Discretionary</p> <p><u>Where:</u></p> <p>a. <u>Compliance is achieved with CCZ-S7 (Landscaping and Screening).</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> The extent to which the activity may adversely impact on the anticipated character and amenity values of the City Centre Zone. The effects of the activity on the existing and anticipated function and role of the City Centre Zone. The potential of the activity to compromise other activities that are enabled in the zone. The extent to which the adverse effects of the activity can be avoided, or appropriately remedied or mitigated. | | |
| <p>2. Activity Status: Discretionary</p> <p><u>Where:</u></p> <p>a. <u>Compliance is not achieved with one or more of the standards under CCZ-R18-1.a</u></p> | | |
| CCZ-R19 | <p>Retirement</p> <p>Every activity listed as an offensive trade in the third schedule of the Health Act 1956 Village</p> | NG |

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| <p>1. Activity Status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance is achieved with</p> <ol style="list-style-type: none"> CCZ-S3 (Location of Habitable Rooms); CCZ-S5 (Noise and Ventilation); and CCZ-S7 (Landscaping and Screening). <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> Whether any adverse effects, including reverse sensitivity effects on the continued operation of established activities, can be avoided, remedied or mitigated. Whether on-site amenity for residents is provided, which reflects the nature of and diverse needs of residents of the retirement village. The extent to which the activity may adversely impact on the anticipated character and amenity values of the City Centre Zone. The effects of the activity on the existing and anticipated function and role of the City Centre Zone. The potential of the activity to compromise other activities that are enabled in the City Centre Zone. The extent to which the adverse effects of the activity can be avoided, or appropriately remedied or mitigated. |
| <p>2. Activity Status: Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with one or more of the standards under CCZ-R19-1.a</p> |

| Matters for Consideration | |
|--|--|
| Matters that may be relevant in the consideration of any Discretionary or Non-Complying Activity resource consent may include the following: | |
| GGZ-MG1 | <p>Access</p> <ol style="list-style-type: none"> Accessibility for public transport, cyclists and pedestrians; Compliance with the Code of Practice for Civil Engineering Works; Whether the topography, size or shape of the site or the location of any natural or built feature(s) on the site or other requirements such as easements, rights-of-way or restrictive covenants impose constraints that make compliance impracticable; Whether the activities proposed will not generate a demand for servicing facilities; Whether suitable alternative provision for servicing can be made; Whether the nature of adjacent roads is such that the entry, exit and manoeuvring of vehicles can be conducted safely; |
| GGZ-MG2 | <p>Site Layout</p> <ol style="list-style-type: none"> The arrangement of buildings, car parks and vehicle movements on site; The nature and extent of landscaping and screening; Whether the topography of the site has been taken into account; Whether a better standard of development can be achieved by varying the design; |
| GGZ-MG3 | <p>Bulk and location of buildings</p> <ol style="list-style-type: none"> Whether the buildings will cause a loss of privacy, interfere with sunlight access or create shadows on residential units on adjoining Residentially zoned sites; Whether the building design, appearance and scale will detrimentally affect the character of the surrounding area; |
| GGZ-MG4 | <p>Traffic generation</p> <ol style="list-style-type: none"> Whether activities which generate significant traffic flows have the necessary access, do not adversely impact upon the street environment, and maintain public safety; |
| GGZ-MG5 | <p>Non-business activities</p> <ol style="list-style-type: none"> Whether the buildings, structures or other works are of an appropriate scale having regard to the local amenity; The extent to which the amenities and the quality of the business environment can be maintained and enhanced; |
| GGZ-MG6 | <p>Nuisance</p> <ol style="list-style-type: none"> The potential impacts of noise, dust, glare, vibration, fumes, smoke, other discharges or pollutants or the excavation or deposition of earth |
| GGZ-MG7 | <p>Infrastructure</p> <ol style="list-style-type: none"> The existing capacity of the infrastructure; |
| GGZ-MG8 | <p>Cumulative effects</p> <ol style="list-style-type: none"> Whether cumulative effects such as pollution, risks to public safety and nuisances have been assessed; |
| GGZ-MG9 | <p>Retail activities</p> <ol style="list-style-type: none"> The effects of retail activities on the vitality and economic viability of the City Centre Zone (Central Business District), and neighbourhood centres; Whether the nature and scale of retail activities compliments activities occurring on surrounding sites |

| Prohibited Activities | | |
|--|---|-----------|
| GGZ-R20 | Gang fortifications | PR |
| CCZ-R20 | Drive-through Activity | |
| 1. Activity Status: Discretionary | | |
| CCZ-R21 | Any activity not otherwise listed as permitted, restricted discretionary, discretionary or non-complying | |
| 1. Activity Status: Discretionary | | |
| CCZ-R22 | Industrial Activity | |
| 1. Activity Status: Non-complying | | |
| CCZ-R23 | Yard Sale Activity / Trade Supplier | |
| 1. Activity Status: Non-complying | | |
| CCZ-R24 | Motorised Recreation | |
| 1. Activity Status: Non-complying | | |
| CCZ-R25 | Primary Production | |
| 1. Activity Status: Non-complying | | |

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|-----------------------------------|-------------------------|
| CCZ-R26 | Rural Industries |
| 1. Activity Status: Non-complying | |

Advice note

For any activity within the **Stream/River Corridor, Overflow Path, Ponding Area** or **Erosion Hazard Area**, applicants are advised to consult the Wellington Regional Council to determine if regional consent is also required.

Methods

- CCZ-M1** District Plan provisions consisting of the following:
 1. Commercial Zones identifying the commercial **environments** within the City. These are the Commercial Zone and the City Centre Zone.
 2. Rules and performance standards to avoid, remedy or mitigate adverse **effects**.
- CCZ-M2** **Code of Practice for Civil Engineering Works.**
- CCZ-M3** Abatement notices and enforcement orders may be issued where it is necessary to enforce the performance standards and mitigate any adverse **effects of activities**.
- CCZ-M4** Consultation with businesses and landowners to promote new developments which avoid, remedy or mitigate the potential adverse **effects of all activities**.
- CCZ-M5** Management Plans prepared under relevant legislation.
- CCZ-M6** District Plan rules setting standards to protect adjacent **properties** from adverse shading **effects**.
- CCZ-M7** District Plan rules prohibiting **gang fortifications** because of their adverse **effects** on the **environment**.

Anticipated environmental results

The following results are expected to be achieved by the objectives, policies and methods of this chapter. The means of monitoring whether this Plan achieves the anticipated environmental results are also set out below:

| Anticipated environmental results | | Monitoring indicators | Data source |
|-----------------------------------|---|--|--|
| GGZ-AER1 | Development within the City Centre Zone which reflects the location, scale and intensity of development in the surrounding environment | Density within the City Centre Zone Number of resource consents by type | Council records |
| GGZ-AER2 | Management of the City Centre Zone so that activities do not unduly affect adjacent land users | Number of resource consents by type Complaints and abatement/enforcement proceedings | Council records Complaints register |
| GGZ-AER3 | A CBD which is safe, convenient and attractive | Complaints and abatement/enforcement proceedings | Complaints register Field work |
| GGZ-AER4 | A consolidated City Centre Zone that continues to maximise resources and existing infrastructure | Density within the City Centre Zone Number of resource consents by type | Council records |
| GGZ-AER5 | Retail activities are appropriately located to not adversely affect the economic viability of the CBD and to ensure that the industrial land resource of the City is used primarily for industrial purposes | Number of resource consents by type The spatial development of retail activities The use, occupation and vacancy rate of industrial land and buildings | Council records Field work |
| GGZ-AER6 | A built environment which supports the health and safety of the City's residents | Resource consents and type and effect on health and safety issues Consultation and community initiatives | Council records |

GIZ — General Industrial Zone

Background

Businesses within the City are located in the **Central Business District (CBD) City Centre Zone**, commercial, **mixed use** and industrial areas, and suburban areas. Some parts of the business areas include hotels, tourist facilities and other **activities**.

Historically, the location of industry in Upper Hutt has been influenced by two factors, **land** availability in southern and eastern Upper Hutt and the close proximity of transportation links.

Resource Management Issues

GIZ-11 *Adverse effects on amenity values and environmental quality resulting from industrial activities and commercial activities.*

Industrial activities and **commercial activities** in general, while vital to the well-being of the community, may have a range of adverse **effects** on the surrounding **environment**, including residential areas. These **effects** need to be identified and managed to ensure that **amenity values** are not diminished. The adverse environmental **effects** which **industrial activities** and **commercial activities** may have can include increases in traffic density, **noise** and odour, a decrease in sunlight, and loss of privacy and visual amenity.

GIZ-12 *The adverse effects of industrial activities and commercial activities on the existing infrastructure and resources of the industrial areas.*

Activities in industrial areas can result in **effects** on the infrastructure and resources which have established there.

The efficient use of the existing infrastructure and resources of the industrial areas, including new development, is considered to be an important resource management matter.

GIZ-13 *Providing for a range of industrial activities and commercial activities which are readily accessible.*

The variety of **activities** which exist in the industrial areas contributes to the vitality and convenience of the City.

Industrial areas provide a wide range of goods and services and opportunities for economic **activities**.

GIZ-14 *The continued maintenance of an appropriate level of environmental quality within industrial areas.*

Industrial activities and **commercial activities** can generate traffic, smoke, **noise**, vibration, glare or other nuisances that can adversely affect other nearby **activities**. They also can have potential adverse **effects** on the natural **environment**, such as **waterbodies** and indigenous bush areas.

GIZ-15 *Provision for the development and use of land on Eastern Hutt Road for business and service industrial activities.*

Land on Eastern Hutt Road zoned Business Industrial is suitable for development and use for business industrial **activities**, taking advantage of its strategic location on the transportation network, provided the risk of flooding from both the Hutt River and Halls Creek is satisfactorily mitigated. The land's location would also allow the larger **building heights** required by the business and service industry, provided the visual appearance of the buildings can be adequately sited and designed, and the front yard landscaped.

Objectives

GIZ-01 *The sustainable management of physical resources within the existing industrial areas of the City to protect and enhance their amenity values.*

This objective recognises the importance of particular elements and characteristics that define the industrial areas. **Industrial activities** and **commercial activities** and development can have both positive and adverse environmental **effects** on the areas that surround them. Any consideration of **effects** must take account of the need to provide sufficient areas for business development needs, and the maintenance of **amenity values** and character.

The General Industrial Zone incorporates **land** which is used for a range of **industrial activities** and **commercial activities**, but in particular larger scale industrial, warehousing, storage and **commercial activities** which are vehicle rather than pedestrian orientated. There are limited **retail activities** within these areas and the environmental standards are less stringent than those within the Commercial **zone** and **Mixed Use zones**.

GIZ-02 *The avoidance, remedying, or mitigation of the adverse effects of industrial and commercial activities on the amenity of surrounding neighbourhoods.*

The **effects** generated by the wide range of **activities** provided for in the General-Industrial Zone, such as smoke, **noise**, vibration, glare or other nuisances, can have adverse **effects** on areas beyond the General-Industrial Zone **boundaries**.

GIZ-03 *The General Industrial zone on Eastern Hutt Road is used and developed for business and service activity, while appropriately mitigating the risks from flooding and maintaining the amenity values of the area.*

The **site** is flat, has good **road** access, and is not located near potentially sensitive **activities**. The site therefore has the ability to provide for **activities** requiring relatively higher heavy vehicle movements and larger **buildings**. However, this land is currently subject to the risk of flooding from both the Hutt River and Halls Creek; and requires appropriate measures to be implemented to mitigate these flood risks, ensuring that these matters do not exacerbate the risks elsewhere. Given the high visibility of the **land** and **amenity values** in the vicinity, appropriate siting, design and **landscaping** measures are required to maintain these values.

Policies

GIZ-P1 *To promote the location of retail activities in patterns which do not adversely affect the amenity values of the City Centre Zone (Central Business District), and to limit the establishment of retail activities within the General Industrial Zone.*

The City Centre Zone **(CBD)** is the focus of many **retail** and service **activities** that, in combination, give this area a special and unique character as the centre of the City. The focusing and clustering of **activities** within the City Centre Zone **(CBD)** is an important part of the vitality, character and amenity of the City. This policy seeks to recognise the role of the City Centre Zone **(CBD)** by promoting its amenity characteristics and recognising its overall

economic viability, but this policy does not seek to preclude **retail** development in other parts of the City such as in neighbourhood centres. This in turn promotes the sustainable management of the City Centre Zone (CBD).

Yard-oriented **retail activities** and **large format retail activities** tend to adversely affect pedestrian **amenity values**. It is therefore important to encourage them to locate in areas where a lower level of pedestrian amenity is acceptable such as in the General industrial zone. Establishment of **retail activity** in the General industrial zone is however controlled in order to enable the assessment of the scale and character of **retail activity**. **Retail activity** in the General industrial zone can detract from other **retail** areas of the City and can generate adverse traffic **effects**. **Retail activity** can also conflict with other **land** uses within the General industrial zone. **Large format retail** development should be located in a manner complementary to the existing **retail** development of the City and in a manner that is complementary to, and does not detract from, the vitality and viability of the City Centre Zone (CBD).

Specific provision is made for large format retailing to establish on the former South Pacific Tyres site being a location that is considered to be complementary to the City Centre Zone (CBD) and which can contain a number of large format retail activities in an integrated manner, complementary to established activities on Park Street. The site has been identified as being appropriate for large format retailing through the development of the Upper Hutt Urban Growth Strategy.

The concentration of **activities** in established areas results in the provision of a wide range of services and the promotion of **amenity values** of the established business areas. It also encourages better use of community resources such as the City Library or recreation facilities which are more convenient when located centrally.

GIZ-P2 To ensure that **activities** in the General-Industrial Zone do not unduly detract from the character and amenity of neighbouring areas.

This policy recognises the potential for **industrial activities** and **commercial activities** to impact adversely on adjoining areas and consequently aims to preserve the **amenity values** of areas adjacent to the General-Industrial Zone.

GIZ-P3 To control the size and scale of **buildings** and the visual appearance of **sites** within the General-Industrial Zone.

This policy aims to preserve **amenity values** within the General Industrial Zone. **Buildings** and **sites** need to be attractive and be of a size or type that is compatible with the neighbourhood.

The scale, nature and effects of industrial **activities** are not particularly compatible with **residential activities**. To avoid possible conflicts, the Plan provisions limit **residential activity** within the General-Industrial Zone to that required for the effective operation of the business **activity**.

GIZ-P4 To promote the efficient development and use of General-Industrial zoned **land** on Eastern Hutt Road, which satisfactorily mitigates the flood risks of the area and that does not unduly detract from the amenity of the area.

Bulk, **height** and location standards for the General-Industrial zone on Eastern Hutt Road provide for the large **buildings** required for the business and service industry. **Building setback** standards and the management of **landscaping** requirements as a controlled activity apply along the Eastern Hutt Road frontage so that an acceptable visual appearance will be achieved on that aspect. **Residential activity** is a non-complying activity because of the potential for reverse sensitivity **effects**. **Noise** standards have been set at a reasonable level reflecting the nature of distribution **activities** and associated 24-hour truck movements.

As this **land** is subject to the risk of flooding from both the Hutt River and Halls Creek, any development of the **site** shall be designed and built to ensure that **buildings** and **site** access will be free of inundation from a flood with a magnitude of 2300 cumecs (including freeboard) in the Hutt River, and a 1 in 100-year (including freeboard) event in Halls Creek. This level of flood protection shall not be achieved by surrounding the **buildings** with stopbanks or any other flood protection **structure**.

The natural and scenic values of Halls Creek shall be protected and enhanced by discouraging the use of the riparian margins and **land** to the southeast of the Creek for business industrial **activities**, and providing for **passive recreation** and **conservation activities** in these areas.

GIZ-P5 To identify and maintain **amenity values** that the community wishes to protect.

Amenity values are those features or aspects about an area which enhance it or make it pleasant to be in. They can include access to sunlight, landscaping and visual qualities. They may also include important public features, such as parks and reserves. **Activities** which can adversely affect the amenities of an area must be managed, while also recognising the rights of individuals to use their own **properties** and the need for utilities to operate effectively and safely.

A particular concern of the Upper Hutt community relates to the **effects** of the establishment and use of what are commonly referred to as **gang fortifications**. These are sometimes accompanied by an increase in antisocial behaviour.

It is Council's view that the adverse **effects** of these fortifications on the **environment**, in particular in respect of the social, economic, aesthetic and cultural conditions of the Upper Hutt people and community, and the **amenity values** of the Upper Hutt **environment**, are such that these **activities** should not be permitted. The **activity** is therefore prohibited anywhere in Upper Hutt City.

Rules

District-wide matters

Each **activity** in the General Industrial Zone shall comply with the relevant permitted activity standards in the District-wide matters of the Plan as listed below.

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|--------------------------------|
| District-wide matters |
| TEMP - Temporary Activities |
| SIGN - Signs |
| EW - Earthworks |
| NATC — Natural Character |
| DC — Development Contributions |
| HH - Historic Heritage |
| TREE - Notable Trees |
| UTG - Urban Tree Groups |

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| ECO - Ecosystems and Indigenous Biodiversity |
| NFL - Natural Features and Landscapes |
| PA — Public Access |
| ASW - Activities on the Surface of Water |
| NU — Network Utilities |
| REG - Renewable Energy Generation |
| TP — Transport and Parking |
| NOISE - Noise |
| NH - Natural Hazards |
| CL — Contaminated Land |
| HS - Hazardous Substances |
| WM — Waste Management |
| SUB - Subdivision |
| AIR - Air |
| LIGHT - Light |

Activities Tables

Policies GIZ-P1, NU-P4,

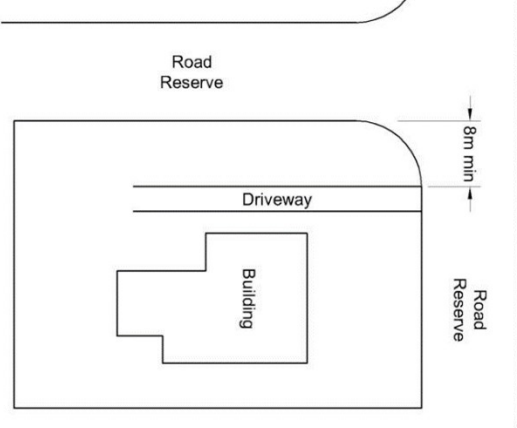
| Permitted Activities | | |
|----------------------|--|----------------|
| GIZ-R1 | All activities other than those identified below are permitted provided they meet the standards specified in the Plan for permitted activities | PER |
| GIZ-R2 | Large format retail activities on land identified in GIZ-Figure 4 | PER |
| GIZ-R3 | The following retail activities : 1. The sale and maintenance of heavy machinery; 2. Garden centres; 3. Building improvement centres; 4. Yard oriented retail activities ; 5. The sale of goods manufactured on the site , provided that the retail component is ancillary to the manufacturing activity ; 6. The sale of kit-set buildings and framing. | PER |
| GIZ-R4 | Warehouses | PER |
| GIZ-R5 | The sale and hire of motor vehicles, boats, caravans, motor homes and accessories and motor vehicle spare part | PER |
| GIZ-R6 | Churches | PER |
| GIZ-R7 | Residential accommodation for a caretaker, where the caretaker is required to live on the site | PER |
| GIZ-R8 | Minor structures | |

| Controlled Activities | | |
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| GIZ-R9 <i>Policies GIZ-P2 GIZ-P3</i> | Service stations and motor vehicle garages Council may impose conditions on: 1. Traffic generation, car parking, access arrangements and on-site vehicle movements . 2. Bulk, location, design and appearance of buildings . 3. Hours of operation. 4. Landscaping and screening. 5. Health and safety issues. 6. Noise . 7. Lighting. 8. Signs . 9. Provision of and effects on utilities and/or services. 10. Financial contributions. | CON |
| GIZ-R10 <i>Policy GIZ-P3</i> | Establishment of a relocated building from another site Council may impose conditions on: 1. Reinstatement works to the condition and appearance of the building relating to: a. Works to the exterior fabric of the building to repair, replace or renovate damaged, defective or substandard elements; b. Painting and/or cleaning of the exterior fabric of the building if necessary; c. Cladding or other means of enclosing open subfloor areas below the building ; d. * Alterations required to ensure that the reinstated exterior of any relocated building is not likely to detract from the amenity values of the surrounding area. 2. The timeframe for the work to be completed; 3. Landscaping , screening and boundary treatment; 4. Execution of a performance bond to provide security for exterior reinstatement works required as a condition of resource consent. 5. Provision of and effects on utilities and/or services. 6. Standard, construction and layout of vehicular access. Notes in respect of (4): • A bond is not mandatory. It will only be required when Council considers it necessary in view of the scale and/or nature of exterior reinstatement works required. The requirement for a bond and its value will be determined in the context of the building assessment report submitted at resource consent stage. | CON |

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| | <ul style="list-style-type: none"> The bond shall be executed at the time application is made for a building consent, and security shall be in the form of either money or a guarantee by an institution approved by Council as guarantor. The bond shall be cancelled upon completion of exterior reinstatement works required in the conditions of the resource consent. The verification method for completion of these works shall be the issuing of a full or interim Code Compliance Certificate as defined in the Building Act. In the event that conditions relating to exterior reinstatement works are not complied with, the bond may be used in whole or in part to complete the works. | |
| GIZ-R11 <i>Policies</i> GIZ-P3, GIZ-P4 | Initial landscaping of the front boundary setback required by GIZ-S2 within the General-Industrial Zone on Eastern Hutt Road Council may impose conditions over the following matters: 1. Design, appearance and layout of the landscaping , and its ongoing management and maintenance. 2. The extent to which the landscaping will screen buildings and structures viewed from Eastern Hutt Road. 3. The extent to which the landscaping can contribute to the provision of an ecological corridor between the eastern and western Hutt hills. 4. Effects on flood protection works. | CON |
| Controlled activities – restrictions on notification Subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of the Act , a resource consent application for a controlled activity is precluded from public notification under section 95A and, subject to section 95B(3), is precluded from limited notification under section 95B(2) of the Act . | | |

Standards for Permitted and Controlled Activities

Note:
 The following standards for Permitted and Controlled Activities apply to all **properties** throughout the general industrial Zone unless otherwise specified in the text of the standard in question.

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| GIZ-S1 <i>Policies</i> GIZ-P1, CCZ-P2, TP-P5 | Access standards for land use activities 1. All accessways and manoeuvring areas shall be formed and surfaced in accordance with the Code of Practice for Civil Engineering Works . Exemption – the requirement for accessways serving sites solely occupied by unstaffed utilities shall be that the accessway shall be surfaced with permanent all weather surfacing for a minimum length of 5m from the edge of the road carriageway seal. 2. Sites shall have practical vehicle access to car parking and loading spaces, in accordance with the Code of Practice for Civil Engineering Works . This requirement does not apply to sites solely occupied by unstaffed utilities, provided that vehicles associated with utilities shall not obstruct the footpath or create a traffic hazard on the road . 3. Adequate vehicular access shall be made available to the rear of every new building in accordance with the Code of Practice for Civil Engineering Works . 4. Vehicular access to a corner allotment shall be located no closer than 8m from the street corner. Where a site is located on an intersection of a primary or secondary arterial traffic route (as identified in the Transport and Parking (TP) Chapter) the siting of the vehicular access shall be located as far as practicable from the corner of the street. The 8 metre setback shall be measured from where the two front boundaries of the site (refer to the definition of a corner allotment) join, or in accordance with the diagram below.  5. Where a corner allotment is located at an intersection of a national, primary or secondary arterial traffic route, as identified in the Transport and Parking (TP) Chapter, no building , fence or other structure is to be erected and no vegetation allowed to grow so as to obstruct a traffic sight line. 6. At the intersection of a road or rail level crossing, no building , fence or other obstructions which block sight lines for trains shall be erected, placed or grown in the hatched area marked in TP-Diagram 1 in the Transport and Parking (TP) Chapter. 7. Land use activities with direct access to a State Highway shall comply with the access and visibility standards set out in TP-Diagrams 2 to 9 in the Transport and Parking (TP) Chapter. |
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| GIZ-S2 <i>Policies</i> GIZ-P2, GIZ-P3 | Setbacks from boundaries 1. The setback distance for buildings from boundaries shall be not less than: a. Front boundary 8m b. Side and rear boundaries except where adjoining a General Residential, High Density Residential , or Open Space Zone 0m c. Side and rear boundaries adjoining a General Residential, High Density Residential , or Open Space Zone 5.5m Exemptions: 2. Service station canopies are exempt from the front boundary setback requirement. 3. Pole signs are exempt from the front boundary setback requirement. 4. Within the Business Industrial zone located on Eastern Hutt Road, buildings shall be set back from the front boundary with Eastern Hutt Road by 6m, and this setback area shall be landscaped prior to the construction of any buildings . Note: the setback area may also be developed for flood protection purposes if necessary. |
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| GIZ-S3 <i>Policy</i> GIZ-P3 | Building height 1. The maximum height above ground level of any building in the following areas shall not exceed: a. General-Industrial 12m b. General-Industrial zone located on Eastern Hutt Road 15m |
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| GIZ-S4 <i>Policies</i> GRZ-P4, | Sunlight access 1. All buildings on sites adjoining, or separated by a road from a site in the General Residential, High Density Residential , or Open Space Zone, shall comply with the height in relation to boundary control planes standard defined in GRZ-S8 along the adjoining |
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| GIZ-P2, GIZ-P3 | boundary or the boundary or boundaries separated by a road . | | | | | | | | |
|--|---|------------|-------------------------|---|---------|--|----------|---------------------------------|---|
| GIZ-S5 Policies GIZ-P2, CCZ-P2. | <p>Loading provisions</p> <p>1. The number of loading spaces needed for any building in the General Industrial Zone shall be as follows:</p> <table border="1"> <thead> <tr> <th>Floor area</th> <th>Loading spaces required</th> </tr> </thead> <tbody> <tr> <td>a. Between 100m² and 1000m²</td> <td>1 space</td> </tr> <tr> <td>b. Between 1001m² and 2000m²</td> <td>2 spaces</td> </tr> <tr> <td>c. More than 2000m²</td> <td>2 spaces or 4 spaces if the building is used as a retail store</td> </tr> </tbody> </table> <p>Notes</p> <ul style="list-style-type: none"> • Every loading space requires a manoeuvring space for ingress and egress. The extent of the manoeuvring space is to be in accordance with the Code of Practice for Civil Engineering Works • Loading areas must be kept clear and must be available at all times for vehicles used in association with the building during which time the building is being used for the activity to which the car parking and loading spaces relate • Direct access to each loading space may be allowed from any vested service lane • All loading spaces are required to be formed and surfaced in accordance with the Code of Practice for Civil Engineering Works. | Floor area | Loading spaces required | a. Between 100m ² and 1000m ² | 1 space | b. Between 1001m ² and 2000m ² | 2 spaces | c. More than 2000m ² | 2 spaces or 4 spaces if the building is used as a retail store |
| Floor area | Loading spaces required | | | | | | | | |
| a. Between 100m ² and 1000m ² | 1 space | | | | | | | | |
| b. Between 1001m ² and 2000m ² | 2 spaces | | | | | | | | |
| c. More than 2000m ² | 2 spaces or 4 spaces if the building is used as a retail store | | | | | | | | |
| GIZ-S6 Policies NATC-P1 | <p>Water supply, stormwater and wastewater</p> <p>1. All activities shall comply with the water supply, stormwater and wastewater standards in the Code of Practice for Civil Engineering Works.</p> | | | | | | | | |
| GIZ-S7 Policies GIZ-P2, GIZ-P5 | <p>Screening</p> <p>1. Sites adjoining a General Residential, High Density Residential, or Open Space Zone shall be fenced on the common boundary by a solid 2m high fence.</p> | | | | | | | | |
| GIZ-S8 Policies GIZ-P2, GIZ-P3, CCZ-P2 | <p>Landscaping</p> <p>1. If a building is required to be setback from the road boundary, the set back area between the road boundary and the building shall be landscaped unless it is used for access or car parking purposes. If car parking or accessways are provided between the road boundary and the building, a landscape strip with a minimum width of 0.6m shall be provided within the site along the road boundary.</p> <p>2. Where a site adjoins a Residential, Rural, Open Space or Special Activity Zone (excluding road boundaries) or is within 25m of a General Residential, High Density Residential, or Open Space Zone, a landscape buffer with a minimum width of 0.6m shall be provided within the site between the zone boundary and the buildings.</p> | | | | | | | | |
| GIZ-S9 Policies GIZ-P2, CCZ-P2 | <p>Car parking areas</p> <p>1. Any car parking provided on a site shall be primarily for the purposes of meeting the car parking demand generated by the use of that site.</p> | | | | | | | | |
| GIZ-S10 Policy GIZ-P1 | <p>Hours of operation for activities adjoining the General Residential or High Density Residential Zone</p> <p>1. Any activity which is open to the public (including licenced premises, places of assembly, shops, restaurants and takeaway food outlets) and adjoins a site which is zoned Residential, shall not be open to the public outside the hours of 7am - 11pm Sunday to Thursday (inclusive) and until 1am the following day on Friday, Saturday, Christmas Eve and New Year's Eve.</p> | | | | | | | | |

| Restricted Discretionary Activities | | |
|---|---|------|
| GIZ-R12 Policies GIZ-P2, GIZ-P3, CCZ-P2 | <p>Buildings which do not comply with permitted or controlled activity standards</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> 1. Height, boundary setbacks and sunlight access. 2. Provision of and effects on utilities and/or services. 3. Landscaping and screening. 4. Standard, construction and layout of vehicular access. 5. Car parking. 6. Effects on adjoining residential properties. 7. Effects on the amenity of the surrounding area. 8. Requirements for buildings on sites adjoining Main Street. 9. Financial contributions. | RDIS |
| GIZ-R13 Policy TP-P3 | <p>Activities otherwise permitted or controlled which do not comply with the access standards in GIZ-S1</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> 1. The extent to which the activity will adversely affect traffic and pedestrian safety. 2. The extent to which the activity will adversely affect the efficient functioning of the roading network. | RDIS |

| Discretionary Activities | | |
|--------------------------|--|----------------|
| GIZ-R14 | Any other retail activity on land identified in GIZ-Figure1, unless otherwise provided for below | DIS |
| GIZ-R15 | Any retail activity unless otherwise provided for as a permitted activity | DIS |
| GIZ-R16 | Motor vehicle wrecking | DIS |
| GIZ-R17 | Public car parks | DIS |
| GIZ-R18 | Every activity listed as an offensive trade in the third schedule of the Health Act 1956 | DIS |
| GIZ-R19 | Residential accommodation at ground floor level | DIS |
| GIZ-R20 | Residential accommodation not otherwise provided for in this chapter | DIS |
| GIZ-R21 | Activities otherwise permitted or controlled, which do not comply with the relevant standards in this chapter, except where otherwise specified in this chapter or in the District-wide matters of the Plan | DIS |

| Non-Complying Activities | | |
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| | | |
|---------|---|----|
| GIZ-R22 | Visitor accommodation | NC |
| GIZ-R23 | Any activity other than conservation and passive recreation in the area identified as “Hulls Creek Overlay” within the General Industrial Zone on Eastern Hutt Road as shown in GIZ-Figure2. | NC |

| Matters for Consideration | | |
|--|---|--|
| Matters that may be relevant in the consideration of any Discretionary or Non-Complying Activity resource consent may include the following: | | |
| GIZ-MC1 | Access <ol style="list-style-type: none"> 1. Accessibility for public transport, cyclists and pedestrians. 2. Compliance with the Code of Practice for Civil Engineering Works. 3. Whether the topography, size or shape of the site or the location of any natural or built feature(s) on the site or other requirements such as easements, rights-of-way or restrictive covenants impose constraints that make compliance impracticable. 4. Whether the activities proposed will not generate a demand for servicing facilities. 5. Whether suitable alternative provision for servicing can be made. 6. Whether the nature of adjacent roads is such that the entry, exit and manoeuvring of vehicles can be conducted safely. | |
| GIZ-MC2 | Site Layout <ol style="list-style-type: none"> 1. The arrangement of buildings, car parks and vehicle movements on site. 2. The nature and extent of landscaping and screening. 3. Whether the topography of the site has been taken into account. 4. Whether a better standard of development can be achieved by varying the design. | |
| GIZ-MC3 | Bulk and location of buildings <ol style="list-style-type: none"> 1. Whether the buildings will cause a loss of privacy, interfere with sunlight access or create shadows on residential units on adjoining Residentially zoned sites. 2. Whether the building design, appearance and scale will detrimentally affect the character of the surrounding area. | |
| GIZ-MC4 | Traffic generation <ol style="list-style-type: none"> 1. Whether activities which generate significant traffic flows have the necessary access, do not adversely impact upon the street environment, and maintain public safety. | |
| GIZ-MC5 | Non-business activities <ol style="list-style-type: none"> 1. Whether the buildings, structures or other works are of an appropriate scale having regard to the local amenity. 2. The extent to which the amenities and the quality of the business environment can be maintained and enhanced. | |
| GIZ-MC6 | Nuisance <ol style="list-style-type: none"> 1. The potential impacts of noise, dust, glare, vibration, fumes, smoke, other discharges or pollutants or the excavation or deposition of earth | |
| GIZ-MC7 | Infrastructure <ol style="list-style-type: none"> 1. The existing capacity of the infrastructure. | |
| GIZ-MC8 | Cumulative effects <ol style="list-style-type: none"> 1. Whether cumulative effects such as pollution, risks to public safety and nuisances have been assessed. | |
| GIZ-MC9 | Retail activities <ol style="list-style-type: none"> 1. The effects of retail activities on the vitality and economic viability of the City Centre Zone (Central Business District), and neighbourhood centres. 2. Whether the nature and scale of retail activities compliments activities occurring on surrounding sites | |

| Prohibited Activities | | |
|-----------------------|---------------------|----|
| GIZ-R24 | Gang fortifications | PR |

Methods

- GIZ-M1 District Plan provisions consisting of the following:
1. A General Industrial Zone identifying the industrial **environments** within the City.
 2. Rules and performance standards to avoid, remedy or mitigate adverse **effects**.
- GIZ-M2 **Code of Practice for Civil Engineering Works**.
- GIZ-M3 Abatement notices and enforcement orders may be issued where it is necessary to enforce the performance standards and mitigate any adverse **effects** of **activities**.
- GIZ-M4 Consultation with businesses and landowners to promote new developments which avoid, remedy or mitigate the potential adverse **effects** of all **activities**.
- GIZ-M5 Management Plans prepared under relevant legislation.
- GIZ-M6 District Plan rules setting standards to protect adjacent properties from adverse shading **effects**.
- GIZ-M7 District Plan rules prohibiting **gang fortifications** because of their adverse **effects** on the **environment**.

Anticipated environmental results

The following results are expected to be achieved by the objectives, policies and methods of this chapter. The means of monitoring whether this Plan achieves the anticipated environmental results are also set out below.

| Anticipated environmental results | | Monitoring indicators | Data source |
|-----------------------------------|--|---|-----------------|
| GIZ-AER1 | Development within the General Industrial Zone which reflects the location, scale and intensity of development in the surrounding environment | Density within the General Industrial Zone Number of resource consents by type | Council records |
| GIZ-AER2 | Management of the General Industrial Zone so | Number of resource consents by type | Council records |

| | | | |
|-----------------|---|---|-------------------------------|
| | that activities do not unduly affect adjacent land users | Complaints and abatement/enforcement proceedings | Complaints register |
| GIZ-AER3 | A consolidated General Industrial Zone that continues to maximise resources and existing infrastructure | Density within the General Industrial Zone Number of resource consents by type | Council records |
| GIZ-AER4 | Retail activities are appropriately located to not adversely affect the economic viability of the CBD and to ensure that the industrial land resource of the City is used primarily for industrial purposes | Number of resource consents by type The spatial development of retail activities The use, occupation and vacancy rate of industrial land and buildings | Council records Field work |
| GIZ-AER5 | A built environment which supports the health and safety of the City's residents | Resource consents and type and effect on health and safety issues Consultation and community initiatives | Council records |

GIZ-Figure1

Former South Pacific Tyres site



GIZ-Figure2

Eastern Hutt Road site



OSZ — Open Space Zone

Background

Upper Hutt's open spaces are important to the quality of community life and add to the City's interest, diversity and character. They are used for both passive and **active recreation activities**, as well as having **conservation** and aesthetic values.

Within the urban area there are many neighbourhood parks and reserves which separate developed areas. Within the rural **environment** there are significant areas of open space including **land** administered by the Department of Conservation and the Wellington Regional Council.

The **river corridors** within the City provide valuable open space for a variety of uses, including those undertaken on the **water** surface. They include the surfaces of the Hutt, Akatarawa, Whakatikei, Pakuratahi and Mangaroa Rivers and adjoining riverbanks. In the case of the Hutt River, the Open Space Zone extends, at least, to the furthest point of the stopbanks where the construction of flood protection works is allowed. With the exception of some **sites** without stopbanks, the **river** area of this zone provides an indication of the **river corridor**.

The Te Marua Speedway is located to the north of the City. This area is used primarily for car racing and is an open space resource which differs in character from other open spaces within the City.

Upper Hutt's open spaces are under the control or management of a variety of public and private agencies. Most of the publicly owned **land** held for recreation purposes has reserve status under the Reserves Act 1977.

Resource Management Issues

OSZ-I1 *Protecting the environmental quality within and adjoining open spaces from the adverse **effects** of development and **activities**.*

Many of the City's open spaces are important because of their scenic, heritage, ecological, natural, or other significance. Open space areas also allow **natural hazards** to be mitigated by providing significant buffer space for management of the Hutt River in the case of floods.

The growth in active and **passive recreation**, and changing attitudes towards leisure time, have led to an increase of people pursuing recreational **activities**. Increasing use could compromise the quality of open space areas. The scale and design of **buildings** and developments can affect the **amenity value** and character of open spaces, including areas adjoining them.

OSZ-I2 *The need to provide adequate open space for the future residents of Upper Hutt.*

Continued growth and development in the City increases the demand for open spaces and recreation opportunities. Infill development in residential areas can cause a loss of private open space. Consequently there is an increased need for public open space within the built **environment**. This places greater demands on reserves. Increased use of open spaces can impact on surrounding **properties**, particularly in residential areas.

Land to be set aside for open spaces can be acquired by the **Council** through the reserve fund. This can provide for particular recreational requirements, and protect significant landscapes and **indigenous vegetation**.

OSZ-I3 *The **effects** of the operation of the Te Marua Speedway on nearby residents.*

The operation of the Te Marua Speedway has affected residents in the adjoining areas in the past. The hours and days of speedway operation are different to **activities** taking place in the surrounding **environment**, with **noise** from the Speedway affecting the residents. For a number of years the speedway operators and residents have met together to discuss these matters, and this has resulted in the development of mutually agreed **noise** standards and hours of operation.

Objectives

OSZ-O1 *The promotion of a range of open spaces, maintained and enhanced to meet the present and future recreation, **conservation**, visual amenity and hazard management needs of the City.*

Upper Hutt contains a range of open spaces important to the community. As the City develops, **Council** will seek to maintain these spaces in order to meet community needs and to protect important landscapes and ecological areas.

The purpose of the Open Space Zone is to recognise and protect open space, as well as to facilitate appropriate uses. The Zone provides for a wide range of recreational **activities** and facilities, and for the protection of the natural and built **environment**.

OSZ-O2 *The protection of the life supporting capacity of the **environment** and **amenity values** by avoiding, remedying or mitigating the adverse **effects** of **activities** in the City's open spaces.*

Activities within open spaces vary from passive pursuits, such as walking, to organised sport such as rugby and cricket, and recreational use of **rivers**. These **activities** can cause a variety of **effects**, especially if the **activity** is **noise** generating (e.g. motorised sport), and is attended by a number of participants. Open space **activities** may impact adversely on adjoining areas, including residential areas, through **noise**, car parks, traffic movements, **buildings** and **structures**.

OSZ-O3 *The continued use and development of the Te Marua Speedway **site**, while limiting its adverse **effects** on adjoining properties.*

The Te Marua Speedway has been in use since 1968. It is located near a residential area and other **noise**-sensitive **land** uses. Therefore, controls have been put in place so that the adverse **effects** from speedway **activities** are mitigated. To manage the speedway operation and development successfully, its operators and the residents who live nearby have been consulted over the design of the speedway and proposed operational standards, particularly in terms of hours and frequency of use and **noise** levels. These are reflected in the special standards for the area in the Open Space Zone (OSZ).

Policies

OSZ-P1 *To acquire and protect **land** for open spaces in those parts of the City where a deficiency in the range or distribution of open spaces has been identified, or where there is a particular recreational need, or where an area has significant landscape, ecological values or character.*

The range and distribution of open spaces within the City is important for visual amenity and meeting the recreation needs of residents. **Council** may acquire **land** upon subdivision for open space.

OSZ-P2 *To recognise and protect the **amenity values** of open space areas.*

Open space and reserves provide amenity to the City. This may be in the form of visual amenity, access to facilities within these areas, **landscaping**, flora and fauna, and recreation opportunities.

OSZ-P3 *To enable a range of **activities** to be undertaken in open spaces that will not adversely affect the character and function of the open space.*

The Open Space Zone includes a range of areas with diverse character, function and purpose. **Activities** can impact upon habitats and **buildings**, cause **noise** and traffic and generally conflict with the features and amenities of open spaces. **Activities** will be managed to promote compatibility with the character and function of the open space.

Open spaces also provide the City with venues for public events, thereby enabling the community to provide for their social and cultural wellbeing. **Activities** with temporary **effects** which provide for community recreation such as **organised fireworks displays** are provided for whilst ensuring that the **effects** of such **activities** are managed and confined to a limited number and duration.

OSZ-P4 *To manage **activities** in open spaces to ensure that adjoining **land** uses receive adequate daylight and sunlight and maintain visual and aural amenity.*

The types of facilities and **buildings** in open spaces can affect the surrounding areas by overshadowing adjoining **properties** or by **noise**, traffic and lighting **effects**.

The policy seeks to promote **activities** in the Open Space Zone which do not adversely affect surrounding **environments**. Performance standards are therefore provided for **noise**, lighting and separation from adjoining **boundaries**.

OSZ-P5 *To allow a range of motor sports and other organised events to be undertaken on the Speedway **site** while mitigating their adverse **effects** on the **environment**.*

The **site** has development potential, and the Speedway operator has prepared a site management plan. The management plan has proposals for the track and facilities, car parking areas, **noise** abatement, and preservation of the Raupo Swamp and areas of bush. **Site** development and **noise** standards are necessary to mitigate the adverse **effects** on the surrounding areas.

OSZ-P6 *To incorporate in the Plan appropriate **noise** controls and hours of operation that have been accepted by the surrounding residents.*

The Speedway operator has consulted with acoustic consultants, **Council** and residents about an acceptable **noise** standard for the operation of the Speedway. **Noise** standards have been established, as well as a maximum number of days per year for speedway **activities**.

The Speedway operator has agreed to undertake **landscaping** and earth mounding to reduce the impacts from **noise** as well as improving the aesthetics of the **site**. **Landscaping** would soften the **site** and assist in **noise** abatement. The Speedway operator plans to encourage families to use this area by developing a park like setting.

OSZ-P7 *To identify and maintain **amenity values** that the community wishes to protect.*

Amenity values are those features or aspects about an area which enhance it or make it pleasant to be in. They can include access to sunlight, landscaping and visual qualities. They may also include important public features, such as parks and reserves. **Activities** which can adversely affect the amenities of an area must be managed, while also recognising the rights of individuals to use their own **properties** and the need for utilities to operate effectively and safely.

A particular concern of the Upper Hutt community relates to the **effects** of the establishment and use of what are commonly referred to as **gang fortifications**. These are sometimes accompanied by an increase in antisocial behaviour.

It is Council's view that the adverse **effects** of these fortifications on the **environment**, in particular in respect of the social, economic, aesthetic and cultural conditions of the Upper Hutt people and community, and the **amenity values** of the Upper Hutt **environment**, are such that these **activities** should not be permitted. The **activity** is therefore prohibited anywhere in Upper Hutt City.

Rules

District-wide matters

Each **activity** in the Open Space Zone shall comply with the relevant permitted activity standards in the District-wide matters of the Plan as listed below.

| |
|--|
| District-wide matters |
| TEMP - Temporary Activities |
| SIGN - Signs |
| EW - Earthworks |
| NATC — Natural Character |
| DC — Development Contributions |
| HH - Historic Heritage |
| TREE - Notable Trees |
| UTG - Urban Tree Groups |
| ECO - Ecosystems and Indigenous Biodiversity |
| NFL - Natural Features and Landscapes |
| PA — Public Access |
| ASW - Activities on the Surface of Water |
| NU — Network Utilities |

| |
|-----------------------------------|
| REG - Renewable Energy Generation |
| TP — Transport and Parking |
| NOISE - Noise |
| NH - Natural Hazards |
| CL — Contaminated Land |
| HS - Hazardous Substances |
| WM — Waste Management |
| SUB - Subdivision |
| AIR - Air |
| LIGHT - Light |

Activities Tables

Policies NATC-P1, OSZ-P2, OSZ-P3, OSZ-P5, NU-P4

| Permitted Activities | | |
|---|--|-----|
| Zone-wide provisions (excluding Speedway Area) | | |
| OSZ-R1 | Passive recreation activities (unless otherwise specified in this table) | PER |
| OSZ-R2 | Organised fireworks display at Trentham Memorial Park | PER |
| OSZ-R3 | Minor Structures | PER |
| OSZ-R4 | Removal of a building from a site | PER |
| OSZ-R5 | Buildings accessory to a permitted activity | PER |
| Speedway Area only | | |
| OSZ-R6 | Motorsports for racing, performance, training or exhibition which are undertaken for up to 24 days in any one year | PER |
| OSZ-R7 | Organised sports and equestrian events | PER |
| OSZ-R8 | Circus, fairs and field days | PER |
| OSZ-R9 | Organised fireworks displays | PER |
| OSZ-R10 | Concession stands and takeaway foodbars | PER |
| OSZ-R11 | Landscaping, earth mounding and track maintenance | PER |
| OSZ-R12 | Minor Structures | |
| OSZ-R13 | Removal of a building from a site | PER |
| OSZ-R14 | Clubrooms, stands and related facilities | PER |
| OSZ-R15 | Activities and buildings ancillary to permitted activities | PER |

| Controlled Activities | | |
|---|---|-----|
| Zone-wide provisions (including Speedway Area) | | |
| OSZ-R16 <i>Policy OSZ-P4</i> | The establishment of a relocated building from another site which is accessory to a recreation activity Council may impose conditions on: <ol style="list-style-type: none"> 1. Reinstatement works to the condition and appearance of the building relating to: <ol style="list-style-type: none"> a. Works to the exterior fabric of the building to repair, replace or renovate damaged, defective or substandard elements; b. Painting and/or cleaning of the exterior fabric of the building if necessary; c. Cladding or other means of enclosing open subfloor areas below the building; d. Alterations required to ensure that the reinstated exterior of any relocated building is not likely to detract from the amenity values of the surrounding area. 2. The timeframe for the work to be completed; 3. Landscaping, screening and boundary treatment; 4. Execution of a performance bond to provide security for exterior 5. reinstatement works required as a condition of resource consent. 6. Provision of and effects on utilities and/or services. 7. Standard, construction and layout of vehicular access. Notes in respect of (4): <ul style="list-style-type: none"> • A bond is not mandatory. It will only be required when Council considers it necessary in view of the scale and/or nature of exterior reinstatement works required. The requirement for a bond and its value will be determined in the context of the building assessment report submitted at resource consent stage. • The bond shall be executed at the time application is made for a building consent, and security shall be in the form of either money or a guarantee by an institution approved by Council as guarantor. | CON |
| Speedway Area only | | |
| OSZ-R17 <i>Policies OSZ-P4, OSZ-P5</i> | Motorsports for racing, performance, training or exhibition which are undertaken for more than 24 days in any one year Council may impose conditions over noise and whether bonds or covenants are required to enforce compliance with conditions. | CON |
| OSZ-R18 <i>Policy</i> | Residential accommodation for persons whose employment requires that they live on site Council may impose conditions on: | CON |

| | |
|--------|--|
| OSZ-P3 | <ol style="list-style-type: none"> 1. Relationship to operation of Speedway site. 2. Bulk, location, design and appearance of buildings. 3. Standard, construction and layout of vehicular access. 4. Landscaping and screening. 5. Provision of and effects on utilities and/or services. 6. Mitigation of noise effects. 7. Financial contributions. |
|--------|--|

Controlled activities – restrictions on notification
 Subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of the Act, a resource consent application for a controlled activity is precluded from public notification under section 95A and, subject to section 95B(3), is precluded from limited notification under section 95B(2) of the Act.

Standards for Permitted and Controlled Activities

Zone-wide provisions (including Speedway Area)
 Unless otherwise specified, all permitted and controlled activities within the Open Space Zone shall comply with the standards specified below.

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| OSZ-S1 <i>Policy</i> TP-P5 | <p>Access standards for land use activities</p> <ol style="list-style-type: none"> 1. All accessways and manoeuvring areas shall be formed and surfaced in accordance with the Code of Practice for Civil Engineering Works. Exemption – the requirement for accessways serving sites solely occupied by unstaffed utilities shall be that the accessway shall be surfaced with permanent all weather surfacing for a minimum length of 5m from the edge of the road carriageway seal. 2. Sites shall have practical vehicle access to car parking and loading spaces, in accordance with the Code of Practice for Civil Engineering Works. This requirement does not apply to sites solely occupied by unstaffed utilities, provided that vehicles associated with utilities shall not obstruct the footpath or create a traffic hazard on the road. 3. Vehicular access to a corner allotment shall be located no closer than 8m from the street corner. Where a site is located on an intersection of a primary or secondary arterial traffic route (as identified in the Transport and Parking (TP) Chapter) the siting of the vehicular access shall be located as far as practicable from the corner of the street. The 8 metre setback shall be measured from where the two front boundaries of the site (refer to the definition of a corner allotment) join, or in accordance with the diagram below. <div style="text-align: center;"> <p>The diagram illustrates a site layout. A building is shown with a driveway leading to a road. The road has a road reserve on both sides. A curved line indicates an 8m minimum setback from the road reserve to the driveway. The setback is measured from the intersection of the two front boundaries of the site.</p> </div> <ol style="list-style-type: none"> 4. Where a corner allotment is located at an intersection of a national, primary or secondary arterial traffic route, as identified in the Transport and Parking (TP) Chapter, no building, fence or other structure is to be erected and no vegetation allowed to grow so as to obstruct a traffic sight line. 5. At the intersection of a road or rail level crossing, no building, fence or other obstructions which block sight lines for trains shall be erected, placed or grown in the hatched area marked in TP-Diagram 1 in the Transport and Parking (TP) Chapter. 6. land use activities with direct access to a State Highway shall comply with the access and visibility standards set out in TP-Diagrams 2 to 9 in the Transport and Parking (TP) Chapter. |
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| OSZ-S2 <i>Policies</i> GRZ-P4, OSZ-P2, OSZ-P4 | <p>Sunlight access</p> <ol style="list-style-type: none"> 1. All buildings on sites adjoining, or separated by a road from a site in the Residential or Open Space Zone, shall comply with the height in relation to boundary control planes standard defined in GRZ-S8 along the adjoining boundary or the boundary or boundaries separated by a road. |
|---|---|

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|--|--|
| OSZ-S3 <i>Policies</i> TP-P5, NATC-P1 | <p>Water supply, stormwater and wastewater</p> <ol style="list-style-type: none"> 1. All activities shall comply with the water supply, stormwater and wastewater standards in the Code of Practice for Civil Engineering Works. |
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|--|--|
| OSZ-S4 <i>Policies</i> OSZ-P3, OSZ-P4 | <p>Organised fireworks display at Trentham Memorial Park</p> <ol style="list-style-type: none"> 1. One organised fireworks display may be undertaken at Trentham Memorial Park in any calendar year. Such an event is exempt from the noise and vibration standards provided for in the Noise (NOISE) Chapter of the Plan provided that the fireworks display is no longer than 30 minutes in duration and has ceased by no later than 10:00pm. 2. No later than 3 days before the undertaking of an organised fireworks display, a sign shall be placed on the Trentham Memorial Park site. The sign shall state the date, location and time of the display and shall be placed on the site so that it can be seen from outside of the site by the general public. A notice shall similarly be placed in a locally circulated newspaper outlining the date, location and time of the fireworks display. 3. The operator arranging the organised fireworks display shall consult with and notify the Upper Hutt Chief Fire Officer of the organised fireworks display a minimum three (3) working days prior to the event. |
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Zone wide provisions (excluding Speedway Area)
 Unless otherwise specified, all permitted and controlled activities within the Open Space Zone (outside the Speedway Area) shall comply with the standards specified below.

| | |
|-----------------------------------|--|
| OSZ-S5 <i>Policy</i> OSZ-P2 | <p>Setbacks from boundaries</p> <ol style="list-style-type: none"> 1. The setback distance for buildings from boundaries shall be not less than: <ol style="list-style-type: none"> a. Front boundary 6m b. Boundaries adjoining a General Residential or High Density Residential Zone 3m c. All other boundaries 0m |
|-----------------------------------|--|

| | |
|---|--|
| | <p>Exemptions:</p> <ol style="list-style-type: none"> Eaves, bay windows or similar features, may encroach into boundary setbacks by up to 0.7m. Non-enclosed and uncovered decks of 1.0m or less in height above ground level. |
| <p>OSZ-S6</p> <p><i>Policies OSZ-P2, OSZ-P4</i></p> | <p>Building height</p> <ol style="list-style-type: none"> The maximum height above ground level of any building shall not exceed 8m. <p>Exemption:</p> <ol style="list-style-type: none"> Chimneys, flues and minor decorative features may exceed the maximum height above ground level by up to 1m. |
| <p>OSZ-S7</p> <p><i>Policies GRZ-P4, OSZ-P2, OSZ-P4</i></p> | <p>Sunlight access</p> <ol style="list-style-type: none"> All buildings shall comply with the height in relation to boundary control planes standard defined in GRZ-S8. |
| <p>OSZ-S8</p> <p><i>Policies OSZ-P2, OSZ-P4</i></p> | <p>Floor area</p> <ol style="list-style-type: none"> The gross floor area for any building shall not exceed: <ol style="list-style-type: none"> Principal buildings - 200m² Accessory buildings - 100m² |
| <p>OSZ-S9</p> <p><i>Policies OSZ-P2, OSZ-P4 OSZ-P7</i></p> | <p>Screening</p> <ol style="list-style-type: none"> Car parking areas and accessways shall be screened by a close-boarded fence, a solid wall or dense planting of vegetation from all boundaries adjoining land zoned residential. The screening shall be no less than 1.6m in height. |
| <p>OSZ-S10</p> <p><i>Policies OSZ-P2, OSZ-P4 OSZ-P7</i></p> | <p>Landscaping</p> <ol style="list-style-type: none"> All sites shall be landscaped according to the following: <ol style="list-style-type: none"> If a building is required to be setback from the road boundary, the setback area between the road boundary and the building shall be landscaped unless it is used for access or car parking purposes. If car parking or accessways are provided between the road boundary and the building, a landscape strip with a minimum width of 0.6m shall be provided within the site along the road boundary. Where a site adjoins a site outside the Open Space Zone (excluding road boundaries), a landscape buffer with a minimum width of 0.6m shall be provided between the zone boundary and the building. |
| <p>Speedway Area only</p> <p>Unless otherwise specified, all permitted and controlled activities within the Speedway Area of the Open Space Zone shall comply with the standards specified below</p> | |
| <p>OSZ-S11</p> <p><i>Policies OSZ-P2, OSZ-P5</i></p> | <p>Building coverage</p> <ol style="list-style-type: none"> The coverage by buildings on the net area of a site shall not exceed 60%. |
| <p>OSZ-S12</p> <p><i>Policies OSZ-P2, OSZ-P4</i></p> | <p>Setbacks from boundaries</p> <ol style="list-style-type: none"> The setback distance for buildings from boundaries shall be not less than: <ol style="list-style-type: none"> Front boundary 20m Side boundary 10m Rear boundary 20m |
| <p>OSZ-S13</p> <p><i>Policies OSZ-P2, OSZ-P4</i></p> | <p>On-site separation of buildings</p> <ol style="list-style-type: none"> The minimum on-site separation of buildings shall be 3m plus 0.5m for every 1m that the building is over 5m in height. |
| <p>OSZ-S14</p> <p><i>Policies OSZ-P2, OSZ-P4</i></p> | <p>Building height</p> <ol style="list-style-type: none"> The maximum height above ground level of any building shall not exceed 20m. |
| <p>OSZ-S15</p> <p><i>Policies OSZ-P2, OSZ-P4</i></p> | <p>Screening</p> <ol style="list-style-type: none"> Outdoor storage areas shall be located to the rear of the Speedway site and shall be screened by a close-boarded fence, a solid wall or dense planting of vegetation. The screening shall be no less than 1.8m in height. |
| <p>OSZ-S16</p> <p><i>Policies OSZ-P2, OSZ-P5</i></p> | <p>Landscaping</p> <ol style="list-style-type: none"> The speedway site shall be landscaped resulting in a park-like setting. Landscaping shall be undertaken on the perimeters of the site to reduce the effects of Speedway noise and for site aesthetics. |
| <p>OSZ-S18</p> <p><i>Policies OSZ-P3, OSZ-P4</i></p> | <p>Organised fireworks displays at Te Marua Speedway</p> <ol style="list-style-type: none"> Organised fireworks displays undertaken on the Speedway site are exempt from the noise and vibration standards applicable to the Speedway site provided that the fireworks display on any given night does not exceed an overall duration of 30 minutes and has ceased by no later than 10:30pm. On New Years Eve an organised fireworks display may be undertaken between 12:00 midnight and 12:15am on New Years Day. No later than 3 days before the undertaking of an organised fireworks display, a sign shall be placed on the Speedway site. The sign shall state the date, location and time of the display and shall be placed on the site so that it can be seen from outside of the site by the general public. A notice shall similarly be placed in a locally circulated newspaper outlining the date, location and time of the fireworks display. The operator arranging the organised fireworks display shall consult with and notify the Upper Hutt Chief Fire Officer of the organised fireworks display a minimum of three (3) working days prior to the event. |

| Restricted Discretionary Activities | | |
|---|--|------|
| Zone-wide provisions (including Speedway Area) | | |
| OSZ-R19 <i>Policy</i> <i>TP-P3</i> | <p>Activities listed as permitted or controlled which do not comply with the access standards in OSZ-S1</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> 1. The extent to which the activity will adversely affect traffic and pedestrian safety. 2. The extent to which the activity will adversely affect the efficient functioning of the roading network. | RDIS |
| Zone wide provisions (excluding the Speedway Area) | | |
| OSZ-R20 <i>Policies</i> <i>OSZ-P2,</i> <i>OSZ-P4</i> | <p>Buildings which do not meet permitted and controlled activity standards</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> 1. Height, boundary setbacks and sunlight access. 2. Provision of and effects on utilities and/or services. 3. Landscaping and screening. 4. Standard, construction and layout of vehicular access. 5. Car parking. 6. Effects on the amenity of the surrounding area. 7. Financial contributions. | RDIS |
| OSZ-R21 <i>Policy</i> <i>NU-P4</i> | <p>Buildings or structures within 12-32m of high voltage (100kV or greater) electricity transmission lines as shown on the Planning Maps *(refer to the definition of transmission line)</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> 1. Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances 2001 (NZECP 34:2001). 2. The location, height, scale and orientation and use of buildings and structures to ensure the following are addressed: <ol style="list-style-type: none"> a. The risk to the structural integrity of the transmission line. b. The effects on the ability of the transmission line owner to operate, maintain and upgrade the transmission network. c. The risk of electrical hazards affecting public or individual safety, and risk of property damage. d. The extent of earthworks required, and use of mobile machinery near the transmission line which may put the line at risk. e. Minimising the visual effects of the transmission line. f. The outcome of any consultation with the affected utility operator. <p>Restriction on notification Subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of the Act, a resource consent application under this rule will be precluded from public notification under section 95A, and limited notification will be served on Transpower New Zealand Limited as the only affected party under section 95B.</p> | RDIS |

| Discretionary Activities | | |
|--|---|-----|
| Zone wide provisions (excluding the Speedway Area) | | |
| OSZ-R22 | Residential accommodation for persons whose employment requires them to live on site | DIS |
| OSZ-R23 | Active recreation | DIS |
| OSZ-R24 | Organised fireworks display not otherwise provided for in this table or which does not comply with the standards in OSZ-S4 | DIS |
| Speedway Area only | | |
| OSZ-R25 | Activities which do not meet the permitted or controlled activity standards (unless otherwise specified in this table as restricted discretionary) | DIS |

| Non-complying Activities | | |
|--|---|----|
| Zone wide provisions (excluding the Speedway Area) | | |
| OSZ-R26 | Buildings or structures within 12m of high voltage (110kV or greater) electricity transmission lines as shown on the Planning Maps *(refer to the definition of transmission line) | NC |
| Speedway Area only | | |
| OSZ-R27 | Activities which are not listed in this Table unless otherwise covered in the District-wide matters of the Plan | NC |

| Matters for Consideration | | |
|--|---|--|
| Matters that may be relevant in the consideration of any resource consent, other than for a restricted discretionary activity, may include the following | | |
| OSZ-MC1 | <p>Access</p> <ol style="list-style-type: none"> 1. Accessibility for public transport, cyclists and pedestrians. 2. Compliance with the Code of Practice for Civil Engineering Works. 3. Whether the topography, size or shape of the site or the location of any natural or built feature(s) on the site or other requirements such as easements, rights-of-way or restrictive covenants impose constraints that make compliance impracticable. 4. Whether the activities proposed will not generate a demand for servicing facilities. 5. Whether suitable alternative provision for servicing can be made. 6. Whether the nature of adjacent roads is such that the entry, exit and manoeuvring of vehicles can be conducted safely. | |
| OSZ-MC2 | <p>Site layout</p> <ol style="list-style-type: none"> 1. Impact on the recreation potential of the open space. 2. Conflict between different users. 3. On-site safety. 4. Natural character and landscape. | |
| OSZ-MC3 | <p>Bulk, location and appearance of buildings</p> <ol style="list-style-type: none"> 1. The location, scale, design and appearance of buildings does not detrimentally affect adjoining properties and the neighbourhood generally. 2. Detraction from the character or purpose of the open space. 3. Impact on the current or future recreation potential of the open space. | |

| | |
|----------------|---|
| | 4. Loss of privacy and sunlight, and the creation of shadows on adjoining areas. |
| OSZ-MC4 | Speedway Area 1. Maintenance of residential amenity levels. 2. Maintaining noise standards within the time frames and adhering to the schedule of fixtures. 3. Avoidance of dust nuisance. |
| OSZ-MC5 | Water based activities 1. Noise Levels 2. Whether any conflict will occur between users 3. The natural state of the waterbody |
| OSZ-MC6 | Landscaping 1. Whether planting reduces the impact of buildings, structures and car parking areas on amenity values . |
| OSZ-MC7 | Artificial Light 1. Effects on traffic safety 2. Overspill of light onto surrounding properties 3. Whether the lighting will assist in the safety, security and efficient use of the open space. |
| OSZ-MC8 | Nuisance factors 1. The potential impacts of noise , dust, glare, vibration, fumes, smoke, other discharges or pollutants or the excavation or deposition of earth. |
| OSZ-MC9 | Management plans 1. The relevant provisions of any management plan or conservation management strategy. |

| Prohibited Activities | | |
|-----------------------|----------------------------|-----------|
| OSZ-R28 | Gang fortifications | PR |

Methods

- OSZ-M1** District Plan provisions consisting of the following:
1. Open space zoning to identify the open space **environments** within the City (including the Speedway Area).
 2. Rules to establish the environmental standards required to implement the policies.
- OSZ-M2** Reserve Management Plans.
- OSZ-M3** Management of open spaces by other organisations including the Wellington Regional Council, and the Te Marua Speedway operator.
- OSZ-M4** The Annual and Strategic Plan process, and **subdivision** resource consents, for the acquisition of future reserves by the **Council**.
- OSZ-M5** District Plan rules setting standards to protect adjacent **properties** from adverse shading **effects**.
- OSZ-M6** District Plan rules prohibiting **gang fortifications** because of their adverse **effects** on the **environment**.

Anticipated Environmental Results

The following results are expected to be achieved by the objectives, policies and methods of this chapter. The means of monitoring whether this Plan achieves the necessary outcomes are also set out below.

| Anticipated environmental results | | Monitoring indicators | Data source |
|-----------------------------------|---|---|--|
| OSZ-AER1 | Minimising the adverse effects of activities on open spaces | Complaints received about adverse effects Resource consent conditions Changes in noise levels and other environmental effects | Complaints register Council records Noise surveys |
| OSZ-AER2 | Protection of amenity values within and adjoining open spaces | Change in land cover Change in density of built structures User views about open spaces | Council records Council records Community surveys |
| OSZ-AER3 | Sufficient provision and variety of open spaces | Numbers of resource consents by type User views about open spaces Change in open space | Resource consent information Community and land use surveys Strategic Plan process |
| OSZ-AER4 | The continued use and development of the Speedway | Change in land cover and use Change in density of built structures User views about Speedway | Consultation with operator Resource consent information Consultation |
| OSZ-AER5 | Compatible co-existence between speedway users and the surrounding residents | Complaints received about adverse effects Changes in noise levels and other environmental effects | Complaints register Complaints |
| OSZ-AER6 | A built environment which supports the health and safety of the City's residents | Resource consents and type and effect on health and safety issues Consultation and community initiatives | Council records |

SAZ — Special Activity Zone

Background

The main characteristics of the Special Activity Zone are the form and scale of **building** development, the nature and intensity of **activities** on the **sites** and their **effects** on the **environment**.

Major **activities** in the Zone include Trentham Military Camp, Rimutaka Prison, New Zealand International Campus (the former Central Institute of Technology (CIT) complex), **St Patrick's College**, Trentham Racecourse, Heretaunga Golf Course and the Silverstream Railway. These **activities** make an important and positive economic, social and cultural contribution to the City.

The area adjoining and including St Patrick's College covers approximately 65 hectares of **land**, 45 hectares of which is undeveloped. This **land** is referred to in the Plan as the St Patrick's Estate Area. The **land** borders the Hutt River and forms part of the flood plain.

The Hutt City Council have a designation for an excess **wastewater** flow storage facility adjacent to the Eastern Hutt Road.

Resource Management Issues

SAZ-I1 *The continuing operation of the Trentham Military Camp, Rimutaka Prison and the facilities of the New Zealand International Campus (former Central Institute of Technology site) in a manner which avoids, remedies or mitigates adverse environmental effects.*

The Trentham Military Camp, Rimutaka Prison, and the New Zealand International Campus (former CIT site) are located in close proximity to each other. The scale and nature of **activities** associated with these uses requires the management of the area in a sustainable manner which avoids, remedies or mitigates any adverse environmental **effects** on the surrounding residential areas.

Many of the areas are designated, and **activities** can take place as long as they are in accordance with the designation. The Plan's controls therefore relate mainly to **activities** not consistent with the designation. The approach of the Plan in relation to the New Zealand International Campus (former CIT site), which is not designated, is similarly to provide for the operation and development of the facility in a sustainable manner that avoids, remedies or mitigates any adverse environmental **effects**.

SAZ-I2 *The need to maintain amenity values within the Special Activity Zone and adjoining environments.*

The nature of existing **activities** is such that their potential adverse impact on adjacent **properties** needs to be mitigated. Similarly, there will be a need to control the **effects** of new **activities** establishing within the Zone.

SAZ-I3 *Intermittent noise of army activities.*

Activities undertaken at Trentham Military Camp include the use of firing ranges and demolition areas, which have been in existence since 1903. While the Camp is used for Defence Purposes in terms of its designation there is a potential for **noise** and other **effects** on the surrounding **environment**.

SAZ-I4 *Potential detractor from the visual amenity resulting from development on the St Patrick's Estate/College Area.*

The St Patrick's Estate Area is currently mainly pasture and is part of the open vista entrance to Upper Hutt. This open character is a feature when entering the City from the south.

To recognise and respect the "gateway" function of the area and maintain its visual amenity, **building** development should be relatively low-profile with an emphasis on **landscaping**.

SAZ-I5 *The threat to the St Patrick's Estate/College Area from potential inundation from the Hutt River and the Mawaihokona Stream.*

As this is a flood plain, a number of restrictions have to be placed on the location and construction of **buildings and structures**.

Objectives

SAZ-O1 *The promotion of integrated and efficient management of natural and physical resources within the Special Activity Zone.*

The provisions of the Special Activity Zone have been designed primarily to manage specific **land** uses which would not be appropriate within any other zones. Three of the **land** uses, the Trentham Military Camp, Rimutaka Prison and the New Zealand International Campus (former Central Institute of Technology), have developed in close proximity to each other and have a similar appearance and scale of **building** development.

The Plan seeks to allow further development at these **sites** while protecting the **amenity values** of the Zone and adjacent residential areas.

SAZ-O2 *Recognition of the characteristics of activities in the Special Activity Zone and their effects on amenity within the Zone and in nearby areas.*

The amenity within and surrounding the Special Activity Zone is important for those who live and work in the locality. However, the nature of some of the **activities** in the Zone is such that those living nearby must expect the level of their amenity to be affected by them.

SAZ-O3 *Provision for a range of activities on the St Patrick's Estate/College Area which avoids, remedies or mitigates any adverse effects on its visual amenity, on the neighbouring community, services and roading infrastructure, and takes into account the flooding hazards.*

St Patrick's Estate is an area of **land** with potential for a wide range of development options. This area is dealt with under a specific policy framework within the Special Activity Zone. The St Patrick's Estate contains two distinct areas for future development, which are identified on the Planning Maps:

1. The St Patrick's College Area for future education expansion.
2. The Managed Development Area for a range of other uses.

Controls are required to prevent development in close proximity to the Hutt River and Mawaihokona Stream.

Policies

SAZ-P1 *To provide for the operation and development of the Trentham Military Camp, Rimutaka Prison and the New Zealand International Campus (former CIT site), as well as the other areas zoned Special Activity.*

These specific uses have existed for a long period of time. The continued use and development of these facilities are provided for by allowing for a range of **activities** which are related to the primary uses.

SAZ-P2 *To ensure that the effects of activities within the Special Activity Zone on nearby properties are avoided, remedied or mitigated.*

The **effects** generated by **activities** within the Special Activity Zone include **noise**, light and other nuisances which can have adverse impacts beyond the Zone boundary. Such **effects** should be contained as far as practicable within the Zone, and should not cause undue nuisance or danger to adjoining **land** uses.

SAZ-P3 *To control the adverse effects of the scale, location and appearance of development and buildings.*

Existing development within the Zone is of a form and scale which contrasts with the surrounding residential, rural and open space **environments**. To ensure that new development, including **buildings**, is at an appropriate form and scale, the Plan provides **site** layout, **landscaping** and bulk and location requirements.

SAZ-P4 *To provide for a range of activities within the St Patrick's Estate College Area which best suit the characteristics and constraints of the existing environment.*

Two distinct areas provide **The area provides** for a range of commercial, open space and educational **activities** appropriate to the environmental character and constraints of the **land** and surrounding area. These have been based on previous policies for the **land** and negotiation with the landowners and other parties. Linkages to the Hutt River walkway and the Silverstream Railway Station may be important components of future development.

The rules for these areas require that any development be serviced with appropriate access to existing services and **roads**. In a major flood event, **structures** could impede the flood flow, putting **buildings, roads** or services in danger and causing additional problems. Accordingly, **activities** that are relatively free of **structures** are appropriate for the part of the **site** in the flood plain. However, special requirements are also included in relation to **building** floor levels, **roads** and services, so that **structures** may be developed as long as they are designed for protection from future floods with a 1 in 100 year return period.

SAZ-P5 *To promote the visual quality of the land by encouraging development which enhances amenity values.*

In order to promote the environmental amenity of the **site** and surrounding area, most development will require a resource consent. This allows for an assessment of potential adverse environmental **effects** to be undertaken.

SAZ-P6 *To identify and maintain amenity values that the community wishes to protect.*

Amenity values are those features or aspects about an area which enhance it or make it pleasant to be in. They can include access to sunlight, landscaping and visual qualities. They may also include important public features, such as parks and reserves. **Activities** which can adversely affect the amenities of an area must be managed, while also recognising the rights of individuals to use their own **properties** and the need for utilities to operate effectively and safely.

A particular concern of the Upper Hutt community relates to the **effects** of the establishment and use of what are commonly referred to as gang fortifications. These are sometimes accompanied by an increase in antisocial behaviour. It is Council's view that the adverse effects of these fortifications on the **environment**, in particular in respect of the social, economic, aesthetic and cultural conditions of the Upper Hutt people and community, and the **amenity values** of the Upper Hutt **environment**, are such that these **activities** should not be permitted. The **activity** is therefore prohibited anywhere in Upper Hutt City.

Rules

District-wide matters

Each **activity** in the Special Activity Zone shall comply with the relevant permitted activity standards in the District-wide matters of the Plan as listed below.

| |
|--|
| District-wide matters |
| TEMP - Temporary Activities |
| SIGN - Signs |
| EW - Earthworks |
| NATC — Natural Character |
| DC — Development Contributions |
| HH - Historic Heritage |
| TREE - Notable Trees |
| UTG - Urban Tree Groups |
| ECO - Ecosystems and Indigenous Biodiversity |
| NFL - Natural Features and Landscapes |
| PA — Public Access |
| ASW - Activities on the Surface of Water |
| NU — Network Utilities |
| REG - Renewable Energy Generation |
| TP — Transport and Parking |
| NOISE - Noise |
| NH - Natural Hazards |
| CL — Contaminated Land |

| |
|---------------------------|
| HS - Hazardous Substances |
| WM — Waste Management |
| SUB - Subdivision |
| AIR - Air |
| LIGHT - Light |

Activities Tables

Policies NATC-P1, SAZ-P1, SAZ-P4, NU-P3

| Permitted Activities | | |
|---|---|-----|
| Zone-wide (excluding the St Patrick's Estate College Area) | | |
| SAZ-R1 | Activities relating to the institutional functions of the Rimutaka Prison | PER |
| SAZ-R2 | Activities relating to the military functions of the Trentham Military Camp | PER |
| SAZ-R3 | Activities relating to educational functions on the site of the New Zealand International Campus (former Central Institute of Technology) | PER |
| SAZ-R4 | Visitor accommodation, tourist facilities, active and passive recreation, restaurants and licensed premises on the site on Lot 1, Lot 6 and Pt Lot 8 DP 28647 | PER |
| SAZ-R5 | Activities relating to the Police Dog Training Facility | PER |
| SAZ-R6 | Railway museum and ancillary facilities | PER |
| SAZ-R7 | Active and passive recreation and ancillary activities and buildings | PER |
| SAZ-R8 | Removal of a building from a site | PER |
| SAZ-R9 | Minor Structures | PER |
| St Patrick's Estate Area only | | |
| SAZ-R10 | Passive recreation | PER |
| SAZ-R11 | Removal of a building from a site | PER |
| SAZ-R12 | Educational facilities, early childhood centres (St Patrick's College Area* only) | PER |
| SAZ-R13 | Residential units and visitor accommodation (St Patrick's College Area* only) | PER |
| SAZ-R14 | Minor Structures | PER |

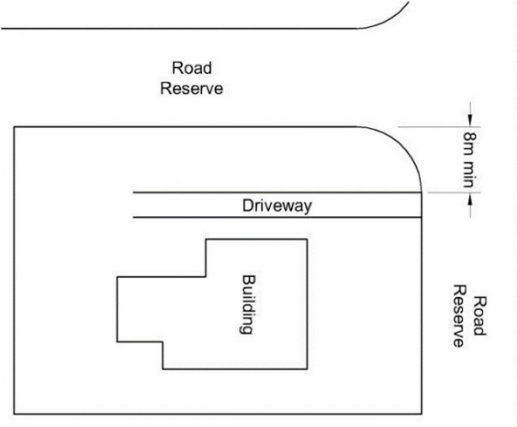
* Identified on the Planning Maps

| Controlled Activities | | |
|---|---|-----|
| Zone-wide (including the St Patrick's Estate Area) | | |
| SAZ-R15 | <p>Establishment of a relocated building from another site</p> <p>Council may impose conditions on:</p> <ol style="list-style-type: none"> Reinstatement works to the condition and appearance of the building relating to: <ol style="list-style-type: none"> Works to the exterior fabric of the building to repair, replace or renovate damaged, defective or substandard elements; Painting and/or cleaning of the exterior fabric of the building if necessary; Cladding or other means of enclosing open subfloor areas below the building; Alterations required to ensure that the reinstated exterior of any relocated building is not likely to detract from the amenity values of the surrounding area. The timeframe for the work to be completed; Landscaping, screening and boundary treatment; Execution of a performance bond to provide security for exterior reinstatement works required as a condition of resource consent. Provision of and effects on utilities and/or services. Standard, construction and layout of vehicular access. <p>Notes in respect of (4):</p> <ul style="list-style-type: none"> A bond is not mandatory. It will only be required when Council considers it necessary in view of the scale and/or nature of exterior reinstatement works required. The requirement for a bond and its value will be determined in the context of the building assessment report submitted at resource consent stage. The bond shall be executed at the time application is made for a building consent, and security shall be in the form of either money or a guarantee by an institution approved by Council as guarantor. The bond shall be cancelled upon completion of exterior reinstatement works required in the conditions of the resource consent. The verification method for completion of these works shall be the issuing of a full or interim Code Compliance Certificate as defined in the Building Act. In the event that conditions relating to exterior reinstatement works are not complied with, the bond may be used in whole or in part to complete the works. | CON |
| St Patrick's Estate Area only | | |
| SAZ-R16 Policies SAZ-P2 SAZ-P3 NU-P3 | <p>Car parks (not including buildings)</p> <p>Council may impose conditions over the following matters:</p> <ol style="list-style-type: none"> Bulk, location and design of the buildings; Design and layout of car parks, loading, manoeuvring, pedestrian links and access; Provision of and effects on utilities and/or services; Landscaping; Flood mitigation measures; Screening; Financial contributions; The outcome of consultation with the owner or operator of regionally significant network utilities (excluding the | CON |

| | | |
|---|--|-----|
| | <p>National Grid) located on or in proximity to the site. Note: Rule SUB-SAZ-R7 covers subdivision within the Electricity Transmission Corridor</p> <p>9. The outcome of consultation with the owner or operator of consented or existing renewable electricity generation activities located on or in proximity to the site.</p> | |
| <p>SAZ-R17 Policies SAZ-P2 SAZ-P3 NU-P3</p> | <p>Commercial development, excluding retailing</p> <p>Council may impose conditions over the following matters:</p> <ol style="list-style-type: none"> 1. Bulk, location and design of the buildings; 2. Design and layout of car parks, loading, manoeuvring, pedestrian links and access; 3. Provision of and effects on utilities and/or services; 4. Landscaping; 5. Flood mitigation measures; 6. Screening; 7. Financial contributions; 8. The outcome of consultation with the owner or operator of regionally significant network utilities (excluding the National Grid) located on or in proximity to the site. Note: Rule SUB-SAZ-R7 covers subdivision within the Electricity Transmission Corridor 9. The outcome of consultation with the owner or operator of consented or existing renewable electricity generation activities located on or in proximity to the site. | GON |
| <p>SAZ-R18 Policies SAZ-P2 SAZ-P3 NU-P3</p> | <p>Business and professional offices</p> <p>Council may impose conditions over the following matters:</p> <ol style="list-style-type: none"> 1. Bulk, location and design of the buildings; 2. Design and layout of car parks, loading, manoeuvring, pedestrian links and access; 3. Provision of and effects on utilities and/or services; 4. Landscaping; 5. Flood mitigation measures; 6. Screening; 7. Financial contributions; 8. The outcome of consultation with the owner or operator of regionally significant network utilities (excluding the National Grid) located on or in proximity to the site. Note: Rule SUB-SAZ-R7 covers subdivision within the Electricity Transmission Corridor 9. The outcome of consultation with the owner or operator of consented or existing renewable electricity generation activities located on or in proximity to the site. | GON |
| <p>SAZ-R19 Policies SAZ-P2 SAZ-P3 NU-P3</p> | <p>Active recreation and places of entertainment</p> <p>Council may impose conditions over the following matters:</p> <ol style="list-style-type: none"> 1. Bulk, location and design of the buildings; 2. Design and layout of car parks, loading, manoeuvring, pedestrian links and access; 3. Provision of and effects on utilities and/or services; 4. Landscaping; 5. Flood mitigation measures; 6. Screening; 7. Financial contributions; 8. The outcome of consultation with the owner or operator of regionally significant network utilities (excluding the National Grid) located on or in proximity to the site. Note: Rule SUB-SAZ-R7 covers subdivision within the Electricity Transmission Corridor 9. The outcome of consultation with the owner or operator of consented or existing renewable electricity generation activities located on or in proximity to the site. | GON |
| <p>SAZ-R20 Policies SAZ-P2 SAZ-P3 NU-P3</p> | <p>Places of assembly (including community facilities), and conference centres</p> <p>Council may impose conditions over the following matters:</p> <ol style="list-style-type: none"> 1. Bulk, location and design of the buildings; 2. Design and layout of car parks, loading, manoeuvring, pedestrian links and access; 3. Provision of and effects on utilities and/or services; 4. Landscaping; 5. Flood mitigation measures; 6. Screening; 7. Financial contributions; 8. The outcome of consultation with the owner or operator of regionally significant network utilities (excluding the National Grid) located on or in proximity to the site. Note: Rule SUB-SAZ-R7 covers subdivision within the Electricity Transmission Corridor 9. The outcome of consultation with the owner or operator of consented or existing renewable electricity generation activities located on or in proximity to the site. | GON |
| <p>SAZ-R21 Policies SAZ-P2 SAZ-P3 NU-P3</p> | <p>Garden centres</p> <p>Council may impose conditions over the following matters:</p> <ol style="list-style-type: none"> 1. Bulk, location and design of the buildings; 2. Design and layout of car parks, loading, manoeuvring, pedestrian links and access; 3. Provision of and effects on utilities and/or services; 4. Landscaping; 5. Flood mitigation measures; 6. Screening; 7. Financial contributions; 8. The outcome of consultation with the owner or operator of regionally significant network utilities (excluding the National Grid) located on or in proximity to the site. Note: Rule SUB-SAZ-R7 covers subdivision within the Electricity Transmission Corridor 9. The outcome of consultation with the owner or operator of consented or existing renewable electricity generation activities located on or in proximity to the site. | GON |
| <p>SAZ-R22 Policies SAZ-P2 SAZ-P3 NU-P3</p> | <p>Educational facilities, early childhood centres (Managed Development Area* only)</p> <p>Council may impose conditions over the following matters:</p> <ol style="list-style-type: none"> 1. Bulk, location and design of the buildings. 2. Design and layout of car parks, loading, manoeuvring, pedestrian links and access. 3. Provision of and effects on utilities and/or services. 4. Landscaping. 5. Flood mitigation measures. 6. Screening. 7. Financial contributions. 8. The outcome of consultation with the owner or operator of regionally significant network utilities (excluding the National Grid) located on or in proximity to the site. Note: Rule SUB-SAZ-R7 covers subdivision within the Electricity | GON |

| | | |
|--|--|------------|
| | Transmission Corridor 9. The outcome of consultation with the owner or operator of consented or existing renewable electricity generation activities located on or in proximity to the site . | |
| SAZ-R23 <i>Policies</i> SAZ-P2 SAZ-P3 NU-P3 | Residential units and visitor accommodation (Managed Development Area* only) Council may impose conditions over the following matters: 1. Bulk, location and design of the buildings . 2. Design and layout of car parks, loading , manoeuvring, pedestrian links and access. 3. Provision of and effects on utilities and/or services. 4. Landscaping . 5. Flood mitigation measures. 6. Screening. 7. Financial contributions. 8. The outcome of consultation with the owner or operator of regionally significant network utilities (excluding the National Grid) located on or in proximity to the site . Note: Rule SUB-SAZ-R7 covers subdivision within the Electricity Transmission Corridor 9. The outcome of consultation with the owner or operator of consented or existing renewable electricity generation activities located on or in proximity to the site . | CON |
| SAZ-R24 <i>Policies</i> SAZ-P2 SAZ-P3 NU-P3 | Medical facilities (Managed Development Area* only) Council may impose conditions over the following matters: 1. Bulk, location and design of the buildings . 2. Design and layout of car parks, loading , manoeuvring, pedestrian links and access. 3. Provision of and effects on utilities and/or services. 4. Landscaping . 5. Flood mitigation measures. 6. Screening. 7. Financial contributions. 8. The outcome of consultation with the owner or operator of regionally significant network utilities (excluding the National Grid) located on or in proximity to the site . Note: Rule SUB-SAZ-R7 covers subdivision within the Electricity Transmission Corridor 9. The outcome of consultation with the owner or operator of consented or existing renewable electricity generation activities located on or in proximity to the site . | CON |
| Controlled activities – restrictions on notification Subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of the Act , a resource consent application for a controlled activity is precluded from public notification under section 95A and, subject to section 95B(3), is precluded from limited notification under section 95B(2) of the Act . | | |

* Identified on the Planning Maps

| Standards for Permitted and Controlled Activities | |
|--|--|
| Zone-wide (including St. Patrick's Estate Area) | |
| SAZ-S1 <i>Policy</i> TP-P5 | <p>Access standards land use activities</p> <ol style="list-style-type: none"> All accessways and manoeuvring areas shall be formed and surfaced in accordance with the Code of Practice for Civil Engineering Works. Exemption – the requirement for accessways serving sites solely occupied by unstaffed utilities shall be that the accessway shall be surfaced with permanent all weather surfacing for a minimum length of 5m from the edge of the road carriageway seal. Sites shall have practical vehicle access to car parking and loading spaces, in accordance with the Code of Practice for Civil Engineering Works. This requirement does not apply to sites solely occupied by unstaffed utilities, provided that vehicles associated with utilities shall not obstruct the footpath or create a traffic hazard on the road. Adequate vehicular access shall be made available to the rear of every new building in accordance with the Code of Practice for Civil Engineering Works. Vehicular access to a corner allotment shall be located no closer than 8m from the street corner. Where a site is located on an intersection of a primary or secondary arterial traffic route (as identified in the Transport and Parking (TP) Chapter) the siting of the vehicular access shall be located as far as practicable from the corner of the street. The 8 metre setback shall be measured from where the two front boundaries of the site (refer to the definition of a corner allotment) join, or in accordance with the diagram below.  <ol style="list-style-type: none"> Where a corner allotment is located at an intersection of a national, primary or secondary arterial traffic route, as identified in the Transport and Parking (TP) Chapter, no building, fence or other structure is to be erected and no vegetation allowed to grow so as to obstruct a traffic sight line. At the intersection of a road or rail level crossing, no building, fence or other obstructions which block sight lines for trains shall be erected, placed or grown in the hatched area marked in TP-Diagram A in the Transport and Parking (TP) Chapter. land use activities with direct access to a State Highway shall comply with the access and visibility standards set out in TP Diagrams B to E in the Transport and Parking (TP) Chapter. |
| SAZ-S2 | Sunlight access |

| <p>Policies GRZ-P4 SAZ-P2 SAZ-P3</p> | <p>1. All buildings on sites adjoining, or separated by a road from a site in the Residential or Open Space Zone, shall comply with the height in relation to boundary control planes standard defined in GRZ-S8 along the adjoining boundary or the boundary or boundaries separated by a road.</p> | | | | | | | | | | | | | | | |
|--|---|----------------------------|---------------------------|----------------------------|--|-----|-----|------------------------------------|----|----|-------------------------|----|-----|-------------------------|-----|-----|
| <p>SAZ-S3</p> <p>Policies SAZ-P3 SAZ-P6</p> | <p>Screening</p> <p>1. Outdoor storage areas shall be screened by a close-boarded fence, a solid wall or dense planting of vegetation. The screening shall be no less than 1.8m in height.</p> | | | | | | | | | | | | | | | |
| <p>Zone-wide (excluding St. Patrick's Estate Area)</p> | | | | | | | | | | | | | | | | |
| <p>SAZ-S4</p> <p>Policy SAZ-P3</p> | <p>Building coverage</p> <p>1. The coverage by buildings on a site shall not exceed 40% of the net site area.</p> | | | | | | | | | | | | | | | |
| <p>SAZ-S5</p> <p>Policy SAZ-P3</p> | <p>Setbacks from boundaries</p> <p>1. The setback distance for buildings shall not be less than:</p> <ul style="list-style-type: none"> a. Front boundary 6m b. Side and rear boundaries 3m c. Boundaries directly adjoining a Residential Zone 3m + 0.5m for every 1m the building is over 5m in height | | | | | | | | | | | | | | | |
| <p>SAZ-S6</p> <p>Policy SAZ-P3</p> | <p>Building height</p> <p>1. The maximum height above ground level of any building shall not exceed 15m.</p> | | | | | | | | | | | | | | | |
| <p>SAZ-S7</p> <p>Policies SAZ-P3 SAZ-P5</p> | <p>Landscaping</p> <p>1. All sites shall be landscaped according to the following:</p> <ul style="list-style-type: none"> a. If a building is required to be set back from the road boundary, the setback area between the boundary and the building shall be landscaped, provided that where it is used for access or parking purposes, then a landscape strip with a minimum width of 0.6m shall be provided within the site along the road boundary. b. If parking or accessways are provided between the road boundary and the building, a landscape strip with a minimum width of 0.6m shall be provided within the site along the road boundary. c. Where a site adjoins a non-Open Space Zone (excluding road boundaries), a landscape buffer with a minimum width of 0.6m shall be provided between the zone boundary and the buildings. d. Car park areas for more than 25 vehicles shall be landscaped. | | | | | | | | | | | | | | | |
| <p>St Patrick's Estate Area only</p> <p>In addition to compliance with the zone-wide provisions and the Citywide rules, all permitted activities within the St. Patrick's Estate Area shall also comply with the following standards:</p> | | | | | | | | | | | | | | | | |
| <p>SAZ-S8</p> <p>Policies SAZ-P3 SAZ-P4</p> | <p>Setbacks from boundaries</p> <p>1. The setback distance for buildings shall not be less than:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th>Managed Development Area*</th> <th>St Patrick's College Area*</th> </tr> </thead> <tbody> <tr> <td>a. Front boundary – Fergusson Drive</td> <td style="text-align: center;">10m</td> <td style="text-align: center;">10m</td> </tr> <tr> <td>b. Any other front boundary</td> <td style="text-align: center;">5m</td> <td style="text-align: center;">5m</td> </tr> <tr> <td>c. Side boundary</td> <td style="text-align: center;">5m</td> <td style="text-align: center;">10m</td> </tr> <tr> <td>d. Rear boundary</td> <td style="text-align: center;">10m</td> <td style="text-align: center;">10m</td> </tr> </tbody> </table> <p>* Identified on Planning Maps</p> | | Managed Development Area* | St Patrick's College Area* | a. Front boundary – Fergusson Drive | 10m | 10m | b. Any other front boundary | 5m | 5m | c. Side boundary | 5m | 10m | d. Rear boundary | 10m | 10m |
| | Managed Development Area* | St Patrick's College Area* | | | | | | | | | | | | | | |
| a. Front boundary – Fergusson Drive | 10m | 10m | | | | | | | | | | | | | | |
| b. Any other front boundary | 5m | 5m | | | | | | | | | | | | | | |
| c. Side boundary | 5m | 10m | | | | | | | | | | | | | | |
| d. Rear boundary | 10m | 10m | | | | | | | | | | | | | | |
| <p>SAZ-S9</p> <p>Policies SAZ-P3 SAZ-P4</p> | <p>Building coverage</p> <p>1. The coverage for buildings on a site shall not exceed</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th>Managed Development Area*</th> <th>St Patrick's College Area*</th> </tr> </thead> <tbody> <tr> <td>Maximum building coverage</td> <td style="text-align: center;">40%</td> <td style="text-align: center;">40%</td> </tr> </tbody> </table> <p>* Identified on Planning Maps</p> | | Managed Development Area* | St Patrick's College Area* | Maximum building coverage | 40% | 40% | | | | | | | | | |
| | Managed Development Area* | St Patrick's College Area* | | | | | | | | | | | | | | |
| Maximum building coverage | 40% | 40% | | | | | | | | | | | | | | |
| <p>SAZ-S10</p> <p>Policies SAZ-P3 SAZ-P4</p> | <p>Building Height</p> <p>1. The maximum height above ground level of any building shall not exceed</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th>Managed Development Area*</th> <th>St Patrick's College Area*</th> </tr> </thead> <tbody> <tr> <td>Maximum building height</td> <td style="text-align: center;">8m</td> <td style="text-align: center;">8m</td> </tr> </tbody> </table> <p>* Identified on Planning Maps</p> | | Managed Development Area* | St Patrick's College Area* | Maximum building height | 8m | 8m | | | | | | | | | |
| | Managed Development Area* | St Patrick's College Area* | | | | | | | | | | | | | | |
| Maximum building height | 8m | 8m | | | | | | | | | | | | | | |
| <p>SAZ-S11</p> <p>Policies SAZ-P3 SAZ-P5</p> | <p>Screening</p> <p>1. Outdoor storage areas shall be screened by a close-boarded fence, a solid wall or dense planting</p> | | | | | | | | | | | | | | | |
| <p>SAZ-S12</p> <p>Policies SAZ-P3 SAZ-P5</p> | <p>Landscaping</p> <p>1. Front boundary setback areas along Fergusson Drive and County Lane shall be landscaped into a partial screen through earth shaping and permanent plantings of trees and shrubs.</p> <p>2. If parking or accessways are provided between the road boundary and the building, a landscape strip with a minimum width of 0.6m shall be provided within the St. Patrick's Estate site along the road boundary.</p> | | | | | | | | | | | | | | | |
| <p>SAZ-S13</p> <p>Policies NH-P1 NH-P2</p> | <p>Building restriction</p> <p>1. No building, structure or earthworks shall be located or undertaken within 200m of the southern bank of the Hutt River and to the north of the Mawaihakona Stream.</p> | | | | | | | | | | | | | | | |

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| <p>Restricted Discretionary Activities</p> <p>Zone-wide (excluding the St. Patrick's Estate Area)</p> |
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| | | |
|---|--|-------------|
| SAZ-R25 <i>Policy</i> <i>NU-P4</i> | Buildings or structures within 12-32m of high voltage (110kV or greater) electricity transmission lines as shown on the Planning Maps *(refer to the definition of transmission line) Council will restrict its discretion to, and may impose conditions on: 1. Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances 2001 (NZECP 34:2001). 2. The location, height , scale, orientation and use of buildings and structures to ensure the following are addressed: a. The risk to the structural integrity of the transmission line . b. The effects on the ability of the transmission line owner to operate, maintain and upgrade the transmission network. c. The risk of electrical hazards affecting public or individual safety, and risk of property damage. d. The extent of earthworks required, and use of mobile machinery near the transmission line which may put the line at risk. e. Minimising the visual effects of the transmission line . f. The outcome of any consultation with the affected utility operator. Restriction on notification Subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of the Act , a resource consent application under this rule will be precluded from public notification under section 95A, and limited notification will be served on Transpower New Zealand Limited as the only affected party under section 95B. | RDIS |
| SAZ-R26 <i>Policy</i> <i>TP-P3</i> | Activities listed as permitted or controlled which do not comply with the access standards in SAZ-S1 Council will restrict its discretion to, and may impose conditions on: 1. The extent to which the activity will adversely affect traffic and pedestrian safety. 2. The extent to which the activity will adversely affect the efficient functioning of the roading network. | RDIS |
| SAZ-R26a | Buildings that do not comply with SAZ-S6 within the Special Activity Zone Height Overlay. Council will restrict its discretion to, and may impose conditions on: 1. The location, design and appearance of the building or structure. 2. Any adverse effects on the streetscape. 3. Visual dominance, shading and loss of privacy for adjoining Residential or Open Space and Recreation zoned sites. 4. Compatibility with the planned built urban form of buildings, structures and activities in the surrounding area. 5. Whether an increase in building height results from a response to natural hazard mitigation. 6. Whether topographical or other site constraints make compliance with the standard impractical. 7. Reverse sensitivity effects. | RDIS |

| Discretionary Activities | | |
|--|--|------------|
| Zone-wide (excluding the St Patrick's Estate Area) | | |
| SAZ-R27 | Activities which do not comply with the permitted and controlled activity standards, unless otherwise specified | DIS |

| Non-complying Activities | | |
|--|--|-----------|
| Zone-wide (excluding the St Patrick's Estate Area) | | |
| SAZ-R28 | Buildings or structures within 12m of high voltage (110kV or greater) electricity transmission lines as shown on the Planning Maps *(refer to the definition of transmission line) | NC |
| SAZ-R29 | Activities which are not listed in this table unless otherwise covered in the District-wide matters of the Plan | NC |
| St Patrick's Estate Area only | | |
| SAZ-R30 | Retailing excluding garden centres | NG |
| SAZ-R31 | Activities which do not comply with the permitted or controlled activity standards or which are not listed in this table unless otherwise covered in the District-wide matters of the Plan | NG |
| SAZ-R32 | Medical facilities (St Patrick's College Area* only) | NG |

* Identified on the Planning Maps

| Matters for Consideration | | |
|---|--|--|
| Matters that may be relevant in the consideration of any resource consent other than for a restricted discretionary activity may include the following: | | |
| SAZ-MC1 | Access 1. Accessibility for public transport, cyclists and pedestrians. 2. Compliance with the Code of Practice for Civil Engineering Works . 3. Whether the topography, size or shape of the site or the location of any natural or built feature(s) on the site or other requirements such as easements, rights-of-way or restrictive covenants impose constraints that make compliance impracticable. 4. Whether the activities proposed will not generate a demand for servicing facilities. 5. Whether suitable alternative provision for servicing can be made. 6. Whether the nature of adjacent roads is such that the entry, exit and manoeuvring of vehicles can be conducted safely. | |
| SAZ-MC2 | Traffic generation 1. Whether activities which generate significant traffic flows have satisfactory access arrangements. 2. Impacts on public safety. | |
| SAZ-MC3 | Site layout 1. The arrangement of buildings , car parks and vehicle movements on site . 2. The extent of landscaping and screening particularly where sites adjoin Residential or Open Space Zones. 3. Whether the topography of the site has been taken into account. 4. Whether a better standard of development can be achieved by varying the design. | |
| SAZ-MC4 | Bulk and location of buildings 1. Whether the buildings will cause a loss of privacy, interfere with sunlight access or create shadows on residential units -on adjoining allotments . 2. Whether the building location, design, appearance and scale will detrimentally affect the character of the surrounding area. | |
| SAZ-MC5 | Sunlight access 1. Whether the building will adversely interfere with sunlight access or create adverse shading on adjoining sites . | |

| | |
|----------------|--|
| | 2. Whether the topography of the site or the location of any built features on the site or other requirements, such as easements, impose constraints that make compliance impracticable. |
| SAZ-MC6 | Nuisance 1. The potential impacts of noise, dust, glare, vibration, fumes, smoke, odour, other discharges or pollutants or the excavation or deposition of earth. |
| SAZ-MC7 | Infrastructure 1. The capacity of the infrastructure. |
| SAZ-MC8 | Cumulative effects 1. Whether cumulative effects such as pollution, any risk to public safety and nuisances have been assessed to avoid, remedy or mitigate adverse effects. |
| SAZ-MC9 | Additional matters for the St Patrick's Estate Area 1. Whether flooding effects have been adequately addressed. 2. Whether the proposal maintains a landscaped gateway to the City, a low density, open development and contains screening from residential areas and Fergusson Drive. 3. Whether the landscaping will maintain and enhance the amenity of the area. 4. Whether pedestrian linkages to the Hutt River walkway and Silverstream Railway Station are provided. |

| Prohibited Activities | | |
|--|----------------------------|-----------|
| Zone-wide (including the St Patrick's Estate Area) | | |
| SAZ-R33 | Gang fortifications | PR |

Methods

- SAZ-M1** District Plan provisions consisting of the following:
1. A Special Activity Zone containing special **land** uses and **environments** within the City. Rules and standards reflect environmental standards so that adverse **effects** can be avoided, remedied or mitigated.
 2. For the St Patrick's Estate Area two special areas are identified. These are the Managed Development Area, which provides for a range of development options, and the St Patrick's College Area which promotes the development of **educational facilities**. These areas are identified on the Planning Maps.
 3. Rules controlling vegetation clearance, **setbacks**, **earthworks**, minimum **allotment** size, **noise** and other nuisances, and **building**.
- SAZ-M2** Code of Practice for Civil Engineering Works.
- SAZ-M3** Abatement notices and enforcement orders may be issued where necessary to enforce Plan rules and mitigate any adverse **effects**.
- SAZ-M4** District Plan rules setting standards to protect adjacent properties from adverse shading effects.
- SAZ-M5** District Plan rules prohibiting gang fortifications because of their adverse effects on the environment.

Anticipated environmental results

The following results are expected to be achieved by the objectives, policies and methods in this chapter. The means of monitoring whether this Plan achieves the anticipated environmental results are also set out below.

| Anticipated environmental results | | Monitoring indicators | Data source |
|-----------------------------------|---|---|---|
| SAZ-AER1 | The continued use and development of the Zone | Changes in land use | Council records Resource consent information |
| SAZ-AER2 | Mitigation of adverse effects within the Zone and on surrounding residential areas | Effectiveness of conditions of consent and methods used in managing adverse effects | Complaints register Council resource consent records for compliance with conditions |
| SAZ-AER3 | Development on the St Patrick's Estate Area which has due regard to the flood hazards, the environmental characteristics of the site and the compatibility of a diverse range of activities | Resource consents by type Change in land cover and use Development in identified natural hazard areas | Council resource consent records |
| SAZ-AER4-AER3 | A built environment which supports the health and safety of the City's residents | Resource consents and type and effect on health and safety issues Consultation and community initiatives | Council records |

DEV1 — Development Area 1 - Wallaceville Structure Plan Development Area

This chapter contains provisions which relate to the **Wallaceville Structure Plan Development Area**. These provisions apply in addition to the underlying zone rules of the **General Residential Zone**, **and High Density Residential Zone** and the **Commercial Local Centre** Zone and relevant District-wide Matters. Where there is any conflict between the provisions the **Wallaceville Structure Plan Development Area** provisions shall prevail. Subdivision provisions for the **Wallaceville Structure Plan Development Area** are located in the Subdivision Chapter (SUB).

Objectives

Wallaceville Living Precinct Area A, Wallaceville Living Precinct Area B, Urban Precinct and Grants Bush Precinct

The following objective relates to the Wallaceville Living Precinct Area A, the Wallaceville Living Precinct Area B, the Urban Precinct and the Grants Bush Precinct of the **Wallaceville Structure Plan Development Area**. It applies in addition to the objectives of the underlying **General Residential Zone** or **High Density Residential Zone** and provides additional guidance specific to the identified areas of the Structure Plan.

DEV1-O1 *To promote the sustainable management and efficient utilisation of land within the Wallaceville Structure Plan Development Area, while avoiding, remedying or mitigating adverse effects.*

The **Wallaceville Structure Plan Development Area** comprises a mix of residential and commercial zoning and provides opportunity for higher density living. It has a number of site specific values, constraints and opportunities. It is also a very important **land** resource within the City's urban boundary. Its development should therefore occur in a manner that is consistent with the Wallaceville Structure Plan, in an integrated way that does not compromise the amenity or servicing requirements of future development stages. Particular regard must be paid to the potential for reverse sensitivity issues arising from interfaces within adjoining **land** uses.

The Wallaceville Structure Plan was developed to provide for the development of the **Wallaceville Structure Plan Development Area** in a logical and coherent manner that takes into account the historical, cultural, environmental and landscape characteristics of the area. The Wallaceville Structure Plan has been adopted by the **Council** as the guiding document for the development of this area and as such all development should be guided by this document as to what is appropriate. The intentions and outcomes for each of the precincts provide an outline of the development that the Wallaceville Structure Plan is seeking to achieve. These are the key considerations for development in this area.

Gateway Precinct

The following objective relates to the Gateway Precinct of the Wallaceville Structure Plan Development Area and applies in addition to the objectives of the underlying **Commercial Local Centre** Zone. It provides additional guidance specific to the Gateway Precinct of the Structure Plan.

DEV1-O2 *Provide for the Gateway Precinct of the Wallaceville Structure Plan Development Area as a neighbourhood centre which:*

1. *Provides local convenience retail and services*
2. *Provides employment opportunities*
3. *Provides residential development where this is compatible with retail, commercial and office land uses*
4. *Makes efficient use of natural and physical resources*

This objective seeks the creation of a local centre that will generate **retail** and employment opportunities in the **Wallaceville Structure Plan Development Area**. This area will support the high density residential development and other parts of the **site**.

Policies

Wallaceville Living Precinct Area A, Wallaceville Living Precinct Area B, Urban Precinct and Grants Bush Precinct

The following policies apply to the Wallaceville Living Precinct Area A, the Wallaceville Living Precinct Area B, the Urban Precinct and the Grants Bush Precinct of the **Wallaceville Structure Plan Development Area**, in addition to the policies of the underlying **General Residential Zone** or **High Density Residential Zone**. They provide additional guidance specific to the identified areas of the Structure Plan.

DEV1-P1 *To ensure that non-residential activities within residential areas do not cause significant adverse environmental effects.*

While provided for as a Discretionary Activity, it is recognised that commercial development may take place in the Urban Precinct of the Wallaceville Structure Plan, which may include the commercial redevelopment of the farm management **building** and dairy **building**, provided that significant adverse environmental **effects** on the **Commercial Local Centre** Zone (the Gateway Precinct), **residential activities** and other areas of Upper Hutt City can be avoided or mitigated. This does not preclude other potential development options for the Urban Precinct being developed that are compatible with **residential activities**.

Resource consent applications for any commercial development not consistent with the Wallaceville Structure Plan will need to be carefully assessed against Policies DEV-P1 in particular.

DEV1-P2 *To ensure that the location and design of buildings and earthworks do not significantly detract from the residential amenity of the area.*

In the **Wallaceville Structure Plan Development Area**, the intentions and outcomes for each of the Precincts define the particular amenity that is envisaged for development of this area.

DEV1-P3 *To mitigate the adverse effects of noise within residential areas to a level consistent with a predominantly residential environment.*

In the Wallaceville Structure Plan Development Area, fencing, **noise** insulation and/or ventilation standards seek to mitigate the reasonable adverse **effects** of **noise** arising from adjoining **activities**. The standards ensure a reasonable level of acoustic amenity within **buildings** that have their windows closed. Ventilation standards have been developed to avoid the need to open windows.

DEV1-P4 *To encourage higher density housing through the provision of reduced net site area standards and in the form of Comprehensive Residential Developments in identified areas of the City.*

The Plan identifies areas considered suitable for higher density residential development. These areas are located surrounding the central business district, around the Trentham neighbourhood centre located at Camp Street, near the Wallaceville railway station from Ward Street to Lane Street and within the Urban Precinct and Grants Bush Precinct of the **Wallaceville Structure Plan Development Area**. These areas are in close proximity to **retail** and service facilities as well as the availability of major transport points, including rail and bus services, and

a major bus terminal in the CBD.

DEV1-P5 Provide for development within the **Wallaceville Structure Plan Development Area** that is consistent with the **Wallaceville Structure Plan**.

The Wallaceville Structure Plan includes the following:

1. the Wallaceville Structure Plan Map
2. Wallaceville Precinct descriptions, intentions and outcomes
3. Wallaceville Indicative Road Typologies
4. Wallaceville Stormwater Management Principles

The Wallaceville Structure Plan has been based on detailed assessment of **site** constraints and opportunities and sets out an appropriate response to these. It includes detailed consideration of servicing requirements to ensure that adverse **effects** of urban development within the **Wallaceville Structure Plan Development Area** is appropriately managed while incorporating an element of design flexibility to ensure a suitable level of amenity while responding to housing demand.

DEV1-P6 Development in the **Wallaceville Structure Plan Development Area**, will only be appropriate if it:

1. Is integrated with the development generally anticipated in the Wallaceville Structure Plan
2. Provides a high level of residential amenity;
3. Ensures adequate infrastructure and transport provision;
4. Facilitates the safety of **road** users;
5. Provides adequate on-site stormwater management; and
6. Does not detract from the vitality and vibrancy of the Upper Hutt CBD

The Wallaceville Structure Plan provides for the development of the **Wallaceville Structure Plan Development Area** in a logical and coherent manner that takes into account the historical, cultural, environmental and landscape characteristics of the area. It also establishes outcome expectations based on an analysis of **site** values, constraints and opportunities. Requiring development to be consistent with this plan will ensure that future development represents sustainable management of the **land** resource. Development that is consistent with the Wallaceville Structure Plan will satisfy Policy DEV1-P5, and provide for sustainable management of the **land** resource.

The development of the **site** will occur over an extended period. During this time opportunities to integrate alternative **land** uses within the **site** may arise. This policy provides a framework for the consideration of such alternative **land** uses and layouts. The policy emphasises the importance of ensuring development ensures adequate infrastructure provisions, minimises potential **effects** on the Upper Hutt CBD, is integrated with the remainder of the **site's** development, and that it avoids, remedies or mitigates adverse environmental **effects**.

Gateway Precinct

The following policies apply within the Gateway Precinct of the Wallaceville Structure Plan Development Area. They apply in addition to the underlying policies of the **Commercial Local Centre** Zone and provide additional guidance specific to the Gateway Precinct of the Structure Plan.

DEV1-P7 To control the size and scale of **buildings** and the visual appearance of **sites** within the **Commercial Local Centre** Zone.

In the Gateway Precinct of the **Wallaceville Structure Plan Development Area** all new **buildings** and **significant exterior alterations** to existing non-listed heritage **buildings** require resource consent as a restricted discretionary activity subject to compliance with specific standards. Matters of discretion include the **effects** of the proposed development on the character and significance of heritage features within the precinct.

DEV1-P8 Provide for development within the Gateway Precinct of the **Wallaceville Structure Plan Development Area** that is consistent with the **Wallaceville Structure Plan**

The Wallaceville Structure Plan identifies the Gateway Precinct as the location of a local centre incorporating **retail**, commercial and above **ground level** residential uses. It also establishes intention and outcome expectations based on an analysis of **site** values, constraints and opportunities. Requiring development to be consistent with the Structure Plan will ensure that future development of the local centre represents sustainable management of the **land** resource.

DEV1-P9 Development in the **Wallaceville Structure Plan Development Area** will only be appropriate if it:

1. Provides a high level of amenity;
2. Ensures adequate infrastructure and transport provision;
3. Facilitates the safety of **road** users;
4. Does not detract from the vitality and vibrancy of the Upper Hutt CBD; and
5. Is integrated with the development generally anticipated in the Wallaceville Structure Plan

The Wallaceville Structure Plan provides for the development of the **Wallaceville Structure Plan Development Area** in a logical and coherent manner that takes into account the historical, cultural, environmental and landscape characteristics of the area. It also establishes outcome expectations based on an analysis of **site** values, constraints and opportunities. Requiring development to be consistent with this plan will ensure that future development represents sustainable management of the **land** resource. **Subdivision**, new **buildings** and **significant exterior alterations** to existing **buildings** within the Gateway Precinct of the **Wallaceville Structure Plan Development Area** is a restricted discretionary activity to enable consideration of consistency with the Structure Plan. Development that is consistent with the Wallaceville Structure Plan will satisfy Policy DEV1-P8 and provide for sustainable management of the **land** resource.

The development of the **site** will occur over an extended period. During this time opportunities to integrate alternative **land** uses within the **site** may arise. This policy provides a framework for the consideration of such alternative **land** uses and layouts. The policy emphasises the importance of ensuring development is integrated with the remainder of the **site's** development, and that it avoids, remedies or mitigates adverse environmental **effects**.

Rules

Wallaceville Living Precinct Area A, Wallaceville Living Precinct Area B, Urban Precinct and Grants Bush Precinct

The following provisions relate to the Wallaceville Living Precinct Area A, the Wallaceville Living Precinct Area B, the Urban Precinct and the Grants Bush Precinct of the Wallaceville Structure Plan Development Area. They apply in addition to the provisions of the underlying **General Residential Zone** or **High Density Residential Zone**. Where there is any conflict between the provisions the Wallaceville Structure Plan Development Area provisions shall prevail.

Standards for Permitted and Controlled Activities

| <p>DEV1-S1 Policies GRZ-P2, GRZ-PREC1-P1, GRZ-PREC1-P2, GRZ-P7, DEV1-P4</p> | <p>Access standards for land use activities The following standards apply in addition to the requirements of GRZ-HRZ-S1</p> <ol style="list-style-type: none"> There shall be no private vehicle access to or egress from Alexander Road for any site contained within Area B of the Wallaceville Structure Plan Development Area. There shall be no new private vehicle access to or egress from Alexander Road to land identified as Lot 2 DP 471766, Pt Section 102B Hutt District Wellington or Pt Section 618 Hutt District. | | | | | | |
|--|--|----------|-----------------|---|------|--|----|
| <p>DEV1-S2 Policies GRZ-P2, GRZ-PREC1-P1, GRZ-PREC1-P2, DEV1-P2, GRZ-P4</p> | <p>Setbacks from boundaries The following standards apply in addition to the requirements of GRZ-S4</p> <ol style="list-style-type: none"> The setback distance for residential and non-residential buildings (excluding accessory buildings) shall not be less than: <table border="1" data-bbox="312 439 1452 584"> <thead> <tr> <th data-bbox="312 439 884 472">Boundary</th> <th data-bbox="884 439 1452 472">Minimum setback</th> </tr> </thead> <tbody> <tr> <td data-bbox="312 472 884 528">For Comprehensive Residential Development within the Urban Precinct of the Wallaceville Structure Plan Development Area</td> <td data-bbox="884 472 1452 528">1.5m</td> </tr> <tr> <td data-bbox="312 528 884 584">Within the Wallaceville Structure Plan Development Area, rear and side boundaries adjoining rail corridor designation TZR1</td> <td data-bbox="884 528 1452 584">5m</td> </tr> </tbody> </table> | Boundary | Minimum setback | For Comprehensive Residential Development within the Urban Precinct of the Wallaceville Structure Plan Development Area | 1.5m | Within the Wallaceville Structure Plan Development Area, rear and side boundaries adjoining rail corridor designation TZR1 | 5m |
| Boundary | Minimum setback | | | | | | |
| For Comprehensive Residential Development within the Urban Precinct of the Wallaceville Structure Plan Development Area | 1.5m | | | | | | |
| Within the Wallaceville Structure Plan Development Area, rear and side boundaries adjoining rail corridor designation TZR1 | 5m | | | | | | |
| <p>DEV1-S3 Policies GRZ-P2, GRZ-PREC1-P1, DEV1-P5</p> | <p>Outdoor living space The following exemption applies to the requirements of GRZ-S5</p> <p>Exemptions:</p> <ol style="list-style-type: none"> For new residential buildings as part Comprehensive Residential Developments in the Urban Precinct of the Wallaceville Structure Plan Development Area, any residential unit with no habitable rooms at ground level shall have an outdoor living space (such as a balcony or terrace) that is directly accessible from an internal living room with a minimum depth of 2.2m and a minimum area of 10m². | | | | | | |
| <p>DEV1-S4 Policies GRZ-P2, GRZ-PREC1-P1, DEV1-P2, GRZ-P4</p> | <p>Building height The following exemption applies to the requirements of GRZ-S7</p> <ol style="list-style-type: none"> New buildings as part of a Comprehensive Residential Development in the Urban Precinct of the Wallaceville Structure Plan Development Area where the maximum height above ground level of any building shall not exceed 10m. | | | | | | |
| <p>DEV1-S5 Policies GRZ-P2, GRZ-PREC1-P1, DEV1-P2, GRZ-P4</p> | <p>Sunlight access The following exemption applies to the requirements of GRZ-S8</p> <p>Exemptions:</p> <ol style="list-style-type: none"> In the Urban Precinct of the Wallaceville Structure Plan Development Area, for semi-detached residential units the sunlight access provisions shall not apply on the shared common wall. | | | | | | |
| <p>DEV1-S6</p> | <p>Ventilation</p> <ol style="list-style-type: none"> Within the Wallaceville Structure Plan Development Area, where: <ol style="list-style-type: none"> sleeping rooms and studies where openable windows are proposed in residential units within 20m of the Alexander Road boundary or 50m of the rail corridor (designation TZR1); or sleeping rooms and studies in buildings within 50m of a site designated as MPI1; a positive supplementary source of fresh air ducted from outside is required at the time of fit-out. For the purposes of this requirement, a sleeping room is any room primarily used for sleeping. The supplementary source of air is to achieve a minimum of 7.5 litres per second per person. | | | | | | |

| <p>DEV1-S7</p> | <p>Noise Insulation</p> <p>1. Within the Wallaceville Structure Plan Development Area, where</p> <ol style="list-style-type: none"> any sleeping room or study within 12m of the Alexander Road boundary; or any sleeping room or study in residential units within 30m of a site utilised for railway purposes (Designation TZR1) <p>shall be protected from noise arising from outside the building by ensuring the external sound insulation level achieves the following minimum performance standard: $D_{2m,nT,w} + C_{tr} > 35$</p> <p>Compliance with this rule shall be achieved by either:</p> <p>2. Constructing the building in accordance with the minimum requirements set out in the attached construction schedule; or</p> <p>3. Providing to Council's satisfaction a certificate from an experienced acoustic expert stating that the external sound insulation level of the proposed sleeping room or study will achieve the minimum performance standard of $D_{2m,nT,w} + C_{tr} > 35$</p> <p>Noise Insulation Construction Schedule</p> <p>(this schedule describes the <u>minimum</u> requirements necessary to achieve an external sound insulation level of $D_{2m,nT,w} + C_{tr} > 35$)</p> <table border="1" data-bbox="331 542 1018 1344"> <thead> <tr> <th>Building Element</th> <th>Minimum Construction Requirement</th> </tr> </thead> <tbody> <tr> <td><u>External Walls</u></td> <td>External cladding with a surface mass not less than 23 kg/m², ex 100 x 50 timber framing at 600 mm centres, Fibrous thermal insulation, Internal lining of one layer 13 mm thick high density Gypsum board (minimum 12 kg/m²).</td> </tr> <tr> <td></td> <td>Or: Any wall construction utilising at least 50 mm thick concrete, Secondary timber strapping or wall framing not less than 50 mm thick lined with at least 10 mm thick gypsum board, and, Fibrous thermal insulation</td> </tr> <tr> <td></td> <td>Combined superficial density: Minimum not less than 35 kg/m² being the combined mass of external and internal linings excluding structural elements (e.g. window frames or wall studs) with no less than 12 kg/m² on each side of structural elements.</td> </tr> <tr> <td><u>Glazed Areas</u></td> <td>4/12/4 thermal double glazing, with 6 mm thick secondary pane at least 75 mm from the outer glazing Windows to be new aluminium frames with fixed panes or opening sashes with full compression seals.</td> </tr> <tr> <td></td> <td>NOTE: Rooms with glazed areas in external walls greater than 35% of floor area of the room will require a specialist acoustic report to show conformance with the insulation rule.</td> </tr> <tr> <td><u>Pitched Roof</u> (all roofs other than skillion roofs)</td> <td>Profiled longrun steel or tiles, with minimum steel thickness of 0.4 mm, Timber trusses at minimum 800 mm centres, Fibrous thermal insulation, Ceiling lining of one layer 13 mm thick high density Gypsum board (minimum 12 kg/m²).</td> </tr> <tr> <td><u>Skillion roof</u></td> <td>Profiled long-run steel or tiles, with minimum steel thickness of 0.4 mm, Timber framing at minimum 600 centres, Fibrous thermal insulation, Ceiling lining of two layers 13mm thick high density Gypsum board (minimum 12 kg/m² each</td> </tr> <tr> <td><u>External Door</u> in outside walls</td> <td>Solid core door (min 25 kg/m²) with compression seals (where the door is exposed to exterior noise).</td> </tr> </tbody> </table> <p>Notes:</p> <ul style="list-style-type: none"> The table refers to common specifications for timber size. Nominal specifications may in some cases be slightly less than the common specifications stated in the schedule for timber size. In determining the insulating performance of roof/ceiling arrangements, roof spaces are assumed to have no more than the casual ventilation typical of the jointing capping and guttering detail used in normal construction. | Building Element | Minimum Construction Requirement | <u>External Walls</u> | External cladding with a surface mass not less than 23 kg/m ² , ex 100 x 50 timber framing at 600 mm centres, Fibrous thermal insulation, Internal lining of one layer 13 mm thick high density Gypsum board (minimum 12 kg/m ²). | | Or: Any wall construction utilising at least 50 mm thick concrete, Secondary timber strapping or wall framing not less than 50 mm thick lined with at least 10 mm thick gypsum board, and, Fibrous thermal insulation | | Combined superficial density: Minimum not less than 35 kg/m ² being the combined mass of external and internal linings excluding structural elements (e.g. window frames or wall studs) with no less than 12 kg/m ² on each side of structural elements. | <u>Glazed Areas</u> | 4/12/4 thermal double glazing, with 6 mm thick secondary pane at least 75 mm from the outer glazing Windows to be new aluminium frames with fixed panes or opening sashes with full compression seals. | | NOTE: Rooms with glazed areas in external walls greater than 35% of floor area of the room will require a specialist acoustic report to show conformance with the insulation rule. | <u>Pitched Roof</u> (all roofs other than skillion roofs) | Profiled longrun steel or tiles, with minimum steel thickness of 0.4 mm, Timber trusses at minimum 800 mm centres, Fibrous thermal insulation, Ceiling lining of one layer 13 mm thick high density Gypsum board (minimum 12 kg/m ²). | <u>Skillion roof</u> | Profiled long-run steel or tiles, with minimum steel thickness of 0.4 mm, Timber framing at minimum 600 centres, Fibrous thermal insulation, Ceiling lining of two layers 13mm thick high density Gypsum board (minimum 12 kg/m ² each | <u>External Door</u> in outside walls | Solid core door (min 25 kg/m ²) with compression seals (where the door is exposed to exterior noise). |
|---|--|------------------|----------------------------------|-----------------------|--|--|---|--|--|---------------------|---|--|---|---|---|----------------------|---|---------------------------------------|---|
| Building Element | Minimum Construction Requirement | | | | | | | | | | | | | | | | | | |
| <u>External Walls</u> | External cladding with a surface mass not less than 23 kg/m ² , ex 100 x 50 timber framing at 600 mm centres, Fibrous thermal insulation, Internal lining of one layer 13 mm thick high density Gypsum board (minimum 12 kg/m ²). | | | | | | | | | | | | | | | | | | |
| | Or: Any wall construction utilising at least 50 mm thick concrete, Secondary timber strapping or wall framing not less than 50 mm thick lined with at least 10 mm thick gypsum board, and, Fibrous thermal insulation | | | | | | | | | | | | | | | | | | |
| | Combined superficial density: Minimum not less than 35 kg/m ² being the combined mass of external and internal linings excluding structural elements (e.g. window frames or wall studs) with no less than 12 kg/m ² on each side of structural elements. | | | | | | | | | | | | | | | | | | |
| <u>Glazed Areas</u> | 4/12/4 thermal double glazing, with 6 mm thick secondary pane at least 75 mm from the outer glazing Windows to be new aluminium frames with fixed panes or opening sashes with full compression seals. | | | | | | | | | | | | | | | | | | |
| | NOTE: Rooms with glazed areas in external walls greater than 35% of floor area of the room will require a specialist acoustic report to show conformance with the insulation rule. | | | | | | | | | | | | | | | | | | |
| <u>Pitched Roof</u> (all roofs other than skillion roofs) | Profiled longrun steel or tiles, with minimum steel thickness of 0.4 mm, Timber trusses at minimum 800 mm centres, Fibrous thermal insulation, Ceiling lining of one layer 13 mm thick high density Gypsum board (minimum 12 kg/m ²). | | | | | | | | | | | | | | | | | | |
| <u>Skillion roof</u> | Profiled long-run steel or tiles, with minimum steel thickness of 0.4 mm, Timber framing at minimum 600 centres, Fibrous thermal insulation, Ceiling lining of two layers 13mm thick high density Gypsum board (minimum 12 kg/m ² each | | | | | | | | | | | | | | | | | | |
| <u>External Door</u> in outside walls | Solid core door (min 25 kg/m ²) with compression seals (where the door is exposed to exterior noise). | | | | | | | | | | | | | | | | | | |

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| <p>DEV1-S8</p> | <p>Fencing</p> <p>1. Within the Wallaceville Structure Plan Development Area:</p> <ol style="list-style-type: none"> A 1.5m high close boarded fence shall be erected along the boundaries of a site where it adjoins a site designated for railway purposes (Designation TZR1). The fence shall be constructed of materials having superficial mass of not less than 10kg per square metre and shall be constructed prior to the occupation of residential units on the site A 2m high close boarded fence shall be erected along the boundaries of a site where it adjoins a site designated as MP11. The fence shall be constructed of materials having superficial mass of not less than 10kg per square metre and shall be constructed prior to occupation of buildings on the site. Fences along front yards of sites within the Urban Precinct and Grants Bush Precinct must not exceed a maximum height above ground level of 1.5m. Within Area B, fences along the boundaries of a site where it adjoins Alexander Road must not exceed a maximum height above ground level of 1.8m and the portion of fence over 1.3m must be permeable. |
|-----------------------|---|

| <p>Restricted Discretionary Activities</p> | | |
|---|--|--------------------|
| <p>DEV1-R1 <i>Policies</i> GRZ-P4 GRZ-P2 GRZ-PREC1-P1 DEV1-P2 GRZ-P4 DEV1-P4 DEV1-P5 NU-P3</p> | <p>Comprehensive Residential Development on a site within the Residential Centres Precinct complying with the standards and terms of GRZ-PREC1-S10</p> <p>The following provisions apply in addition to the requirements of GRZ-PREC1-R2</p> <p>In considering a resource consent application, Council's discretion is also restricted to an assessment against the Wallaceville Structure Plan:</p> <p>Restriction on notification</p> <p>For Comprehensive Residential Development in the Wallaceville Structure Plan Development Area, in respect of this rule, and subject to sections 95A(2)(b), 95A(4) and 95C of the Act, an application which meets the relevant standards and terms will be decided without the need for public notification under section 95A and any application that is consistent with the Wallaceville Structure Plan will be decided without the need for limited notification under section 95B.</p> | <p>RDIS</p> |

| Restricted Discretionary Activity Standards | |
|---|---|
| DEV1-S9 Policies GRZ-P1 GRZ-P2; GRZ-PREC1-P1; DEV1-P2; GRZ-P4; DEV1-P4; DEV1-P5; NU-P3 | Comprehensive Residential Development The following provisions apply in addition to the requirements of GRZ-PREC1-S10 Additional standards and terms for Comprehensive Residential Development within the Wallaceville Structure Plan Development Area : <ol style="list-style-type: none"> 1. Compliance with noise insulation and ventilation standards of DEV1-S6 and DEV1-S7 2. Compliance with the fencing standards of DEV1-S8 |

| Matters for Consideration | |
|---|--|
| Matters that may be relevant in the consideration of any resource consent, other than for a restricted discretionary activity, may include the following: | |
| DEV1-MC1 | Development in the Wallaceville Structure Plan Development Area <ol style="list-style-type: none"> 1. Relevant matters GRZ-MC1 to GRZ-MC10 and GRZ-PREC1-MC1 to GRZ-PREC1-MC2 2. The extent to which the development is consistent with the Wallaceville Structure Plan 3. The extent to which any development that is not consistent with the Wallaceville Structure Plan will avoid, remedy or mitigate adverse effects on other areas of Upper Hutt City, does not detract from the vitality and vibrancy of the Upper Hutt CBD, will adequately provide for stormwater management, will contribute to the safe functioning of the road network and will integrate with adjoining development anticipated through the Structure Plan |

Gateway Precinct

The following provisions apply to the Gateway Precinct of the **Wallaceville Structure Plan Development Area**. They apply in addition to the provisions of the underlying **Commercial Local Centre** Zone. Where there is any conflict between the provisions the **Wallaceville Structure Plan Development Area** provisions shall prevail.

| Permitted Activities | | |
|----------------------|---|-----|
| DEV1-R2 | Retail activity, restaurants , offices, early childhood centres, and residential accommodation above ground level on land identified in the Gateway Precinct of Wallaceville Structure Plan | PER |
| DEV1-R3 | In the Wallaceville Structure Plan Development Area demolition of buildings not listed as a significant heritage feature in the Historic Heritage (HH) Chapter. | PER |

| Standards for Permitted and Controlled Activities | |
|--|---|
| DEV1-S10 Policies GOMZ-P1; GGZ-P2 | Loading Provisions <ol style="list-style-type: none"> 1. Loading spaces required under GOMZ-S6 do not apply to the floor area of residential activities located in the Gateway Precinct of the Wallaceville Structure Plan Development Area |
| DEV1-S11 | Ventilation <ol style="list-style-type: none"> 1. Within the Wallaceville Structure Plan Development Area, habitable rooms must have a positive supplementary source of fresh air ducted from outside is required at the time of fit-out. The supplementary source of air is to achieve a minimum of 7.5 litres per second per person. For the purposes of this standard a habitable room means a space used for activities normally associated with domestic living, but excludes any bathroom, laundry, watercloset, pantry, walk-in wardrobe, corridor, hallway, lobby, clothes-drying room, or other space of a specialised nature occupied neither frequently nor for extended periods. |
| DEV1-S12 Policies GOMZ-P1 GOMZ-P3 | Screening <ol style="list-style-type: none"> 1. The land identified in in the Gateway Precinct of the Wallaceville Structure Plan Development Area is exempt from the screening specified in GOMZ-S8. |
| DEV1-S13 Policies GOMZ-P1; DEV1-P7; GGZ-P2 | Landscaping <ol style="list-style-type: none"> 1. The land identified in the Gateway Precinct of the Wallaceville Structure Plan Development Area is exempt from the landscaping specified in GOMZ-S9 (2). |
| DEV1-S14 | Fencing <ol style="list-style-type: none"> 1. Within the Wallaceville Structure Plan Development Area a 2m high close boarded fence shall be erected along the boundaries of a site where it adjoins a site designated as MP11. The fence shall be constructed of materials having superficial mass of not less than 10kg per square metre and shall be constructed prior to occupation of residential units on the site. |

| Restricted Discretionary Activities | | |
|-------------------------------------|--|------|
| DEV1-R4 | Signs in the heritage covenant in the Gateway Precinct of the Wallaceville Structure Plan Development Area Council will restrict its discretion to, and many impose conditions on: <ol style="list-style-type: none"> 1. Sign design, location and placement 2. Area, height and number of signs proposed and already located in the covenant area 3. Illumination 4. Fixing and methods of fixing 5. The extent to which any sign including supporting structure detracts from any significant heritage feature in Schedule HH-SCHED1 Exemptions: | RDIS |

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| | <p>6. Temporary signs are subject to compliance with the rules for temporary signs in the Signs (SIGNS) Chapter.</p> <p>Restriction on notification In respect of this rule, and subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of the Act, an application which meets the relevant standards and terms will be decided without the need for public notification under section 95A and any application that is consistent with the Wallaceville Structure Plan without the need for limited notification under Section 95B and for new buildings within the heritage covenant area limited notification will only be served on Heritage New Zealand (unless affected party approval is provided) under section 95B of the Act.</p> | |
| DEV1-R5 | <p>In the Gateway Precinct of the Wallaceville Structure Plan Development Area all new buildings or significant exterior alterations to existing buildings not listed as significant heritage feature in the Historic Heritage (HH) Chapter, that comply with the standards for permitted activities. Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> 1. The extent to which the development is consistent with the Wallaceville Structure Plan (DEV1 — Wallaceville Structure Plan Development Area) 2. Height, proportion, materials, boundary setbacks and sunlight access 3. Effects on significant heritage features included in Schedule HH-SCHED-1 4. Provision of and effects on utilities and/or services. 5. Landscaping and screening. 6. Standard, construction and layout of roads (including intersections) and vehicular access. 7. Car parking. 8. Effects on adjoining properties. 9. Provision for retail buildings to have an active street frontage 10. Financial contributions. <p>Restriction on notification In respect of this rule, and subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of the Act, an application which meets the relevant standards and terms will be decided without the need for public notification under section 95A and any application that is consistent with the Wallaceville Structure Plan without the need for limited notification under Section 95B and for new buildings within the heritage covenant area limited notification will only be served on Heritage New Zealand (unless affected party approval is provided) under section 95B of the Act.</p> <p>Note</p> <ul style="list-style-type: none"> • Failure to comply with this rule will require resource consent as a Discretionary Activity. | RDIS |

| Discretionary Activities | | |
|--------------------------|--|-----|
| DEV1-R6 | Garden centres and all activities other than retail activity , restaurants , offices, early childhood centres , and residential accommodation above ground level and not otherwise provided for as non-complying in Table 20.2 in the Gateway Precinct of the Wallaceville Structure Plan Development Area | DIS |

| Matters for Consideration | | |
|--|---|--|
| Matters that may be relevant in the consideration of any Discretionary or Non-Complying Activity resource consent may include the following: | | |
| DEV1-MC2 | <p>Development in the Gateway Precinct of the Wallaceville Structure Plan Development Area</p> <ol style="list-style-type: none"> 1. The extent to which the development is consistent with the Wallaceville Structure Plan 2. The nature of the activity to be carried out within the building and its likely generated effects. 3. The extent to which the area of the site and the proposed activities thereon are in keeping with the scale and form of the existing built environment and activities in the surrounding area 4. The extent to which the protection and/or sustainable use of existing listed heritage buildings will be achieved 5. The extent to which adjacent properties will be adversely affected in terms of visual obtrusiveness, overshadowing, and loss of access to sunlight and daylight. 6. The extent of the building area and the scale of the building and the extent to which they are compatible with both the built and natural environments in the vicinity. | |

Methods

| | |
|---------|---|
| DEV1-M1 | District Plan provisions consisting of a General Residential Zone and High Density Residential Zone identifying the residential environments within the City, including the Conservation and Hill Areas Precincts, and the Residential Centres Precinct and and the Wallaceville Structure Plan Development Area . Rules and standards apply to activities so that adverse effects are avoided, remedied or mitigated. Consent application procedures provide for the consideration of effects on a case-by-case basis and the imposition of appropriate conditions when necessary. |
|---------|---|

Wallaceville Structure Plan

1 PRECINCT DESCRIPTIONS, INTENTIONS AND OUTCOMES

1.1 Wallaceville Living Precinct Area A

At approximately 13.4ha, this precinct is the largest precinct and the precinct provides a transition to the adjacent Summerset Retirement Village and Trentham Racecourse. It has interfaces with the rail corridor and the race course and access to Alexander Road.

1.1.1 Intentions

1. Traditional residential density, compatible with adjacent existing residential areas with areas of variable housing density, particularly around amenity or open spaces
2. Development to respect historical street pattern and the ecological values of Grants Bush

1.1.2 Outcomes

1. Variation on house styles, form and materiality to allow for variety
2. Some pockets of variable housing density located at nodes in the movement network and adjoining public open space
3. Visual links to racecourse provided through road alignment
4. Interfaces treatment to railway
5. Low level front fencing and generous front yard **setbacks** to allow for front yard activity
6. Front **boundaries** along boulevard roads defined by hedging to reflect historic landscape

7. Good pedestrian and cycling connections to wider network and Alexander Road
8. Provides roading, pedestrian and cycling connections to Area B
9. Active frontage and direct access from **sites** to Alexander Road
10. Development to respect ecological values of Grants Bush in accordance with the Grants Bush Precinct outcomes

1.2 Wallaceville Living Precinct Area B

As the **boundaries** of the Flood Plain Remnant covenant were not finalised at the time when the Wallaceville Structure Plan was adopted, Area B is subject to an additional information requirement for resource consent applications to provide a spatial layout plan. The spatial layout plan must show **roads**, pedestrian and cycleway connections, open space areas and utilities and services.

1.2.1 Intentions

1. Traditional residential density with pockets of variable housing density located at nodes in the movement network and adjoining public open space to provide housing variety and visual interest
2. **Subdivision** and Development to respect historical street pattern
3. Sites with no direct vehicle access to Alexander Road
4. Significant trees are protected and **conservation** covenant providing significant private or public green space
5. Development to respect the ecological values of the area that is defined by the continual existing canopy of **indigenous vegetation** within the floodplain remnant

1.2.2 Outcomes

1. Wallaceville Living precinct applies
2. Promotes a design theme that is consistent with Area A in terms of road reserve and reserve corridors, road typologies, stormwater management, bulk and location requirements, **boundary** treatments, and **landscaping** measures
3. Provides for urban development that allows for a range of different housing typologies including clusters of high density housing which are appropriate to their locations, maintains amenity, and supports pedestrian, cycle and public transport
4. Provides roading, pedestrian and cycling connections to Area A
5. No direct access from **sites** to Alexander Road
6. Protection of the **indigenous vegetation** in the area defined by the continual canopy within the floodplain remnant

1.3 Gateway Precinct

This Precinct is the smallest precinct, is located adjacent to Ward Street and incorporates significant heritage **buildings**. The historic **buildings**, together with the many significant mature trees create a campus and park-like setting. Its approximate size is 2.5ha and it also interfaces with the National Centre for Biosecurity and Infectious Disease (designation MPI1). It is in very close proximity to the Wallaceville train station, making the whole precinct within easy walking distance to the station.

With its frontage and access to Ward Street, this precinct will determine the first impression of much of the new development and has the potential to contribute to the character of new development of the new neighbourhood.

1.3.1 Intentions

Development in this precinct:

1. Signals a new and different character as a gateway to the larger Wallaceville development
2. Respects the heritage character and values of protected **buildings** and their settings
3. Includes a mix of **activities**, including **retail**, commercial, community services and high density residential
4. Establishes a heart or 'centre' to the wider Wallaceville Structure Plan Development Area
5. Allows movement of vehicles, cycles and pedestrians from Ward Street through to the wider Wallaceville Structure Plan Development Area
6. Includes provision for a range of residential housing types at a relatively high density, including duplexes, terraces and low rise apartments.

1.3.2 Outcomes

1. Re-use of existing **buildings** and materials where practicable, including possible multi-storey residential units or residential care in the existing multi-storey Buddle building
2. Retention of healthy high value trees
3. New tree planting to reinforce existing species
4. Fencing along Ward Street retained as much as practicable
5. Provision of a neighbourhood park, incorporating the Incinerator and interpretation as to the former use of the site through **signs** and **landscaping**
6. Main public **road** to recognise sensitivity of protected **buildings**, prioritise pedestrians and consider alternative surface treatments to reinforce this
7. A simple, grid structure, with blocks adopting a north south orientation, retaining long distance views of hills and maximising solar gain
8. Small scale business and **retail** uses, actively fronting streets with little or no **setback** from the front/**road boundary**, including café and/or **restaurant type activities**
9. **signs** and advertising to respect heritage values with regard to size and position and have a consistent theme/style
10. Materials and colours of new **buildings** to reflect historic character and favour brick and weatherboard
11. Retention of existing building names
12. Naming of streets to consider referencing historic uses
13. Height of new **buildings** to respect/consider scale and form of heritage/protected **buildings**
14. Residential development that is consistent with the Design Guide for the Residential Centres Precinct.

1.4 Urban Precinct

This area measures approximately 6.6ha and is located adjacent to the compact heart of the **Wallaceville Structure Plan Development Area** and in close proximity and easy walking distance of the Wallaceville train station. It has access points to Alexander Road, direct pedestrian access to the southern portion of Ward Street and an interface with the National Centre for Biosecurity and Infectious Disease (MPI1) and Grants Bush. It also has an interface with the bush clad slopes of the Southern Hills area.

1.4.1 Intentions

1. A compact and attractive high density residential precinct, making efficient use of the **land** resource in this location and providing a transition from the **Commercial Local Centre** Zone to other residential areas.

1.4.2 Outcomes

1. A **height** limit to allow for three storey attached terraces and low rise apartments
2. A simple, grid structure, with blocks adopting a north south orientation, retaining long distance views of hills and maximising solar gain
3. A range of housing types, predominantly attached types, including terraces, duplexes, and allowing for **residential units** entirely above ground floor
4. Some business/commercial uses
5. Retention of healthy high value trees where practical
6. **Subdivision** and development to respect historical street pattern
7. New tree planting to reinforce existing species
8. Utilisation of a range of street typologies
9. Provides active street frontage to Grants Bush
10. Active frontage and direct access from **sites** adjoining Alexander Road
11. Development that incorporates on-site measures to minimise the potential for reverse sensitivity **effects** arising from adjacent sites designated MPI1 and TZR1
12. Residential development that is consistent with the Design Guide for **Residential Centres Precinct**

1.5 Grants Bush Precinct

This precinct (8.5ha) will take much its identity from Grants Bush which provides a significant open space amenity in its midst. It also functions as the transition between the more urban and mixed use precincts and the conventional living areas of the **Wallaceville Structure Plan Development Area**. It has interfaces with the rail corridor and access to Alexander Road. The area to the south of Alexander Road is also included in this precinct as it is also within 10min walking distance of the train station. This also means that both sides of Alexander Road can develop consistently and contribute to the change of character along Alexander Road as it moves through the **Wallaceville Structure Plan Development Area**. The **land** to the south of Alexander Road is generally flat, outside of the Southern Hills area and its development does not restrict long distance views of the valley sides.

1.5.1 Intentions

1. A residential precinct with identity and variety and which makes good use of **land** resource and respects the ecological and **amenity values** of Grants Bush

1.5.2 Outcomes

1. A range of housing types to encourage diversity and a mix of residents while promoting smaller **residential units** and **sites**
2. A simple, grid structure, with blocks adopting a north south orientation, retaining long distance views of hills and maximising solar gain
3. **Road** frontage to Grants Bush to the north, east and south of the covenant area
4. Active edges to Grants Bush, with **habitable room** windows facing streets and open spaces
5. A main public park located in the north-west corner of Grants Bush and incorporating interpretation as to the former use of the site through **signs** and **landscaping**, combined with the Grants Bush covenant to create a large central green space for the development
6. Grants Bush covenant extent to be fenced with permeable fencing
7. **Landscaping** character to reflect native bush species
8. Variation in **building** style, form and materiality to allow for individuality
9. Low level front fencing and generous front yard **setbacks** to allow for front yard **activity**
10. Front **boundaries** along boulevard streets defined by hedging which reflects historical planting
11. Development to respect historical street pattern
12. Pedestrian/cycle connection to the rail corridor walking/cycling path within **road** corridors, and between land to the north and south of Alexander Road
13. Pedestrian connection through Grants Bush limited to the Grants Bush Walkway typology contained in the Wallaceville Road Typologies
14. Protection of the ecological values of, and the **indigenous vegetation** canopy within Grants Bush
15. Active frontage and direct access from **sites** to Alexander Road
16. Development that incorporates on-site measures to minimise the potential for reverse sensitivity **effects** arising from adjacent **sites** designated MPI1 and TZR1
17. Residential development that is consistent with the Design Guide for the **Residential Centres Precinct**.

2 WALLACEVILLE ROAD TYPOLOGIES

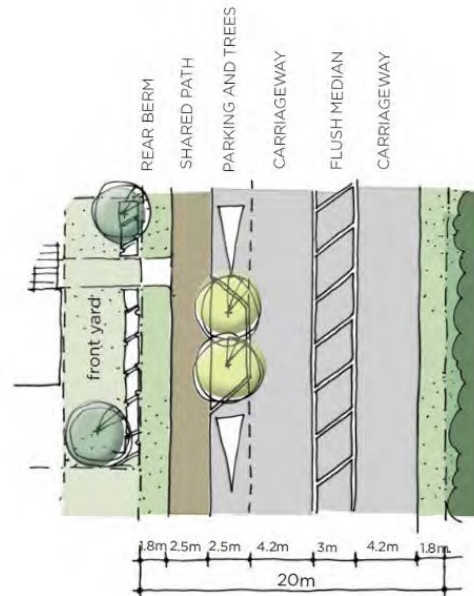
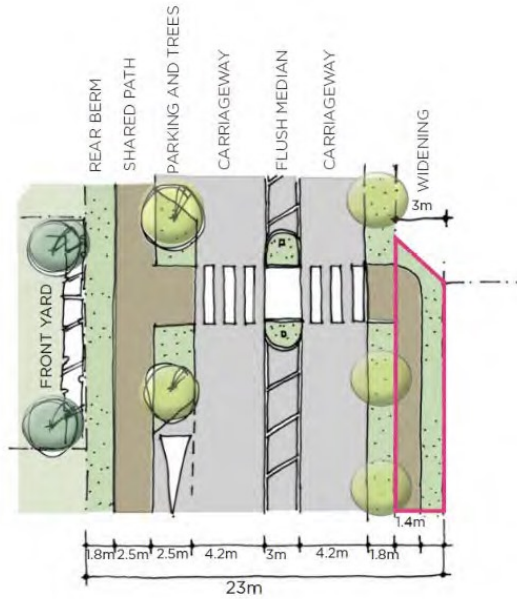
2.1 Alexander Road

Alexander Road is an arterial road which carries significant traffic volumes to and from the Upper Hutt central city. This function needs to be accommodated in the future and balanced with future development of the **Wallaceville Structure Plan Development Area**. Residential amenity, pedestrian and cycle provision and visual appeal are also important outcomes that need to be balanced with traffic speed, flow and volume.

Future residential units adjoining Alexander Road, between the Gateway feature and Ward Street intersection should front the street, with front doors and post boxes in order to ensure an attractive and safe street environment. Vehicle access can be controlled to reduce potential conflict along the route by ensuring vehicle turning on site. The formation of Alexander Road in accordance with the road typologies and Wallaceville Structure Plan map, including the installation of two roundabouts as indicated on the map will assist in the reduction of the posted speed limit to a minimum of 60km/h. The reduction in the speed limit of Alexander Road to 60km/h will enable a higher amenity and comfort level for adjacent residential properties. Accordingly, the construction of appropriate traffic calming measures will be required prior to private vehicle access being provided from Alexander Road.

The road is proposed to accommodate two vehicle lanes of 4.2m which allow for heavy vehicles and buses as well as on-road cycling at the edge of the traffic lane. These lanes are divided by a central flush median which provides for turning lanes to assist traffic movements and intersections and prevent delays to through traffic. A parking lane and tree build outs are proposed on the north side of the road. This provides for visitor parking, street trees and also improves comfort of pedestrians and cyclists as they are separated from the moving traffic lane. A 2.5m wide shared path for pedestrians and cyclists is provided on the north side.

The number, form and location of crossing points and bus stops (if required) can be determined during detailed design. In order to signal the change in land use and a lower speed limit as well as help calm traffic, a gateway feature is proposed along Alexander Road at the intersection of the western boulevard road. Signs, planting and road surface changes can help to signal this change.

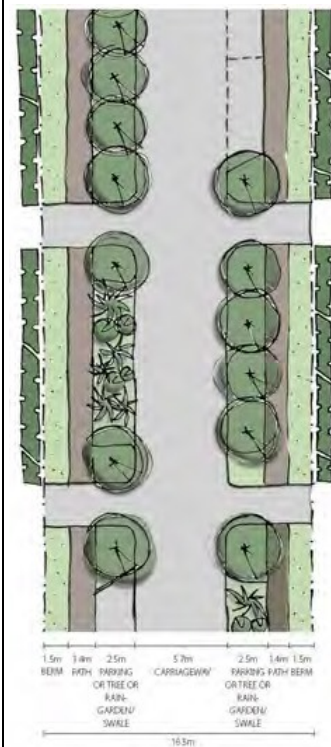
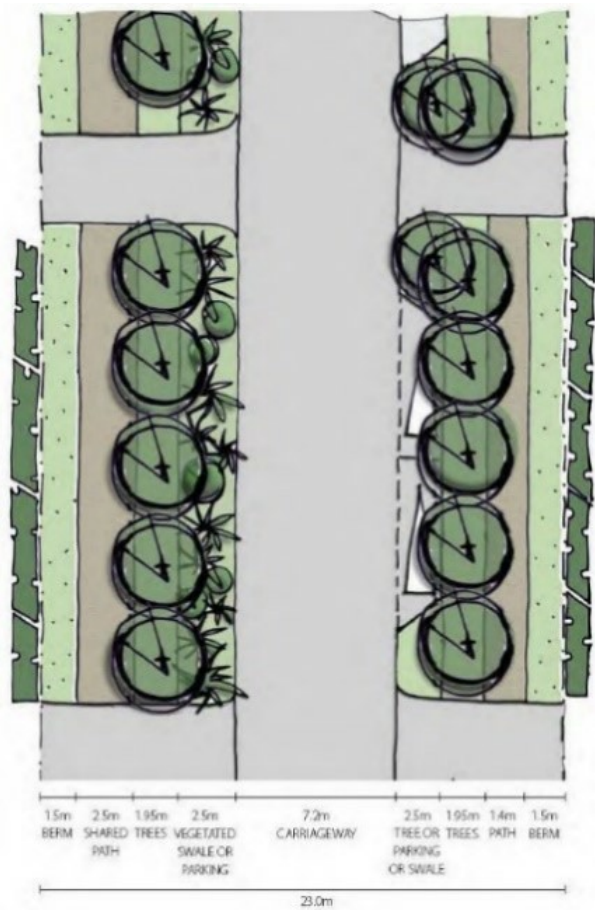


2.2 Boulevard Roads

These streets are envisaged as heavily planted streets, providing green corridors which visually connect with the bush clad valley walls to the north and south. They function also as main entry points from Alexander Road and help to establish a high level of amenity upon entry.

The generous 23m reserve width enables dedicated tree berms on both sides of the road. Additional tree planting and swale planting further contributes to the green image of these streets. Swales can contribute to low impact design by treating the road runoff and attenuating stormwater. The carriageway allows for two way traffic and parking on both sides of the road, in between parking bays or street trees/swales, driveways permitting. A shared path on one side of the road provides for cycling.

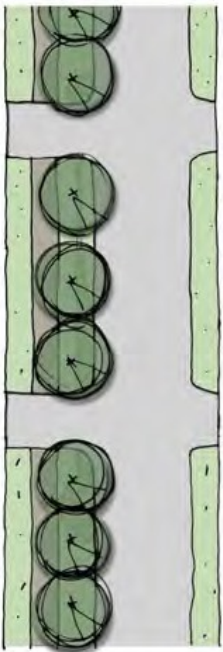
Tree species can echo historic planting themes, for example totara and oaks reflect the native bush species of Grants Bush.



2.3 Local Roads

Key local road connections are illustrated on the Structure Plan map. These echo historic movement patterns and intended for the distribution of local traffic only. At 5.7m, the carriageway allows for informal on street parking on both sides. Street trees, swales and car parking is accommodated on both sides of the road, in between driveway crossings.

Footpaths are provided on both sides of the road and together with the rear berms, make up the 16.5m reserve width.



1.5m 1.4m 20m 5.7m 1.4m
BERM PATH TREE CARRIAGEWAY BERM
120m

2.4 Residential Lanes

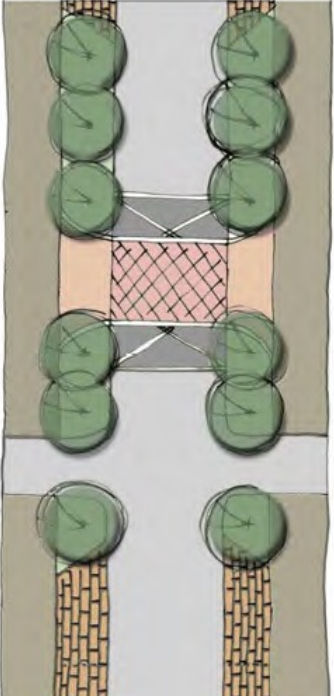
This public **road** has a narrow reserve width (12m) although a standard 5.7m carriageway is still provided. A tree berm is also accommodated, adjacent to a footpath on one side only. Rear berms are also provided for services.

This **road** typology is intended for very local use only. It is intended to be straight, short (less than 100m) and serve 20 or less **residential units**. It extends the range of **road** typologies, is more intimate and community focussed and helps increase residential yield.

2.5 Heritage Street

The street which functions as the "front door" to the **Wallaceville Structure Plan Development Area**, passes through the Gateway Precinct and in close proximity to protected historic **buildings** and trees. The carriageway allows for easy movement of traffic through the precinct. Slow speeds are intended along this route, encouraged by alternative surface treatments which reference the materials of the historic **buildings**. It is intended that this street have high pedestrian priority, with generous crossing points and wide footpaths on both sides. Street trees and short term parking are provided on both sides of the **road**.

Due to the location of the historic **buildings**, the carriageway is likely to have a horizontal deflection which will help reduce traffic speeds and provide identity and visual interest. The street needs to be designed with a high value on "place" as well as accommodate the movement function.



3.0m 2.5m 6.0m 2.5m 3.0m
PATH PARKING CARRIAGEWAY PARKING PATH
OR TREE OR TREE
17.0m



2.6 Pedestrian And Cycling Routes

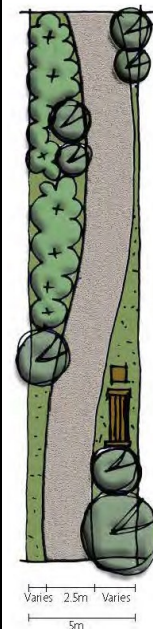
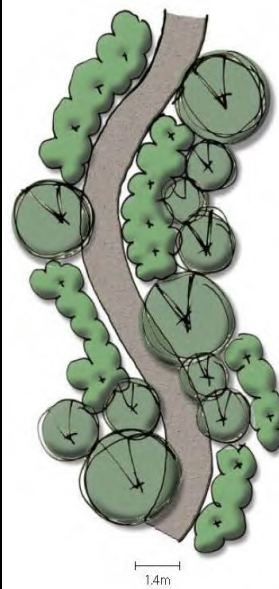
2.6.1 Grants Bush Walkway

Grants Bush is located in the centre of the **Wallaceville Structure Plan Development Area** and will be surrounded by residential development. In order to ensure pedestrian connection in this area, a walkway is proposed through this native stand of bush, which connects directly to key **roads** and onward to the Gateway Precinct.

To protect the health and ongoing sustainability of the bush, it important to provide for this demand and prevent informal and unmaintained tracks through it. It is also necessary to balance the movement need and the necessary removal of bush to accommodate it. The alignment of the path will be dictated to target the removal of exotic species where required over native species and will be aligned so as to avoid opening the **indigenous vegetation** canopy. The path needs to provide for pedestrians and prams. For two people to pass, a recommended path width of 1.4m is proposed.

A width narrower than this will likely mean people stepping off the path to pass each other, causing damage to the bush. It is also likely that the bush may overhang the path and so this width is necessary to ensure ease of movement.

The path is proposed to have a metallised surface with timber edging and raised boardwalks where required to minimise the impact on the existing **indigenous vegetation**. No lighting is recommended as its use at night should not be encouraged. It may meander in order to avoid removal of specimen trees. It should not be fenced.



2.6.2 Pedestrian and Cycle Links

A number of pedestrian and cycle links are included on the Structure Plan map to promote pedestrian and cycle use and connections with the wider pedestrian and cycle network. These may or may not be provided on public **roads**. If they are not provided on public **roads**, these links should follow principles of Crime Prevention Through Environmental Design (CPTED). As such, they must be of sufficient width to include **landscaping** and lighting. They should also be straight and short and overlooked by adjacent **properties**. Adjacent fencing should be limited in **height** to ensure surveillance.

3 WALLACEVILLE STORMWATER MANAGEMENT PRINCIPLES

These provisions apply to Area A and Area B of the **Wallaceville Structure Plan Development Area**.

3.1 General Site Drainage

The general **site** drainage solutions include:

1. Collecting and diverting existing upstream flows across the site and into existing and proposed soakage basins/ wetlands/ ponds; installation of roadside swale drains, infiltration trenches and soakage pits;
2. Installation of on-site soakage pits and associated private drainage;
3. Protection and enhancement of existing soakage area in Grants Bush; and
4. Construction of new flood attenuation basins (which, at resource consent and engineering design phase, may be designed as either a dry pond/ soakage area or an engineered wetland, or a combination of the two)
5. The preferred location for the new flood attenuation basins is in the Grant's Bush and the Floodplain Forest Remnant Covenant Area, subject to agreement under the conditions of these covenants.

All primary drainage conveyance systems and individual **site** disposal areas will be sized for the 4% AEP storm event. All secondary overland flow paths and flood flow storage areas will be sized for the 1% AEP storm event, including an allowance for climate change **effects**.

3.2 Stormwater Disposal

3.2.1 Overall site stormwater disposal intentions

For the treatment of overall **site** runoff the use of a series of treatment systems is proposed, including onsite low impact devices and larger devices in order to form a treatment train, which will improve the treatment efficiency for the **site** as a whole. Design of **stormwater** treatment devices will be in accordance with Greater Wellington Regional Council requirements and will take consideration of ARC TP:10.

At source devices will include swales, rain-gardens and rain tanks, which will also incorporate a soakage component in order to improve treatment efficiency and mitigate increased **stormwater** volumes, while at the same time, serving to recharge the **groundwater** network. Grassed/ planted swale **drains** and infiltration trenches will generally be installed along all roadways to cater for **road** runoff.

3.2.2 Individual house site stormwater disposal intentions (Wallaceville Living Precinct only)

Stormwater disposal via ground soakage but with the incorporation of a number of options for pre-treatment to safeguard against clogging and silting-up of the soakage pits being:

1. Settling Chambers;
2. Filter Trenches; and
3. Raingardens.

Each householder will be made fully aware of the existence and type of **stormwater** management and disposal system installed on their house **site** through a consent notice registered on their title. A simple Operation and Maintenance Plan will be attached with the consent notice and will inform the householder of their ongoing requirements to inspect, maintain and ensure the ongoing operation of their privately owned **stormwater** management system.

3.2.3 High-density or multi-unit development stormwater disposal intentions:

Stormwater disposal via larger shared treatment devices (subject to specific engineering design) including larger Raingardens or proprietary "off the shelf treatment devices".

Where the multi-unit development entails individual fee simple titles on smaller parcels of **land**, then shared treatment and soakage disposal areas may be incorporated on public **land**, owned and operated by **Council** (this would be subject to further detailed design and negotiation with **Council**).

Where the development involves a unit-title development structure, the treatment devices will be on private **land** / common **property** and be maintained by a Body Corporate or similar management entity.

3.3 Flood Attenuation

Flood attenuation for the overall **site** will be achieved through the use of **wetlands**/ ponds, underground storage devices and increased onsite ponding/flooding. The proposed storage must cater for the storage required for flow attenuation for the increased runoff resulting from development of the **site** for all storms up to the 1% AEP event including allowance for climate change **effects**.

3.3.1 Stormwater Specific Information to be Provided with Applications for Subdivision and Development

1. All secondary overland flow paths and flood storage areas shall be designed to accommodate the 1% AEP storm event and the design shall show how overland flowpaths will dissipate flow downstream.
2. The design of the system shall demonstrate that the proposed soakage disposal is suitable through permeability tests, that it is a viable long term solution, that silt entry will be minimised.
3. The design of the system shall identify any assumptions regarding the maximum area of impermeable surfaces, and whether it is appropriate to restrict the maximum percentage of such impermeable areas in future **land** use.
4. The design shall ensure that the proposed **stormwater** system shall not result in ponding of **stormwater** on the ground for more than 48 hours following a 1% AEP storm event, unless the ponding is part of the stormwater treatment systems,
5. The design shall identify whether the adoption of a minimum freeboard for **habitable buildings** is necessary, and if so, the amount of such freeboard.
6. The design shall ensure that secondary **overflow paths** are identified and protected
7. Any primary drainage conveyance systems which do not have secondary overland flowpaths shall be designed to accommodate the 1% AEP event
8. All primary and secondary drainage conveyance systems shall be designed and constructed to ensure ease of maintenance.
9. The design and construction of soakage systems shall give due allowance to long-term pore clogging of the receiving **environment**, including the adoption of mechanisms to require owners to maintain soakpits if they do become blocked.

In addition, the following further information/ testing/ analysis and calculations must be provided to **council** for their approval:

10. Detailed soakage/ percolation testing across the specific area of the site, being developed, using the **council** approved testing methodology (to be agreed with **council** prior to testing occurring).
11. Assessments of the effects from **stormwater** disposal on-site to ground soakage, on **groundwater** mounding (this may include 'slug' testing).
12. Assessment of long-term **effects** on soakage capability for the **site**, as it may be affected by seasonal **groundwater** level changes.
13. Assessment of the potential for transport of **contaminants** within the **stormwater discharges** from the **site**, into the **groundwater** system below and downstream of the **site**.



DEV4 - Development Area 4 - St Patrick's Estate

The St Patrick's Estate Development Area comprises approximately 45 hectares of undeveloped land bordering the Hutt River, and forms part of the flood plain. The St Patrick's Estate Development Area is within the walkable catchment of Silverstream Railway Station, and is located in proximity to State Highway 2. The Precinct provides a significant development opportunity within Upper Hutt, and therefore a mix of uses are provided for.

Although part of the Mixed Use Zone, the Development Area is subject to a bespoke set of provisions that recognise the importance of the site as a significant contributor towards meeting housing demand in the City, while also providing for a mix of complementary non-residential activities that do not conflict with residential subdivision and development within the Development Area, or the role and function of the centres zones. Development within the Development Area needs to address potential transportation safety effects on the road network including the state highway, and the potential for reverse sensitivity effects, and therefore the Development Area provisions ensure these effects can be addressed as the Development Area is developed.

The Development Area sits near the Southern gateway to the City and therefore subdivision and development of the Development Area provides an opportunity to enhance the entrance to the City via landscaping along Fergusson Drive and County Lane, and to ensure key active transport connections between the Hutt River and Silverstream Town Centre and rail station are provided.

The indicative layout and scale of activities anticipated within the Development Area are identified within the St Patrick's Estate Development Area Structure Plan in Appendix 4.

The following objectives, policies and rules apply within the St Patrick's Estate Development Area in addition to the provisions of the underlying Mixed Use Zone. Where there is any conflict between the provisions of the Mixed Use Zone and the St Patrick's Estate Development Area provisions, the St Patrick's Estate Development Area provisions shall prevail.

Objectives

In addition to DEV4-O1 and DEV4-O2 below, all objectives of the Mixed Use Zone apply.

DEV4-O1 St Patrick's Estate Development Area

The St Patrick's Estate Precinct is recognised as a significant development site for a wide range of activities while transport effects, visual effects, effects on the role and function of other centres, and potential reverse sensitivity effects from subdivision, use and development are avoided, remedied, or mitigated.

DEV4-O2 St Patrick's Estate Development Area Structure Plan

Development and activities within the St Patrick's Estate Development Area are in general accordance with the St Patrick's Estate Development Area Structure Plan.

Policies

In addition to DEV4-P1, DEV4-P2, and DEV4-P3 below, all policies of the Mixed Use Zone apply. Where there is any conflict between the DEV4 policies and the Mixed Use Zone policies, the DEV4 policies shall prevail.

DEV4-P1 Provide for a wide range of compatible activities within the St Patrick's Estate Development Area that:

1. Are located and are of a scale that is in general accordance with the St Patrick's Estate Development Area Structure Plan in Appendix 4.
2. Avoid significant adverse effects arising from potential inundation from the Hutt River and the Mawaihakona Stream.
3. Provide for pedestrian linkages to the Hutt River walkway and Silverstream Railway Station.
4. Enhance the southern entrance to the City via landscaping along the frontage of the site with Fergusson Drive and County Lane.
5. Avoid or remedy significant adverse effects on the safety, capacity, and function of the transport network.
6. Avoid significant adverse effects on the role and function of the centres zones.
7. Avoid or mitigate reverse sensitivity effects.

DEV4-P2 Ensure that the actual and potential adverse effects on the transportation network from activities or groups of activities within the St Patrick's Estate Development Area are avoided, remedied or mitigated.

DEV4-P3 Ensure subdivision, use and development that would result in reverse sensitivity effects appropriately avoids or mitigates such effects within the St Patrick's Estate Development Area or on adjacent sites.

Rules

Activity Tables

| Permitted Activities | | |
|-------------------------------------|--|------|
| DEV4-R1 | All permitted activity rules and standards in the Mixed Use Zone apply unless specifically provided for in this table. | PER |
| Restricted Discretionary Activities | | |
| DEV4-R2 | All restricted activity rules, standards, matters of discretion, and information requirements in the Mixed Use Zone apply unless specifically provided for in this table. | RDIS |
| DEV4-R3 | Any activity or combination of activities where the activity or activities will generate more than 100 vehicle movements per hour. Council will restrict its discretion to, and may impose conditions on: 1. Methods to avoid, remedy or mitigate adverse effects on the transportation network, including active and public transport, as identified by an integrated transport assessment. 2. Any works or improvements necessary to mitigate effects on the transport network, including active and public transport. 3. Whether activities which generate significant traffic flows have satisfactory access arrangements and sufficient network capacity. | RDIS |

| | | |
|----------------|---|-------------|
| | 4. <u>Impacts on public safety.</u> 5. <u>Landscaping.</u> | |
| DEV4-R4 | <u>New vehicular access to Fergusson Drive or County Lane.</u> <u>Council will restrict its discretion to, and may impose conditions on:</u> 1. <u>Methods to avoid, remedy or mitigate adverse effects on the transportation network, including active and public transport, as identified by an integrated transport assessment.</u> 2. <u>Accessibility for public transport and active modes.</u> 3. <u>Any works or improvements necessary to mitigate effects on the transport network, including active and public transport.</u> | RDIS |
| DEV4-R5 | <u>Large format retail, supermarket, and retail activity.</u> <u>An application under this rule must provide a retail economic effects assessment prepared by a suitably qualified and experienced person that identifies the actual and potential effects on the role and function of the centres zones.</u> <u>Council will restrict its discretion to, and may impose conditions on:</u> 1. <u>Effects on the role and function of the centre zones.</u> 2. <u>The avoidance of significant adverse effects on the role and function of the centre zones</u> | RDIS |
| DEV4-R6 | <u>Activities within the St Patrick's Estate Development Area except residential activity permitted by MUZ-R16, where the location of activities, landscaping, and active transport routes are in general accordance with the St Patrick's Estate Development Area Structure Plan in Appendix 4.</u> <u>Council will restrict its discretion to, and may impose conditions on:</u> 1. <u>Consistency with the St Patrick's Development Area Structure Plan in Appendix 4.</u> | RDIS |

| | | |
|---------------------------------|---|------------|
| Discretionary Activities | | |
| DEV4-R7 | <u>All discretionary activity rules in the Mixed Use Zone apply unless specifically stated in this table.</u> | DIS |
| DEV4-R8 | <u>Activities that do not fall under DEV4-R6.</u> | DIS |

| | | |
|---------------------------------|---|-----------|
| Non-complying Activities | | |
| DEV4-R9 | <u>All non-complying activity rules in the Mixed Use Zone apply unless specifically stated in this table.</u> | NC |

| | | |
|------------------------------|--|---------------|
| Prohibited Activities | | |
| DEV4-R10 | <u>All prohibited activity rules in the Mixed Use Zone apply unless specifically stated in this table.</u> | PROHIB |

Appendix 1 Design Guide for the Residential Centres Precinct

The Design Guide

The purpose of the design guide is to provide design criteria that will direct the delivery of well-designed, good quality higher density housing in an Upper Hutt-specific context. The guide applies specifically to **Comprehensive Residential Development** and **subdivision** that produces small lots. These developments, because of their higher density and potential effect on residential amenity, will require resource consents. Applications will be required to demonstrate how the design of the development has addressed the criteria in this Design Guide, in addition to meeting the relevant standards and objectives and policies of the District Plan.

This design guideline is structured in three parts. The first focuses on the specific requirements of **Comprehensive Residential Developments** and the second concentrates on small site design – most relevant to infill style subdivision, or developments of small scale stand-alone **residential unit**. The two parts should be read as a whole, and the guidance provided should be considered to achieve improved urban outcomes for all forms of residential development.

The third part of the Design Guide contains Character Statements for the **Residential Centres Precinct**, to assist in understanding the elements of character in those areas and responding positively to the Design Guide with these in mind.

What is Comprehensive Residential Development?

Comprehensive residential development is a way of providing a greater degree of choice in housing in Upper Hutt. It involves developing **sites** in a planned and efficient way with a greater density of housing than has been done in the past. It delivers an alternative to traditional development patterns of houses on large sections, and is a way to make efficient use of land while still providing houses that are attractive, private and often, more affordable to buy and through improved design, providing lower cost of living. Different forms of housing also provide choice for those who do not want or need larger houses or sections, especially if they wish to remain in a community they have come to like.

Across the residential areas of Upper Hutt, several areas called the **Residential Centres Precinct** has been specifically identified as suitable locations for this sort of development to occur. These areas are in proximity to local amenities and public transport, and are ideal locations for housing developments at a greater density.

As density increases, more thought needs to be given to creating good quality living spaces alongside pleasing streets and townscape. Higher density housing is often thought to lead to poor urban quality, overcrowding and reduced space standards. However, poor quality outcomes are often a result of poorly conceived or inflexible design rather than just increased density. The best sorts of outcomes are achieved by examining context and designing a carefully considered, specific solution for each site.

The design of higher density residential development needs to respond to the qualities of the street and the area, and to provide for the needs of the inhabitants. Good quality housing will meet current and future demand, and cater for the needs of the city's changing population.

Aims for comprehensive residential developments:

- Houses and open space are located and arranged on the site in an integrated and comprehensive manner.
- New development contributes positively to the character of the neighbourhood.
- Reasonable privacy for the residents and neighbours is provided through well-considered siting and design of **buildings**.
- Housing provides a high quality and efficient living **environment** (both internal and external) for occupants.

Note: Where a development incorporates an existing house(s) the requirements of this Guide shall apply equally to that house(s).

What is a 'small site'?

Within the **Residential Centres Precinct**, the District Plan provides for a lower minimum **net site area** than in other residential areas.

Such small lots present design challenges, and simply 'miniaturising' more commonly seen forms of development may not produce the best outcomes for amenity either on-site or for the wider area. A careful approach is needed to ensure that small lots continue to create sites that are both developable, and able to accommodate houses that are well-designed and afford good amenity to occupants.

Aims for small site design:

- Lots are of an adequate width and suitable shape to accommodate a residential dwelling.
- Lots are oriented for access to sunlight and to take advantage of solar gain to internal spaces.
- Lots are designed to ensure that useable outdoor space will be readily accessible from future dwelling **sites**.
- Lots are laid out and designed, and building sites identified, so as to provide for the retention of significant trees and vegetation.
- Access to lots is designed so as to minimise its visual impact and dominance.
- Lots and **residential unit sites** are located and shaped to minimise adverse impact on existing development surrounding the **site**, and potential future development.

COMPREHENSIVE RESIDENTIAL DEVELOPMENTS

Integrated Buildings and Spaces

As housing density increases there is a corresponding need to make sure that **buildings** are arranged carefully across sites and that spaces around them fulfil useful and sensible functions. In Upper Hutt, the sense of space around **buildings** is valued as part of the townscape, so new developments should aim to enhance this wherever possible.

However, this does not mean that all houses need to be physically separate and have space on all sides. Well-designed attached housing can provide both on-site amenity and value to the wider area, by employing careful consideration of how **buildings** are arranged and outdoor spaces are allocated from the outset of the design process. The ability to accommodate landscaping on-site (particularly vegetation that grows to a mature height above fence level) will also have an impact on both the

sense of spaciousness around houses and the character of the wider neighbourhood.

How vehicles are accommodated on sites also has an impact on amenity outcomes. Site design should aim to consider buildings, the spaces surrounding them, vehicles and landscaping as part of a comprehensive whole at the outset of the design process.

Guidelines

- The siting of **buildings** and open space should be designed in an integrated way so that **buildings** can connect with useful outdoor space that has reasonable privacy, good access to sunlight, and a sense of openness. (See figure 1)

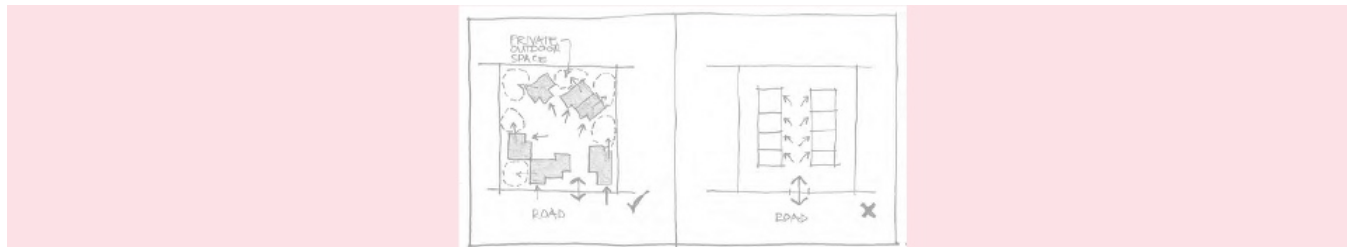


Figure 1: Carefully considered layout of **buildings on sites** helps to contribute to a more pleasant living environment.

- Each unit should have its own private outdoor space, for use exclusively as outdoor recreational space. Shared spaces as the principal means of providing outdoor living areas will only be considered in special circumstances:

Outdoor space within the site needs to be planned for at the design stage to ensure it is useable rather than residual to the buildings. It also needs to be easily accessible and connected to main living areas, and should not have any part of its area used for any other required function for the site i.e. as part of the on-site parking or manoeuvring requirements.

Shared spaces may be considered in situations such as for comprehensively planned elderly persons' housing, sheltered/community housing or papakainga. Such instances will be individually assessed to ensure the space provided is of the best quality possible and will meet the specific needs of residents, while also ensuring reasonable privacy to interior living spaces.

- The outdoor living area allocated to each **residential unit** should have within it a 'principal area' that is:
 - Directly accessible from the main indoor living area of that dwelling;
 - Positioned to have regard to shelter from the prevailing wind, or be detailed so as to minimise the worst effects of that wind;
 - Oriented with a northerly aspect to take advantage of natural sunlight;
 - Able to accommodate a square of 4m x 4m;
 - Nominally flat, with a gradient of no greater than 1 in 12;
 - Not located between the **residential unit** and any public street.

The allocation of a 'principal area' within the overall requirement of outdoor living space ensures that a minimum amount of the outdoor space for a residential unit is carefully considered, and of the highest quality for usability, access and privacy. Although one larger space is preferred, two or more smaller spaces will be considered acceptable where it is possible to demonstrate that this leads to a better outcome in terms of providing quality, useable outdoor living space. (See figure 2)

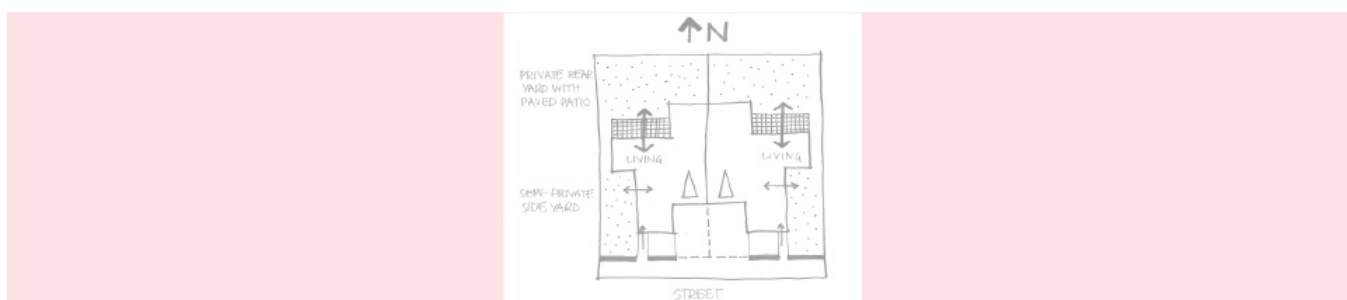


Figure 2: Different types of spaces can all contribute to creating a pleasant outdoor living environment.

- Landscaping of outdoor spaces should be comprehensively planned as part of the overall **site** design from an early stage.

Landscaping can play a role in helping to define spaces on a site. Landscaping plans should ideally be submitted as part of a resource consent application so the outcomes can be considered as part of a comprehensive whole.

- Where units are at first floor level or above, balconies or roof terraces may be appropriate to provide for outdoor space, subject to careful consideration of privacy. If adequate privacy cannot be obtained by orientation of the spaces or the placement of windows, screening should be used.
- Where there are common outdoor areas on a site, these should connect with the built development by ensuring windows overlook the space, doors to units open on to the space and the dominance of the area by garage doors or parked cars is avoided.

Common areas or shared spaces can contribute positively to the enjoyment of development. They can be used for meeting places, barbeque areas and a place to kick a ball around. These spaces can be made more enjoyable and safe if people inside units can oversee activity in them. The dominance of cars within these areas will detract from their ability to be used for these activities and the amenity of the development.

- Outdoor rubbish, clothes drying, recycling and storage space should be located so that these facilities are not visually obtrusive, are not located within the 'principal

area', do not dominate the entry to residences and are easily accessible to the unit which they serve.

Rubbish enclosures and storage can detract from the appearance of the development and the neighbourhood as well as the amenity of outdoor spaces and as with most existing houses, is most appropriately located in less visible areas and away from locations used for outdoor living.

Outdoor rubbish areas should be screened if they are located within sight of the principal outdoor area.

For terraced houses, where front yard rubbish/recycling storage may be the most appropriate to avoid the need to move these items through the interior of the house, a carefully designed enclosure with adequate ventilation, incorporated into the overall landscaping plan, will usually be the best solution.

Fitting in with the neighbourhood

Many areas of Upper Hutt have a well-developed sense of character. Much of the city's residential area (and the locations in which redevelopment is most likely to occur) is located on the flat valley floor. Older housing stock is often single storey, set back from the street edge and located near the centre of a large rectangular site. Housing displays a wide variety of architectural styles, and mature vegetation contributes to the sense of established neighbourhoods.

Comprehensive residential developments will introduce housing at a greater density into established neighbourhoods. In order for this to be successful, the essential elements of character in a neighbourhood must be understood, and where those elements create a positive contribution, they should be respected (but not necessarily replicated) in the new design. Understanding the key **building** patterns of the area will help guide new development so that it can sit comfortably within an established area and retain the amenity enjoyed by the neighbourhood and its residents.

Guidelines

- The siting and layout of **buildings** should respect the existing character and **building** patterns of the neighbourhood. This pattern may consist of the distance of elements such as front yard setbacks, the spacing between **buildings**, **height** and width of **buildings**, materials used, and types of **buildings**.

Respecting existing patterns in new development can be demonstrated by adopting similar patterns while not necessarily exactly replicating the detailed design of **buildings** in the neighbourhood. (See figure 3).



Figure 3: New houses respect the patterns set by existing ones.

- Where the development is in an area of single houses on single sites, the greater **building** bulk associated with **comprehensive residential development** should be arranged in terms of layout and form to relate to the scale of the neighbouring housing.

This may be achieved by:

- Modulating the appearance of larger **buildings** by using setbacks in alignment;
- Varying the roof design to reduce the perception of bulk;
- Varying the size of units to reflect the variation of house size in the neighbourhood where this exists;
- Varying the **height** and form of units to avoid a large or dominant form at the **boundary**;
- Using complementary/contrasting materials or colours on exteriors to relieve the appearance of bulk;
- Retaining existing mature trees and vegetation on the **site**, where possible, to assist the integration of the new development within the **site** and the neighbourhood.

New developments can fit into existing neighbourhoods by paying attention to existing details and patterns.

Mature trees benefit neighbourhood amenity beyond the development site and are often highly valued by the community. Unless they unreasonably hinder development or are in poor health they should be retained.

- Residential units** within a larger development should be designed and detailed to provide a sense of individuality, and provide opportunities for personalisation.

Most people like to identify their homes by some sense of individuality and this also adds to the visual interest of the development. Where design elements are replicated across a development, providing opportunities for individualisation of houses is important.

- Sites** with wide frontages should have more than one connection to the adjoining **road**.

Vehicle and pedestrian access to **sites** in most established neighbourhoods is provided at regular intervals along the street edge. The benefits of this are providing good access to and from the street, and creating interesting and active 'fronts' along the street edge. **Sites** with wide frontages (or amalgamated sites) with shared/fewer driveways need to be carefully considered to ensure that the design will continue to provide these benefits. (See figure 4).

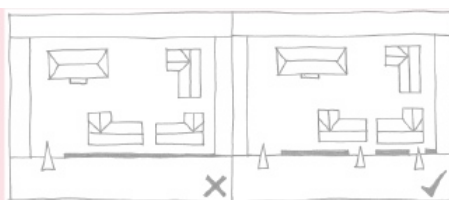


Figure 4: Multiple entrances activate site edges

- Houses on corner allotments with frontage to two roads should be designed to provide interest and opportunities for passive surveillance on both facades.

Buildings on corner sites should have one front/primary façade facing the street. Attention should be given to ensuring that the other street-facing façade does not present a blank wall to a public space. Secondary facades could include things like bedroom or dining room windows.

- Dwellings and garages should be designed so that blank walls do not face the street. Any other large surfaces facing the street (e.g. fences) should be either minimised or suitably modulated.

Large blank walls usually have a detrimental effect on streetscape. While being generally unattractive to look at, they also restrict opportunities for passive surveillance of public spaces.

- Where an existing residential unit is proposed to form a part of a Comprehensive Residential Development, consideration should be given to the integration of the existing residential unit into the development through the specific consideration of the factors outlined in this section.

Whilst an existing residential unit can form a part of a Comprehensive Residential Development, this may not always be desirable where the existing residential unit cannot be adequately integrated into the proposed development. Factors such as architectural style, bulk and form, and the use of particular materials may affect the ability of a residential unit to be integrated.

Accommodating vehicles on sites

The accommodation of vehicles on sites can have a significant impact on external amenity. Driveways and paving, garages and garage doors all have the potential to dominate if not carefully considered with the view to minimising visual impact.

Driveways and paved areas within larger developments should be designed and detailed so that they are able to function more like 'shared spaces', where vehicles and people have equal priority. This will ensure that both visual amenity and vehicle and pedestrian safety are enhanced.

Note: The Code of Practice for Civil Engineering Works gives the specific technical requirements relating to the length, width, gradient and other geometric and construction aspects of driveways and parking spaces. Once these have been met, consideration should be given to the following guidelines:

Guidelines

- Accessways and vehicle manoeuvring spaces should be designed to ensure cars enter and leave the site slowly.

To ensure the safety of people within the development, it is important that the layout and landscaping requires vehicles to move slowly within the area and when coming and going. Areas used by cars should be designed so that it is clear to drivers that the spaces are shared with other activities.

- Open parking or vehicle manoeuvring areas should be designed and landscaped as an integral part of the development.

- Expanses of driveway and access areas should be relieved by contrasting patterns and materials to give interest, moderate the apparent scale of paving and add to the visual quality of the development.

Reducing the dominance of vehicle paving is particularly important on larger sites, and on narrow sites where a greater proportion of the width of the site must be dedicated to access and manoeuvring. Long driveways should be detailed with contrasting paving to break up the expanse of hard surfacing.

- The layout of buildings on the site should ensure that garages and car parking spaces are not visually dominant on either the street frontage or within the site.



Figure 5: Eliminating blank walls and rows of garages creates a more pleasant streetscape.

A row of garages at the street edge tends to block visibility between the buildings and the street. This usually has a negative impact on a site's attractiveness and reduces the ability of the residents to oversee the street and thereby contribute to the safety and liveliness of the area. The monotony of a line of garages can also conflict with the pattern of existing development. (See figure 5).

- The design and materials of carports and garages should be integrated into the design of the overall development.

Garages should not be regarded as separate from the development or of lesser design importance.

- Car parking spaces and garages should be conveniently located for the residential unit they serve.

- Any open parking spaces not allocated to a dwelling should have adequate passive surveillance.

Open parking areas and visitor parking needs to be both convenient and safe.

- Access and circulation paths around the site should take into account the need to accommodate rubbish and recycling on collection days, without creating danger or nuisance to either pedestrians or vehicles.

Privacy and Safety

Residential privacy is a valued commodity in Upper Hutt. Past development patterns characterised by single-storey houses located near the centre of large flat sites, with outdoor space to the rear means that many houses enjoy high levels of both visual and acoustic privacy within both the residential unit and typically, for the rear yard.

Medium density housing can be well-designed to protect privacy both within the development site and to adjacent sites. Careful consideration of the placement of doors, windows and internal uses within the residential unit can continue to maintain highly reasonable levels of privacy while still allowing a pleasant outlook, opportunities for passive surveillance and adequate opportunities for solar gain.

Guidelines

- Front doors should be oriented to face the street where possible, or to face common areas within the development.
- Position windows adjacent to common areas so that they provide an outlook while maintaining privacy within the residential units.

While privacy is important, locating entrances and windows adjacent to public or shared space means that residents can contribute to making the space active and safe. (See figure 6)

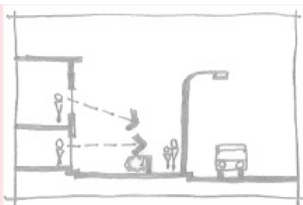


Figure 6: Window placement can enhance passive surveillance of public spaces.

- For residential units that have a ground-floor level, position the main living areas on the ground floor. This will help maintain privacy to the outdoor areas of adjoining sites.
- Whenever possible, each unit should have its own entry that provides a sheltered threshold. It should be well lit and highly visible as the entrance to the unit. The entry should be able to provide for personalisation by the occupant, and should not be dominated by service areas.

Particularly, rubbish or wheelie bin storage should not be located adjacent to the front door due to potential smell, leakage or pest nuisance.

- Position windows or otherwise restrict or direct outlook so that the short-range view from the main indoor living area of one residential unit is not directly into the main indoor living area of any adjacent residential unit, either within the site or on adjacent sites.

Internal living rooms within dwellings are the most frequently used spaces and should have the highest consideration of privacy afforded to them (See figure 7).

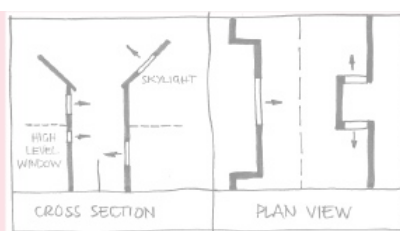


Figure 7: Window positioning can help maintain privacy

- The design and siting of buildings should take into account the potential for development on adjacent sites. The design of a development should therefore aim to maintain privacy and amenity on the site and at the boundaries taking into consideration possible future comprehensive residential development on adjacent sites.

It is important to consider what is permitted or could be developed on adjacent sites. They too could be redeveloped and the same issues of sunlight and privacy will be relevant.

- Housing should be clearly numbered both from the public street and within the site, to assist legibility for both visitors and emergency services.
- Front fences and walls should be designed of materials compatible with the overall development and should ideally incorporate opportunities for visual connection with the adjacent street.

Fences can enhance both the attractiveness of developments, and the ability to provide passive surveillance. The design of fences adjacent to the public street is particularly important (See figure 8).



Figure 8: The front entry of a residential unit should be clearly visible.

- Provide lighting as required for night-time way finding and in situations where personal safety is likely to be important.

Lighting for night-time visibility should be energy-efficient, low-glare lighting along paths and accessways within the development and around shared areas. The design and placement of lighting should be included at the stage of developing a landscape plan.

- Mail boxes should be located in accordance with the requirements of NZ Post. Where houses do not have frontage to a public road, the mail boxes should be grouped in a visible location (See figure 9).

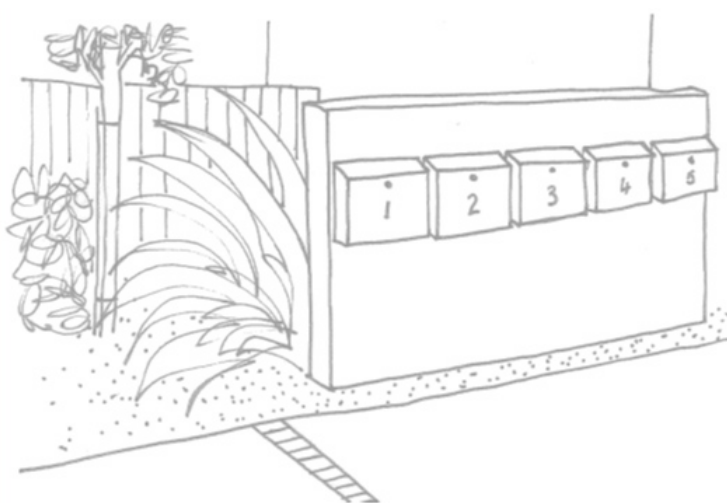


Figure 9: Grouped letter boxes at the front of a site can help strengthen the visibility of an entrance.

Sustainable Development

The inclusion of Overlay Areas in the District Plan aims to ensure that new higher-density housing will be located in the most efficient locations, close to local amenities and public transport. New housing design can also contribute to local infrastructure efficiency by being designed in a way that reduces service infrastructure requirements.

The topography and existing development pattern of much of Upper Hutt provides good opportunities for designing housing that is site-responsive and takes advantage of solar gain, energy efficiency measures and promoting alternative forms of transport such as walking and cycling.

Guidelines

- The orientation and construction methodology of new houses should maximise opportunities for passive solar gain in winter and adequate shade in summer, particularly to the main living areas and private outdoor spaces.

The main indoor living area of a dwelling should ideally receive midwinter sun for at least four hours per day, ideally falling on an interior surface that incorporates thermal mass.

- Opportunities for on-site disposal/soakage of stormwater should be included in the landscaping design.

Developments of multiple units often increase the amount of hard surfacing over a site area by a significant amount. On-site soakage of stormwater reduces the impact of multiple sites on stormwater infrastructure. On-site soakage can be provided by garden areas and lawns, or by using materials such as water-permeable paving or loose chip.

- Noise-sensitive areas of residential units (such as bedrooms) should be located away from noise-generating activities on adjacent sites (i.e. major roads, railway lines or non-residential uses).

- Attached residential units should employ appropriate noise-resistant wall, ceiling and floor materials and construction details.

- The principles of Crime Prevention through Environmental Design should be applied to all developments.

Refer to Upper Hutt City Design Guidelines for Crime Prevention through Environmental Design, July 2009).



SMALL SITE DESIGN AND DEVELOPMENT

Within the Residential Centres Precinct, the District Plan provides for a lower minimum net site area than in other residential areas. As part of the resource consent process for the subdivision of sites in these areas, or for the development of more than one residential unit on a site in these areas, some basic design considerations should be made and assessed against the criteria of this design guide.

Smaller sites require greater care and attention in the design of developments to ensure appropriate standards of on-site, streetscape and townscape amenity are maintained.

These guidelines can also be considered in other areas as a means to ensure fundamental 'good practice' aspects of site design are addressed.

Guidelines

Lot shape and size

- Lots should be designed to be predominantly square or rectangular in shape, and following this, avoiding the creation of areas and shapes that do not contribute to the usability of the lot.
- Lots should be designed to consider the location of outdoor living spaces and to ensure that these will be easily accessible from future buildings.

Site context

- The design and siting of buildings should take into account the existing and future potential for development on adjacent sites. The design of a development should therefore aim to maintain privacy, sunlight access and amenity on the site and at the boundaries taking into consideration existing and possible future residential development on adjacent sites.

It is important to consider what is permitted or could be developed on adjacent sites. They too could be redeveloped and the same issues of sunlight and privacy will be relevant.

On-site amenity

- Small site design and development should meet the matters contained in the guidelines for Comprehensive Residential Developments in respect of:
 - Outdoor living areas (qualitative attributes only);
 - Landscaping, including retention of existing trees, fences, walls, and planting;
 - Servicing and storage facilities;
 - Accommodating vehicles on site;
 - Privacy and safety;
 - Sustainable development.

Many of the quality issues relating to residential development are common to proposals irrespective of whether they are Comprehensive Residential Development or small site development. The same guidelines can be applied for both the sake of consistency, and to ensure that an equally high standard of development and amenity is achieved by small site proposals as is expected of Comprehensive Residential Development.

Character Assessment: CENTRAL AREA

The Central Residential Centres Precinct surrounds the CBD of Upper Hutt and represents a key opportunity for higher density redevelopment. Residential development at an increased density around the Central Business District would create a variety of housing types close to the city centre, attracting and supporting a wide cross-section of the population to live and work in Upper Hutt.

The CBD offers a good range of attractions, from shops and bars to businesses and public services. Increasing the density of housing in the surrounding area would contribute to enlivening the CBD and providing a thriving centre to Upper Hutt.

The Central Area has a number of existing character elements that any new development should seek to maintain and enhance through good design and planning:

- Connection
- Dwelling Types
- Avenues
- Public spaces



Existing 2.5 & 2 storey development in the Central Area



Connection

The Central Area surrounds the CBD of Upper Hutt City and is therefore close to the numerous businesses and services located in the city centre. The area is well-served by local bus connections and Upper Hutt Railway Station is within walking distance, connecting the city to Lower Hutt and Wellington. The roadways in the Central Area are flat and wide and provide ample room for cycling and on street parking. The openness and spaciousness of the streets is an attractive element of the City Centre. Many of the streets in the Central Area are tree-lined and this quality should be maintained and amplified through any new development. Development should also seek to improve connections and promote sustainable methods of transport.



Streets & Open Space & Public Space

The Central area has a strong grid pattern of streets, with many short streets, parks and walking links enhancing the area's walkability and ease of access. New development should capitalise on these links and assist with providing passive surveillance.

Double-Storey Development

Two storey houses are frequently seen in the Central Area. This element of the existing character presents an opportunity to develop 1.5 or 2-storey development on smaller building footprints.

Dwelling Type

The Central Area is comprised of a range of different housing types from small cottage style development to large double-storey detached houses, multi-dwelling units and estate style development, mostly for the elderly and vulnerable. The range of housing types is an important quality of the CBD and new development should seek to maintain this in order to offer a wide range of housing options. It also offers options for diversity in the style of new developments.

CBD Avenues

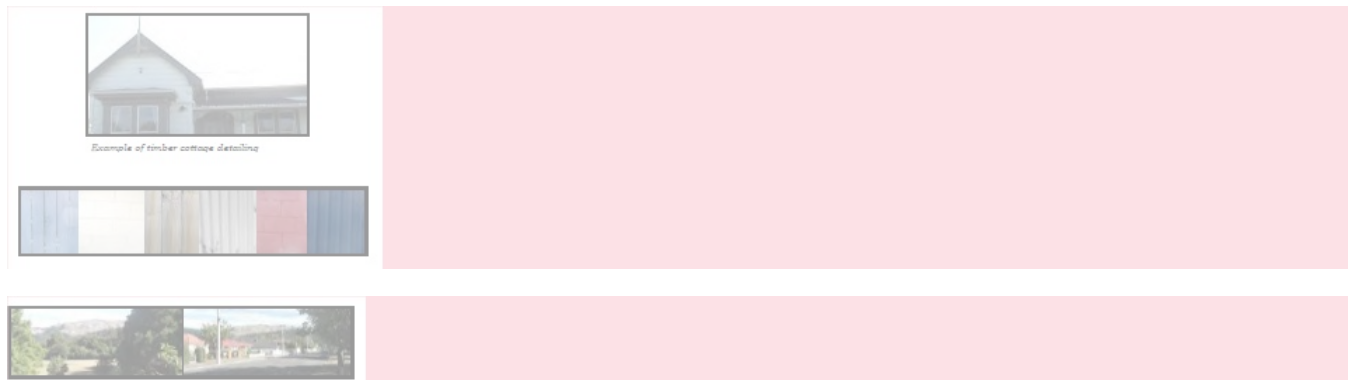
The roads leading into the CBD are an important aspect of the 'sense of arrival' in the CBD, and present an opportunity to develop multi-unit apartment residential units close to the amenities of the city centre. Development here could be more 'urban' in appearance, with buildings creating a more positive street edge, use of more contemporary materials and of a similar scale to the retail and light industrial buildings that are present in the area.

Character Assessment: TRENTHAM

Trentham is a suburb located 3km southwest of the CBD. The area comprising the Residential Centres Precinct is located directly north of the railway station between Stafford Street and Fergusson Drive, from Ranfurly Street in the east to Bathurst Street in the west. The general character of Trentham is a pleasant suburb with good local amenities such as Trentham Memorial Park, Trentham Racecourse and convenient access to public transport services. Further to these amenities, Trentham has a number of existing character elements that any new development should seek to maintain and enhance through good design and planning:

- Connection
- Dwelling Style / Materials
- Layout
- Dwelling Type

Boundaries



Connection

The train connects Trentham to Upper Hutt CBD in 5 minutes and southern connections to Lower Hutt and Wellington are regular, with travel times of around 30mins and 40mins respectively. To the south of the train line is the Trentham Racecourse, and to the north of Fergusson Drive is Trentham Memorial Park which provides both local landscape amenity, sports grounds and local recreation activities.

The streets around Trentham are tree-lined, wide and open, which allows for good views to the north and south and visual links to the park and the racecourse. Opportunities exist to improve these links and the quality of public space with high quality developments and good street design.

Style Materials

There are a number of well-maintained cottage-style properties in the area that could inform a general style for any future development in Trentham. This style incorporates timber construction clad in weatherboards, with pitched roofs, bargeboards and carved detailing.

Site boundaries

A large number of existing properties along Ararino Street have a high fence adjacent to the street boundary. This is a feature that should be discouraged in future as it creates an inactive edge to the public space and reduces the opportunity for passive surveillance of the street.

Dwelling Type

Variety in the type of housing in Trentham is not great and any new development should seek to provide a range of housing types to encourage a wider diversity of people to live in Trentham.

Layout

The main Trentham shops are located on Camp Street but there are additional shops and businesses on Ararino Street and along Fergusson Drive, interspersed with housing. Any future development of the area should seek to encourage and support one of these areas to develop into a more coherent centre. A key opportunity would be to provide a greater density of housing within the walking catchment of shops.

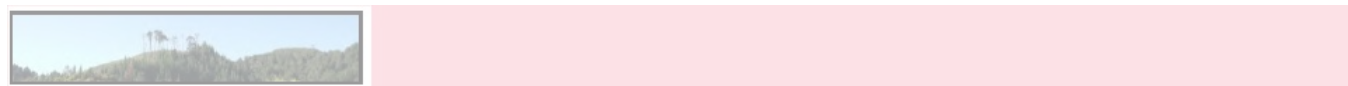


Character Assessment: WALLACEVILLE

The Wallaceville Area within the Residential Centres Precinct is located to the south of the Upper Hutt CBD on the south side of the train line. The area is comprised of a mix of residential and industrial uses.

Assessment of Wallaceville has identified a number of local characteristics that should influence future development. The assessment identified the following elements as having particular qualities that are important to the character of Wallaceville:

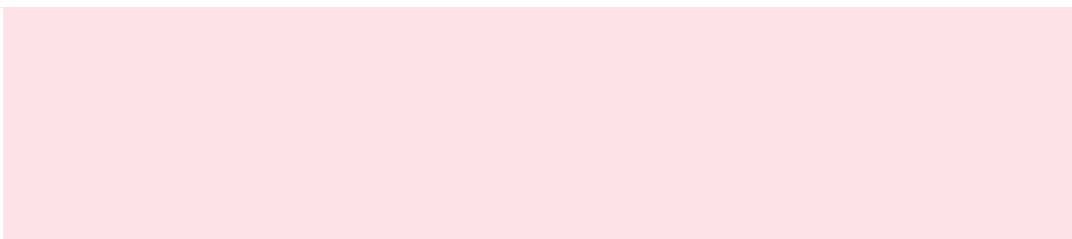
- **Setting**
- **Connections**
- **Housing**
- Any future development of sites in this area should seek to retain the following qualities through good design and planning:



Setting

Physical features play an important part in the character of Wallaceville. Views of the hillsides are prominent to the north and, even more so, the south. Seddon Street and Wilford Street are long, straight roads that run east-west with clear sight lines and minimal signage. Views of the hills to the south of Wallaceville are visible between the houses on Seddon Street and through and over the residential units on Wilford Street. This is an

important part of the character and amenity of the area and any future development should seek to maximise this aspect from both public and private locations.

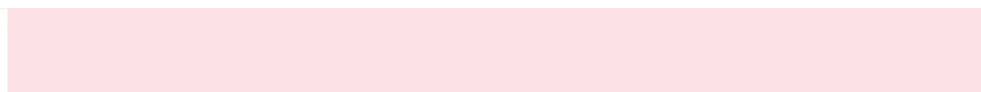
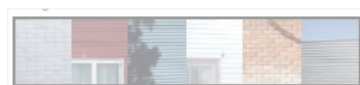


Connections

The area is well served by public transport links and is within walking distance of the Upper Hutt CBD. The road layout is simple and legible, with street trees and a wide carriageway and footpaths. Development should seek to improve connections and encourage sustainable methods of travel within the area such as walking and cycling.

Style and Materials

There is no particular architectural style that can be attributed to the Wallaceville area. The housing stock is varied in scale, style, type, material and detailing. The variation of styles and materials allows for individuality within the street scene which should be retained. The proximity to the industrial zone and the former AgResearch site give an opportunity for a more contemporary design style to be introduced in this area.

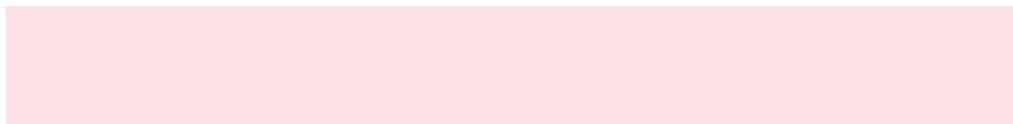


Dwelling Type

Current housing stock includes many small to medium sized one-storey residential units, some of which have been converted into flats. Smaller dwellings are therefore common in the area and this housing type can be encouraged in new forms in the future.

Setbacks

The large majority of properties have generous building setbacks from the front boundary, which has given rise to a prevalence of activity occurring in front yards. This gives the streets in this area a unique sense of vitality and should be encouraged in any future development. Front boundaries are generally marked with low level wooden fences, which allow for surveillance and further contribute to a general feeling of openness and space.



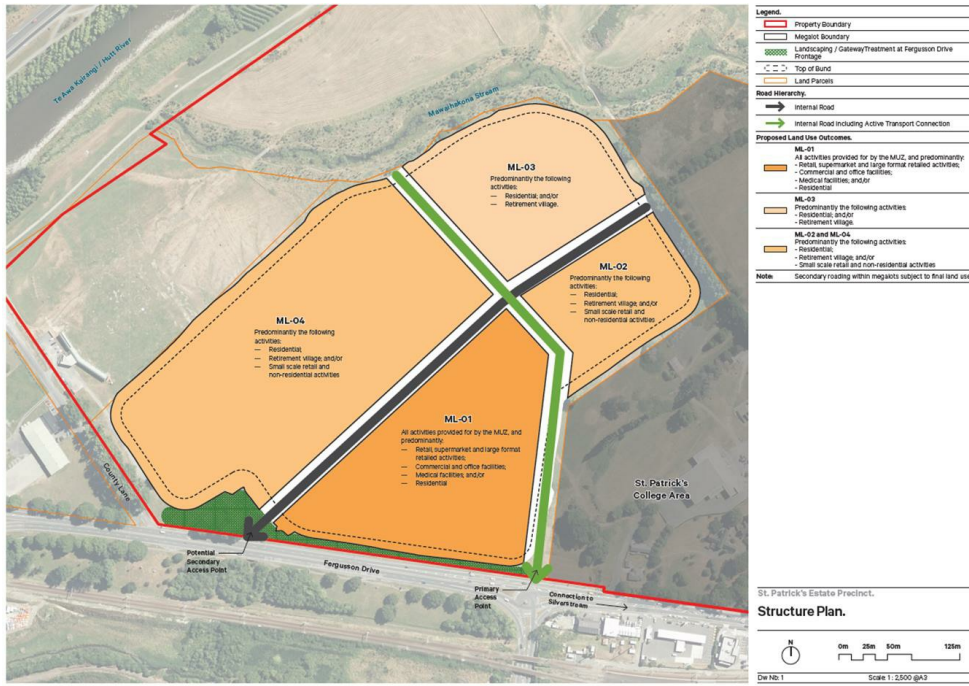
APP1 — Appendix 1 — Medium and High Density Design Guide

[This page contains a link to the Medium and High Density Design Guide](#)

APP3 — Appendix 3 — City Centre Zone Design Guide

[This page contains a link to the City Centre Zone Design Guide](#)

APP4 — Appendix 4 — St Patrick's Development Area Structure Plan



IPI MAP SERIES URBAN MAP 1

| | | | | | | | | |
|---|----|----|----|----|----|---|----|----|
| | | | 1 | 2 | | 3 | | |
| | | 5 | 6 | 7 | 8 | 9 | 10 | 11 |
| 6 | 17 | 18 | 19 | 20 | 21 | | | |

- Land Parcels
- Active Street Frontage
- Qualifying Matter
Indigenous Biodiversity
- Precinct - St Patrick's College
- Precinct - St Patrick's
Development Area
- SAZ Height Overlay
- General Residential Zone
- High Density Residential Zone
- Neighbourhood Centre Zone
- Local Centre Zone
- Mixed Use Zone
- Town Centre Zone
- City Centre Zone



IPI MAP SERIES URBAN MAP 2

| | | | | | | | |
|---|----|----|----|----|----|----|----|
| | | | 1 | 2 | | 3 | |
| 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
| 7 | 18 | 19 | 20 | 21 | | | |

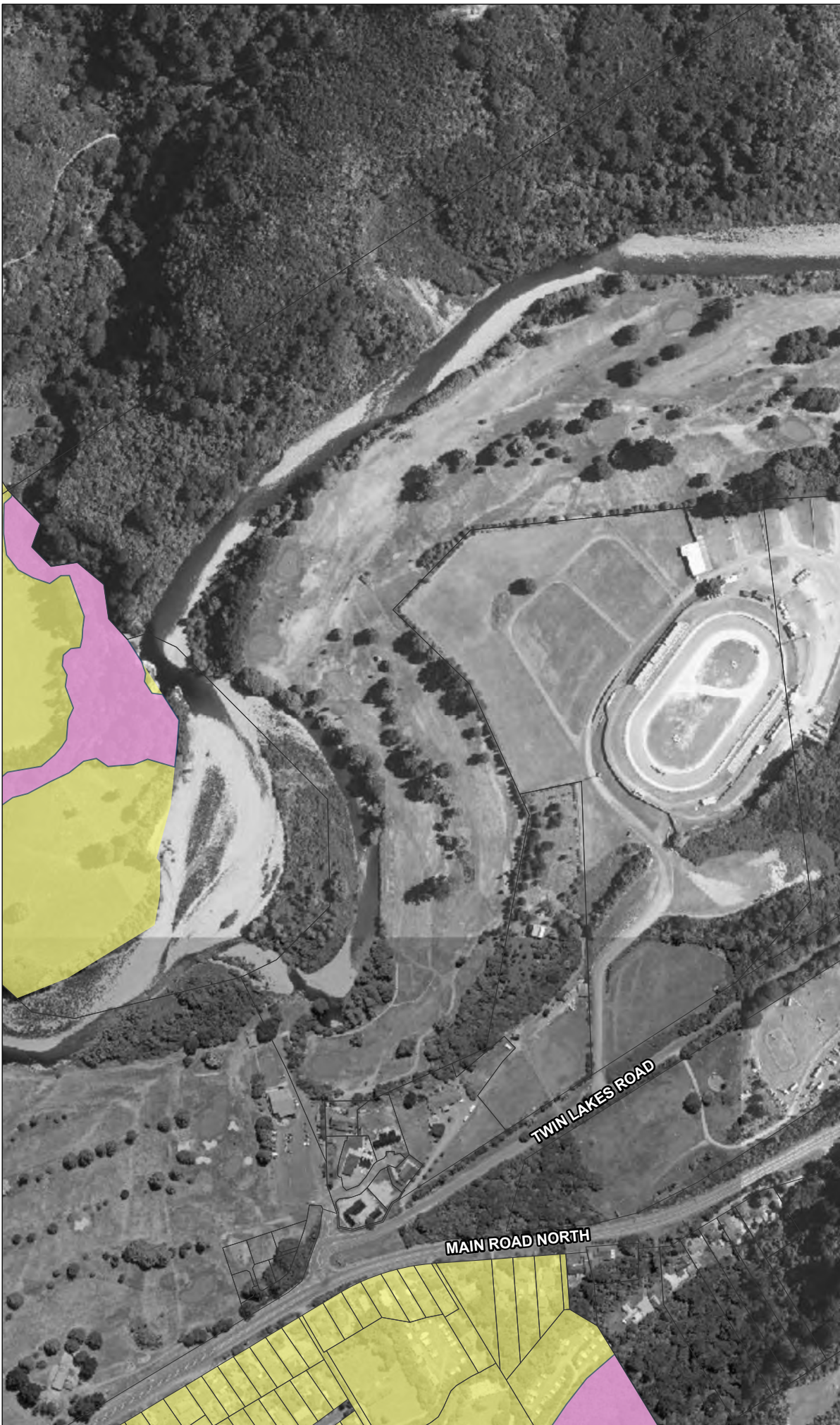


- Land Parcels
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- Precinct - St Patrick's College
- Precinct - St Patrick's
Development Area
- SAZ Height Overlay
- General Residential Zone
- High Density Residential Zone
- Neighbourhood Centre Zone
- Local Centre Zone
- Mixed Use Zone
- Town Centre Zone
- City Centre Zone



IPI MAP SERIES URBAN MAP 3

| | | | | | |
|---|----|---|----|----|----|
| 1 | 2 | 3 | | | |
| 7 | 8 | 9 | 10 | 11 | 12 |
| 0 | 21 | | | | |



- Land Parcels
- Active Street Frontage
- Qualifying Matter
Indigenous Biodiversity
- Precinct - St Patrick's College
- Precinct - St Patrick's
Development Area
- SAZ Height Overlay
- General Residential Zone
- High Density Residential Zone
- Neighbourhood Centre Zone
- Local Centre Zone
- Mixed Use Zone
- Town Centre Zone
- City Centre Zone



IPI MAP SERIES URBAN MAP 4

| | | | | | |
|----|----|----|----|----|----|
| 4 | | | | | |
| | 13 | 14 | 15 | 16 | 17 |
| 22 | 23 | 24 | 25 | 26 | 27 |

- Land Parcels
- Active Street Frontage
- Qualifying Matter
Indigenous Biodiversity
- Precinct - St Patrick's College
- Precinct - St Patrick's
Development Area
- SAZ Height Overlay
- General Residential Zone
- High Density Residential Zone
- Neighbourhood Centre Zone
- Local Centre Zone
- Mixed Use Zone
- Town Centre Zone
- City Centre Zone

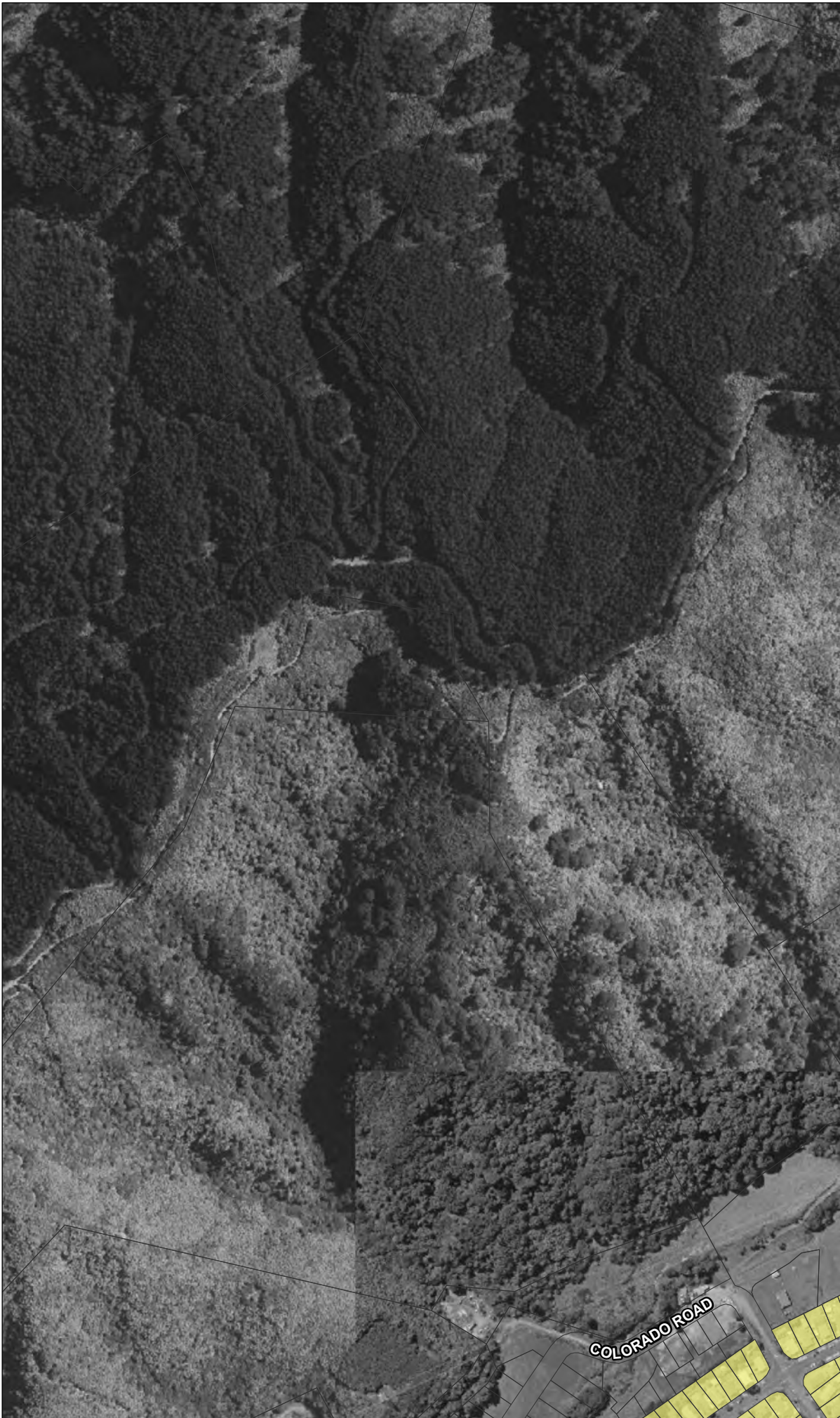


GRACE MICHOLLS GROVE (PRIVATE)



IPI MAP SERIES URBAN MAP 5

| | | | | | | | | | | | | |
|---|----|----|----|----|----|----|----|---|---|---|---|---|
| | | | | | | | | | | 1 | 2 | |
| | | | | | | | | 5 | 6 | 7 | 8 | 9 |
| 4 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | | | | | |
| 4 | 25 | 26 | 27 | 28 | 29 | 30 | | | | | | |
















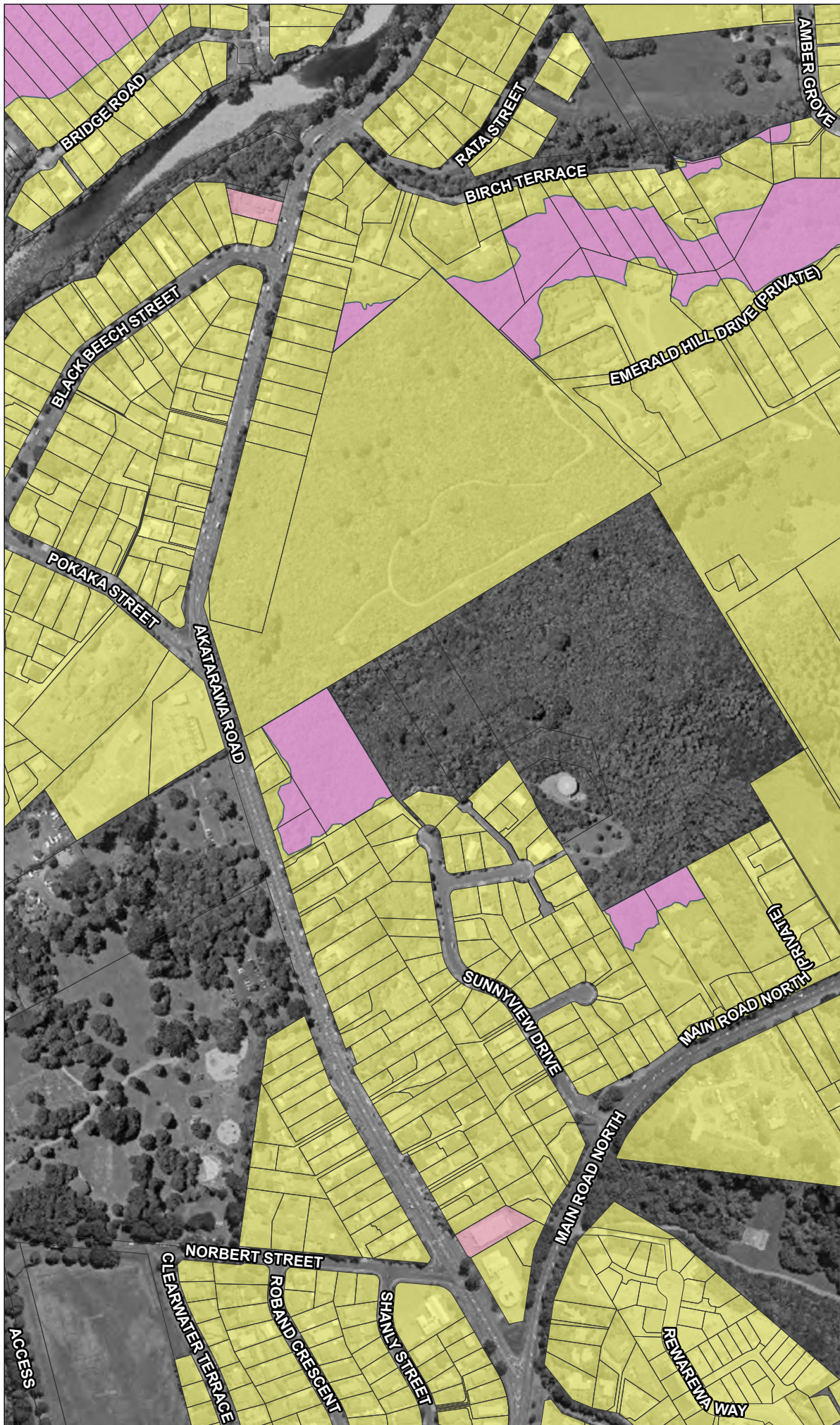
- Land Parcels
- Active Street Frontage
- Qualifying Matter
Indigenous Biodiversity
- Precinct - St Patrick's College
- Precinct - St Patrick's
Development Area
- SAZ Height Overlay
- General Residential Zone
- High Density Residential Zone
- Neighbourhood Centre Zone
- Local Centre Zone
- Mixed Use Zone
- Town Centre Zone
- City Centre Zone



IPI MAP SERIES URBAN MAP 7

| | | | | | | |
|---|----|----|----|----|----|---|
| | | | 1 | 2 | | 3 |
| | | 5 | 6 | 7 | 8 | 9 |
| 6 | 17 | 18 | 19 | 20 | 21 | |
| 6 | 27 | 28 | 29 | 30 | | |

-  Land Parcels
-  Active Street Frontage
-  Qualifying Matter
Indigenous Biodiversity
-  Precinct - St Patrick's College
-  Precinct - St Patrick's
Development Area
-  SAZ Height Overlay
-  General Residential Zone
-  High Density Residential Zone
-  Neighbourhood Centre Zone
-  Local Centre Zone
-  Mixed Use Zone
-  Town Centre Zone
-  City Centre Zone



IPI MAP SERIES URBAN MAP 8

| | | | | | | |
|---|----|----|----|----|----|----|
| | | 1 | 2 | | 3 | |
| 5 | 6 | 7 | 8 | 9 | 10 | 11 |
| 7 | 18 | 19 | 20 | 21 | | |
| 7 | 28 | 29 | 30 | | | |



- Land Parcels
- Active Street Frontage
- Qualifying Matter Indigenous Biodiversity
- Precinct - St Patrick's College
- Precinct - St Patrick's Development Area
- SAZ Height Overlay
- General Residential Zone
- High Density Residential Zone
- Neighbourhood Centre Zone
- Local Centre Zone
- Mixed Use Zone
- Town Centre Zone
- City Centre Zone



IPI MAP SERIES URBAN MAP 9

| | | | | | | |
|---|----|----|----|---|----|----|
| | | 1 | 2 | | 3 | |
| 5 | 6 | 7 | 8 | 9 | 10 | 11 |
| 8 | 19 | 20 | 21 | | | |
| 8 | 29 | 30 | | | | |

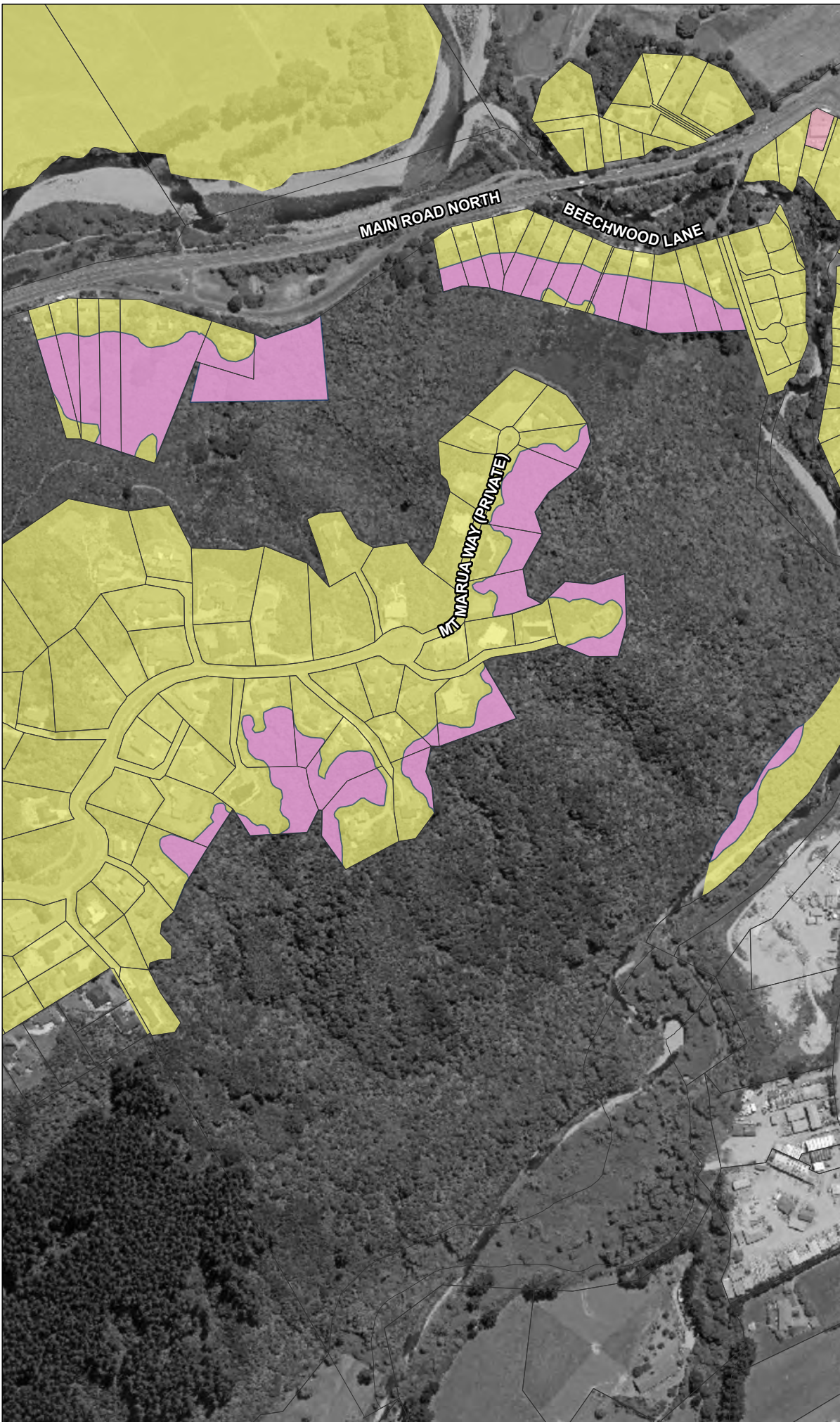


- Land Parcels
- Active Street Frontage
- Qualifying Matter
Indigenous Biodiversity
- Precinct - St Patrick's College
- Precinct - St Patrick's
Development Area
- SAZ Height Overlay
- General Residential Zone
- High Density Residential Zone
- Neighbourhood Centre Zone
- Local Centre Zone
- Mixed Use Zone
- Town Centre Zone
- City Centre Zone



IPI MAP SERIES URBAN MAP 10

| | | | | | |
|---|----|----|---|----|----|
| | 1 | 2 | | 3 | |
| 6 | 7 | 8 | 9 | 10 | 11 |
| 9 | 20 | 21 | | | |
| 9 | 30 | | | | |

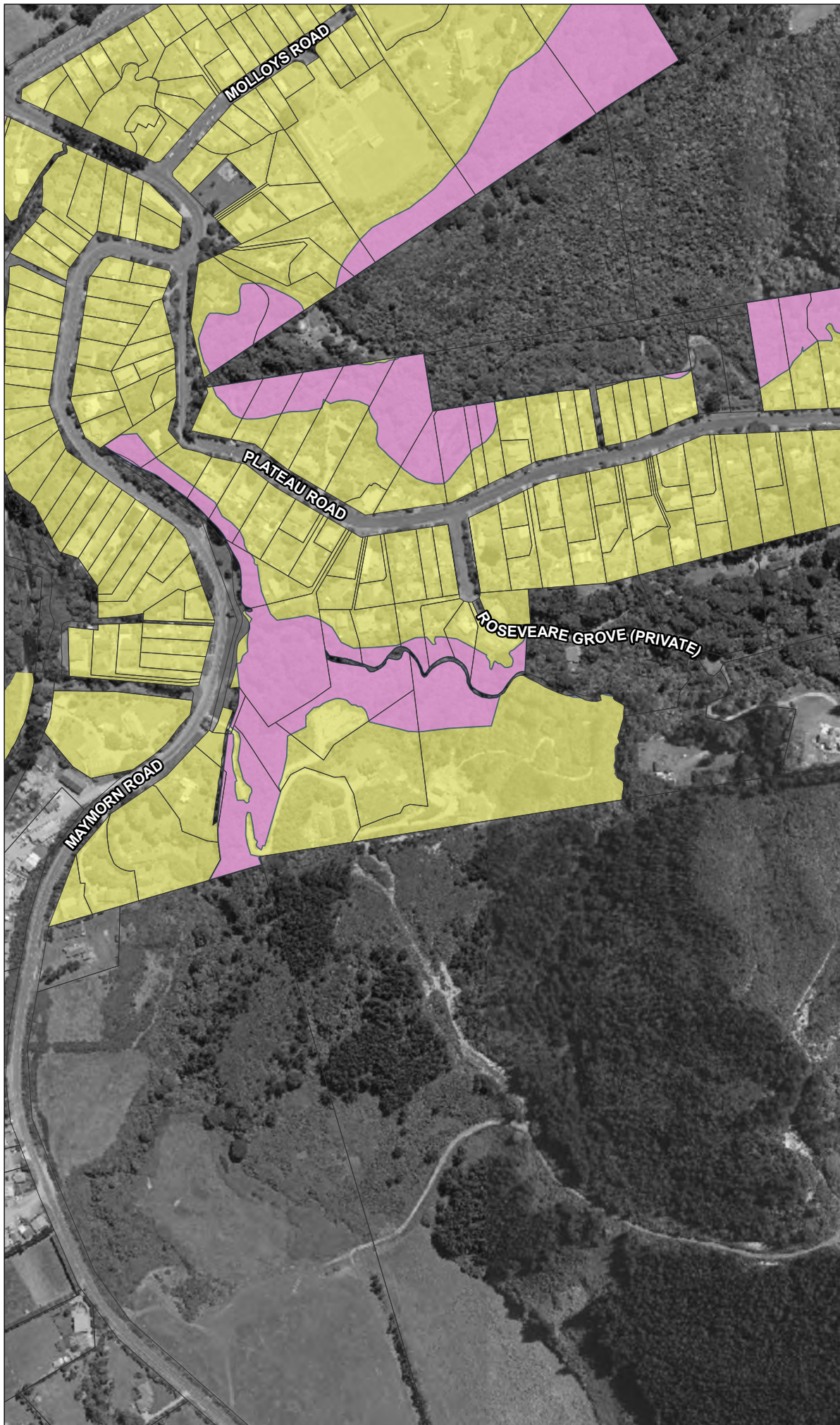


- Land Parcels
- Active Street Frontage
- Qualifying Matter Indigenous Biodiversity
- Precinct - St Patrick's College
- Precinct - St Patrick's Development Area
- SAZ Height Overlay
- General Residential Zone
- High Density Residential Zone
- Neighbourhood Centre Zone
- Local Centre Zone
- Mixed Use Zone
- Town Centre Zone
- City Centre Zone



IPI MAP SERIES URBAN MAP 11

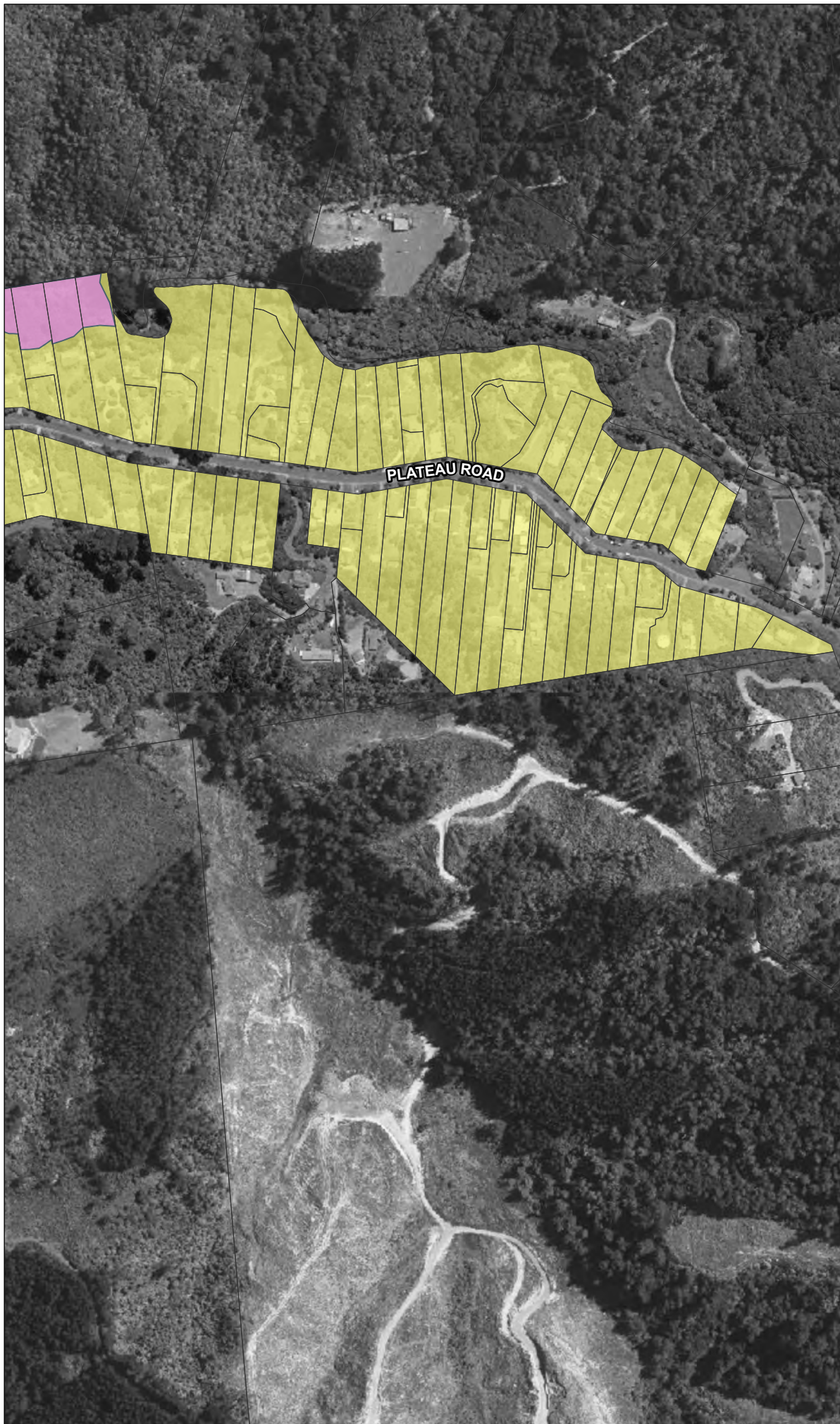
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|---|----|---|----|----|----|
| 1 | 2 | 3 | | | |
| 7 | 8 | 9 | 10 | 11 | 12 |
| 0 | 21 | | | | |
| 0 | | | | | |



- Land Parcels
- Active Street Frontage
- Qualifying Matter Indigenous Biodiversity
- Precinct - St Patrick's College
- Precinct - St Patrick's Development Area
- SAZ Height Overlay
- General Residential Zone
- High Density Residential Zone
- Neighbourhood Centre Zone
- Local Centre Zone
- Mixed Use Zone
- Town Centre Zone
- City Centre Zone

IPI MAP SERIES URBAN MAP 12

| | | | | |
|---|---|----|----|----|
| 2 | | | 3 | |
| 3 | 9 | 10 | 11 | 12 |
| 1 | | | | |
















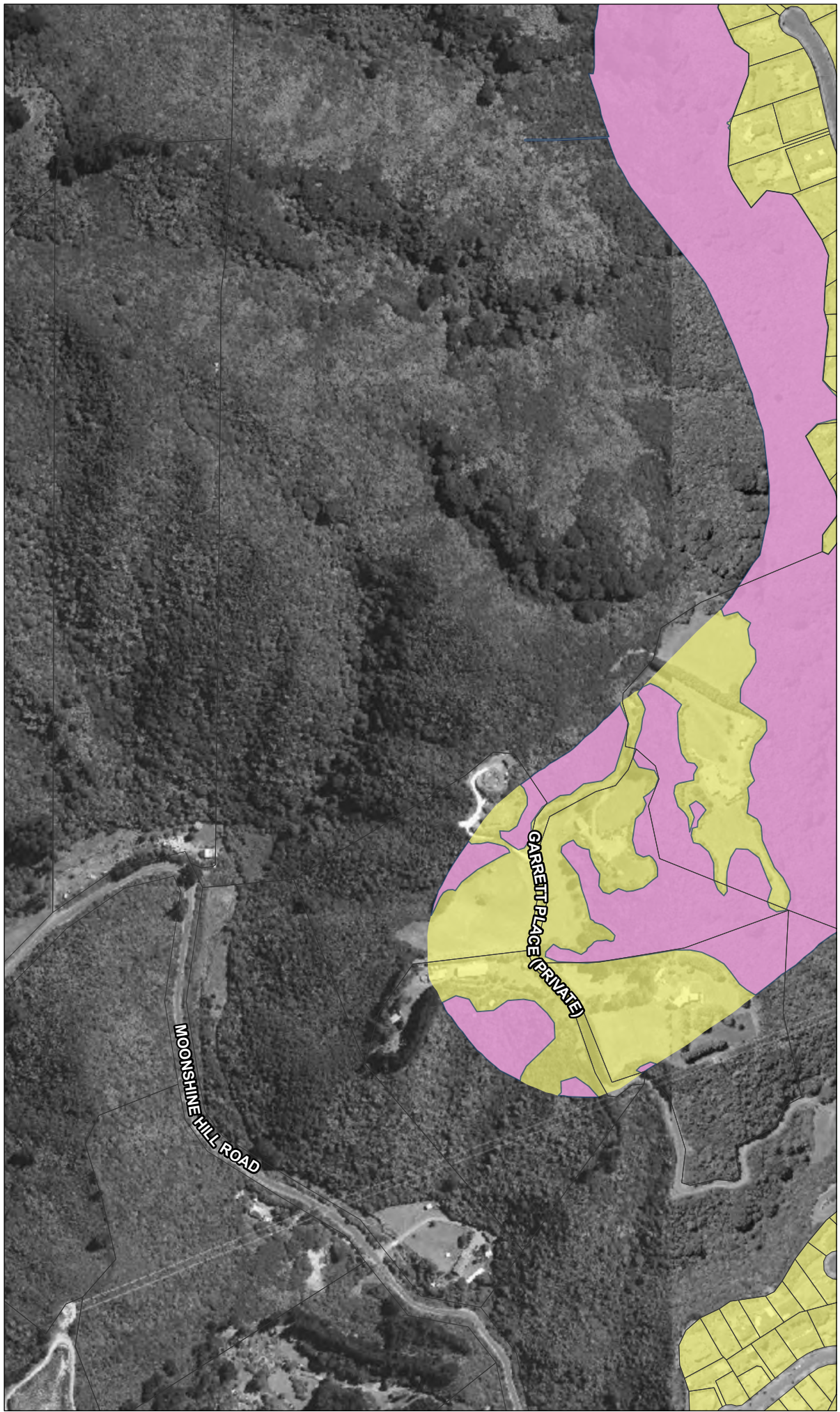
- Land Parcels
- Active Street Frontage
- Qualifying Matter Indigenous Biodiversity
- Precinct - St Patrick's College
- Precinct - St Patrick's Development Area
- SAZ Height Overlay
- General Residential Zone
- High Density Residential Zone
- Neighbourhood Centre Zone
- Local Centre Zone
- Mixed Use Zone
- Town Centre Zone
- City Centre Zone



IPI MAP SERIES URBAN MAP 13

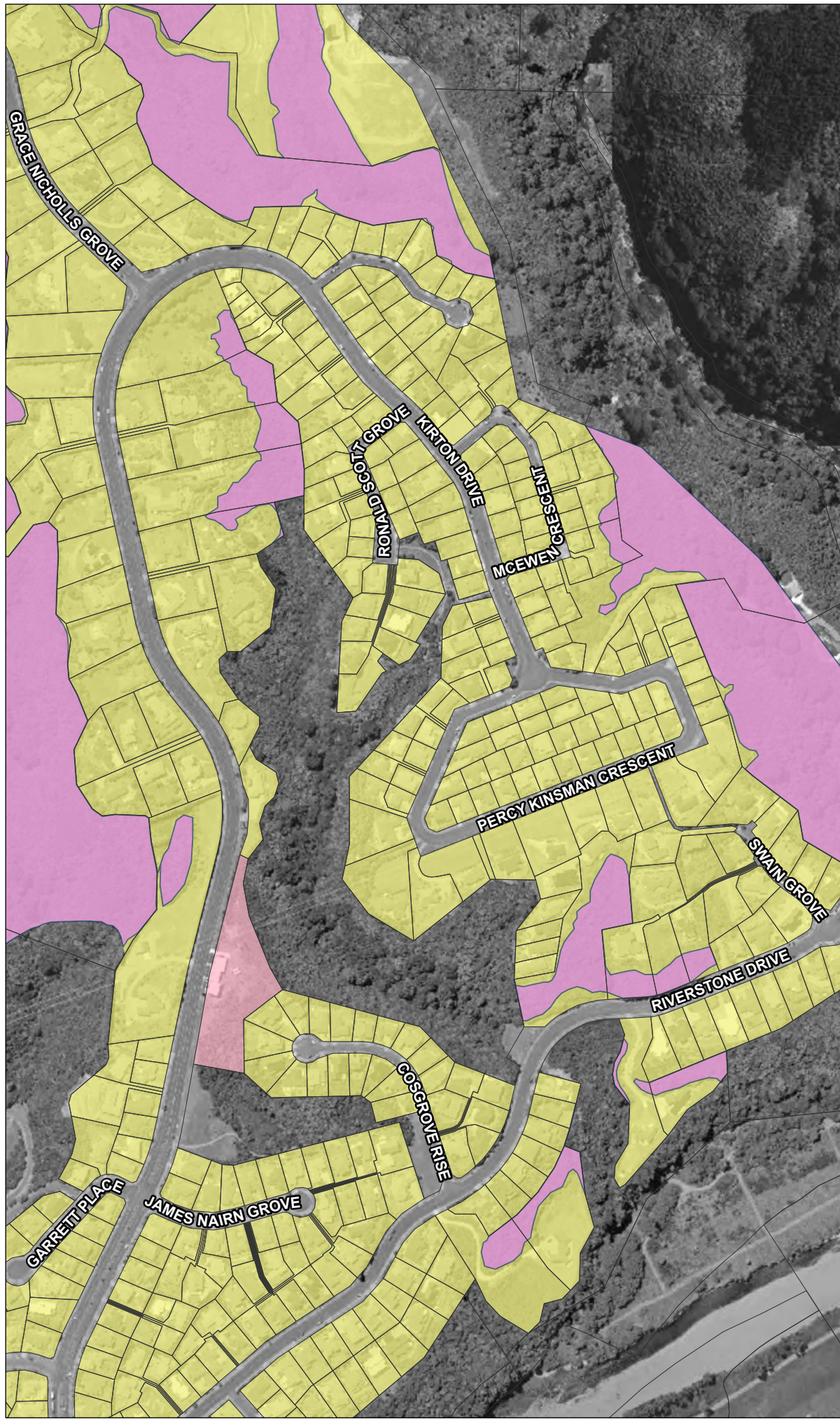
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| | | | | | | | | 4 | | | | | | | | |
| | | | | | | | 13 | 14 | 15 | 16 | | | | 1 | | |
| | | | | | | 22 | 23 | 24 | 25 | 26 | | | | 2 | | |
| 31 | 32 | 33 | 34 | 35 | 36 | 37 | | | | | | | | 3 | | |

-  Land Parcels
-  Active Street Frontage
-  Qualifying Matter
Indigenous Biodiversity
-  Precinct - St Patrick's College
-  Precinct - St Patrick's
Development Area
-  SAZ Height Overlay
-  General Residential Zone
-  High Density Residential Zone
-  Neighbourhood Centre Zone
-  Local Centre Zone
-  Mixed Use Zone
-  Town Centre Zone
-  City Centre Zone



IPI MAP SERIES URBAN MAP 14














| | | | | | | | |
|---|----|----|----|----|----|----|----|
| | | 4 | | 5 | | | |
| | 13 | 14 | 15 | 16 | 17 | 18 | |
| | 22 | 23 | 24 | 25 | 26 | 27 | 28 |
| 1 | 32 | 33 | 34 | 35 | 36 | 37 | 38 |



- Land Parcels
- Active Street Frontage
- Qualifying Matter Indigenous Biodiversity
- Precinct - St Patrick's College
- Precinct - St Patrick's Development Area
- SAZ Height Overlay
- General Residential Zone
- High Density Residential Zone
- Neighbourhood Centre Zone
- Local Centre Zone
- Mixed Use Zone
- Town Centre Zone
- City Centre Zone

IPI MAP SERIES URBAN MAP 15

| | | | | | | | | | |
|---|----|----|----|----|----|----|----|----|----|
| | | | 4 | | | | | 5 | 6 |
| | | | 13 | 14 | 15 | 16 | 17 | 18 | 19 |
| | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 |
| 2 | 33 | 34 | 35 | 36 | 37 | 38 | | | |

-  Land Parcels
-  Active Street Frontage
-  Qualifying Matter
Indigenous Biodiversity
-  Precinct - St Patrick's College
-  Precinct - St Patrick's
Development Area
-  SAZ Height Overlay
-  General Residential Zone
-  High Density Residential Zone
-  Neighbourhood Centre Zone
-  Local Centre Zone
-  Mixed Use Zone
-  Town Centre Zone
-  City Centre Zone



IPI MAP SERIES URBAN MAP 16

| | | | | | | | | | | |
|---|----|----|----|----|----|----|----|----|----|----|
| | | | | | | | | | | 1 |
| | 4 | | | | | | | 5 | 6 | 7 |
| | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 |
| 2 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 |
| 3 | 34 | 35 | 36 | 37 | 38 | | | | | |



- Land Parcels
- Active Street Frontage
- Qualifying Matter
Indigenous Biodiversity
- Precinct - St Patrick's College
- Precinct - St Patrick's
Development Area
- SAZ Height Overlay
- General Residential Zone
- High Density Residential Zone
- Neighbourhood Centre Zone
- Local Centre Zone
- Mixed Use Zone
- Town Centre Zone
- City Centre Zone

IPI MAP SERIES URBAN MAP 17

| | | | | | | |
|---|----|----|----|----|----|----|
| | | | | | 1 | 2 |
| 4 | | | | | 5 | 6 |
| | | | | | 7 | 8 |
| 3 | 14 | 15 | 16 | 17 | 18 | 19 |
| | | | | | 20 | 21 |
| 3 | 24 | 25 | 26 | 27 | 28 | 29 |
| | | | | | 30 | |
| 4 | 35 | 36 | 37 | 38 | | |



- Land Parcels
- Active Street Frontage
- Qualifying Matter
Indigenous Biodiversity
- Precinct - St Patrick's College
- Precinct - St Patrick's
Development Area
- SAZ Height Overlay
- General Residential Zone
- High Density Residential Zone
- Neighbourhood Centre Zone
- Local Centre Zone
- Mixed Use Zone
- Town Centre Zone
- City Centre Zone



IPI MAP SERIES URBAN MAP 18

| | | | | | |
|---|----|----|----|----|----|
| | | | | 1 | 2 |
| | | | 5 | 6 | 7 |
| | | | 8 | 9 | |
| 4 | 15 | 16 | 17 | 18 | 19 |
| | | | | | 20 |
| | | | | | 21 |
| 4 | 25 | 26 | 27 | 28 | 29 |
| | | | | | 30 |
| 5 | 36 | 37 | 38 | | |



- Land Parcels
- Active Street Frontage
- Qualifying Matter Indigenous Biodiversity
- Precinct - St Patrick's College
- Precinct - St Patrick's Development Area
- SAZ Height Overlay
- General Residential Zone
- High Density Residential Zone
- Neighbourhood Centre Zone
- Local Centre Zone
- Mixed Use Zone
- Town Centre Zone
- City Centre Zone



IPI MAP SERIES URBAN MAP 19

| | | | | | | |
|---|----|----|----|----|----|----|
| | | | | 1 | 2 | |
| | | | 5 | 6 | 7 | 8 |
| 5 | 16 | 17 | 18 | 19 | 20 | 21 |
| 5 | 26 | 27 | 28 | 29 | 30 | |
| 6 | 37 | 38 | | | | |

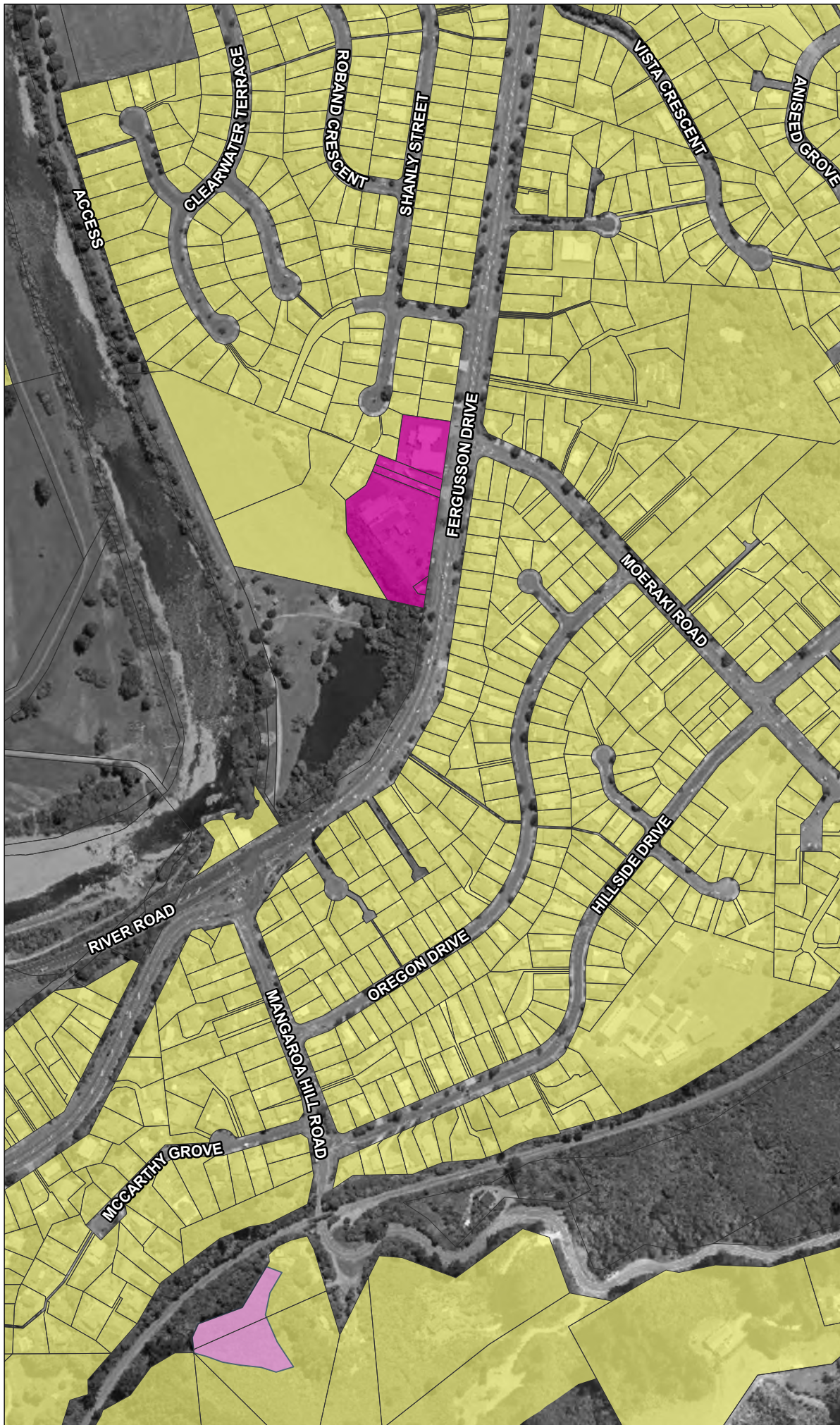


- Land Parcels
- Active Street Frontage
- Qualifying Matter
Indigenous Biodiversity
- Precinct - St Patrick's College
- Precinct - St Patrick's
Development Area
- SAZ Height Overlay
- General Residential Zone
- High Density Residential Zone
- Neighbourhood Centre Zone
- Local Centre Zone
- Mixed Use Zone
- Town Centre Zone
- City Centre Zone



IPI MAP SERIES URBAN MAP 20

| | | | | | | |
|---|----|----|----|----|----|---|
| | | | 1 | 2 | | 3 |
| | | 5 | 6 | 7 | 8 | 9 |
| 6 | 17 | 18 | 19 | 20 | 21 | |
| 6 | 27 | 28 | 29 | 30 | | |
| 7 | 38 | | | | | |

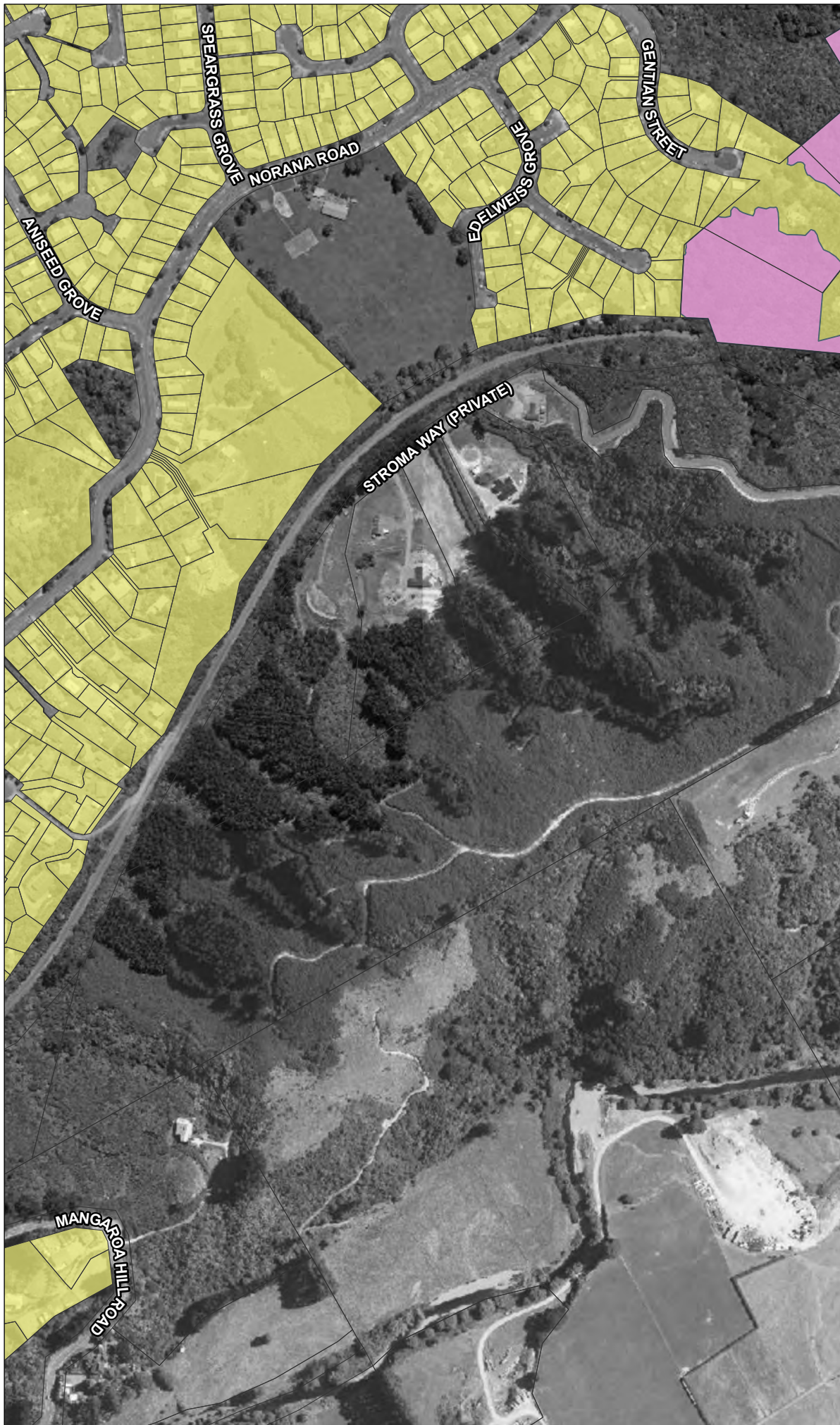


- Land Parcels
- Active Street Frontage
- Qualifying Matter Indigenous Biodiversity
- Precinct - St Patrick's College
- Precinct - St Patrick's Development Area
- SAZ Height Overlay
- General Residential Zone
- High Density Residential Zone
- Neighbourhood Centre Zone
- Local Centre Zone
- Mixed Use Zone
- Town Centre Zone
- City Centre Zone



IPI MAP SERIES URBAN MAP 21

| | | | | | | |
|---|----|----|----|----|----|----|
| | | 1 | 2 | | 3 | |
| 5 | 6 | 7 | 8 | 9 | 10 | 11 |
| 7 | 18 | 19 | 20 | 21 | | |
| 7 | 28 | 29 | 30 | | | |
| 8 | | | | | | |
















- Land Parcels
- Active Street Frontage
- Qualifying Matter Indigenous Biodiversity
- Precinct - St Patrick's College
- Precinct - St Patrick's Development Area
- SAZ Height Overlay
- General Residential Zone
- High Density Residential Zone
- Neighbourhood Centre Zone
- Local Centre Zone
- Mixed Use Zone
- Town Centre Zone
- City Centre Zone



IPI MAP SERIES URBAN MAP 22

| | | | | | | | |
|----|----|----|----|----|----|----|---|
| | | | | 4 | | | |
| | | | | 13 | 14 | 15 | 1 |
| | | | 22 | 23 | 24 | 25 | 2 |
| | 31 | 32 | 33 | 34 | 35 | 36 | 3 |
| 39 | 40 | 41 | 42 | 43 | 44 | | |

-  Land Parcels
-  Active Street Frontage
-  Qualifying Matter
Indigenous Biodiversity
-  Precinct - St Patrick's College
-  Precinct - St Patrick's
Development Area
-  SAZ Height Overlay
-  General Residential Zone
-  High Density Residential Zone
-  Neighbourhood Centre Zone
-  Local Centre Zone
-  Mixed Use Zone
-  Town Centre Zone
-  City Centre Zone



RIVER ROAD



IPI MAP SERIES URBAN MAP 23

| | | | | | | | | |
|----|----|----|----|----|----|----|----|---|
| | | | | 4 | | | | |
| | | | | 13 | 14 | 15 | 16 | 1 |
| | | | 22 | 23 | 24 | 25 | 26 | 2 |
| 31 | 32 | 33 | 34 | 35 | 36 | 37 | 3 | |
| 9 | 40 | 41 | 42 | 43 | 44 | | | |



- Land Parcels
- Active Street Frontage
- Qualifying Matter
Indigenous Biodiversity
- Precinct - St Patrick's College
- Precinct - St Patrick's
Development Area
- SAZ Height Overlay
- General Residential Zone
- High Density Residential Zone
- Neighbourhood Centre Zone
- Local Centre Zone
- Mixed Use Zone
- Town Centre Zone
- City Centre Zone



IPI MAP SERIES URBAN MAP 24

| | | | | | | | | | |
|---|----|----|----|----|----|----|----|----|----|
| | | | 4 | | | 5 | | | |
| | | | 13 | 14 | 15 | 16 | 17 | 18 | |
| | | | 22 | 23 | 24 | 25 | 26 | 27 | 28 |
| 1 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | | |
| 0 | 41 | 42 | 43 | 44 | | | | | |



- Land Parcels
- Active Street Frontage
- Qualifying Matter Indigenous Biodiversity
- Precinct - St Patrick's College
- Precinct - St Patrick's Development Area
- SAZ Height Overlay
- General Residential Zone
- High Density Residential Zone
- Neighbourhood Centre Zone
- Local Centre Zone
- Mixed Use Zone
- Town Centre Zone
- City Centre Zone

IPI MAP SERIES URBAN MAP 25

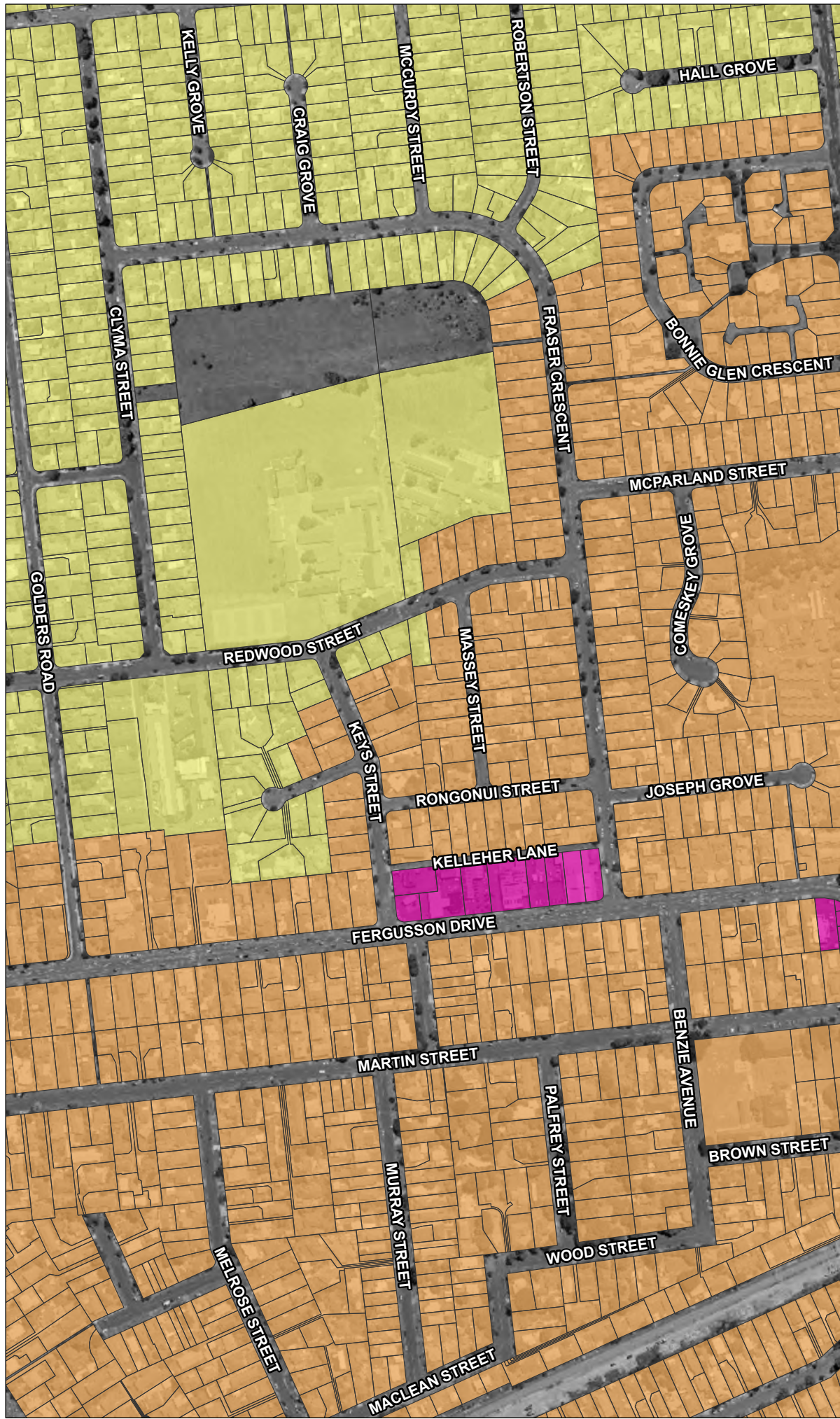
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|---|----|----|----|----|----|
| | 4 | | | 5 | 6 |
| | 13 | 14 | 15 | 16 | 17 |
| | 22 | 23 | 24 | 25 | 26 |
| 2 | 33 | 34 | 35 | 36 | 37 |
| 1 | 42 | 43 | 44 | | |



- Land Parcels
- Active Street Frontage
- Qualifying Matter Indigenous Biodiversity
- Precinct - St Patrick's College
- Precinct - St Patrick's Development Area
- SAZ Height Overlay
- General Residential Zone
- High Density Residential Zone
- Neighbourhood Centre Zone
- Local Centre Zone
- Mixed Use Zone
- Town Centre Zone
- City Centre Zone

IPI MAP SERIES URBAN MAP 26

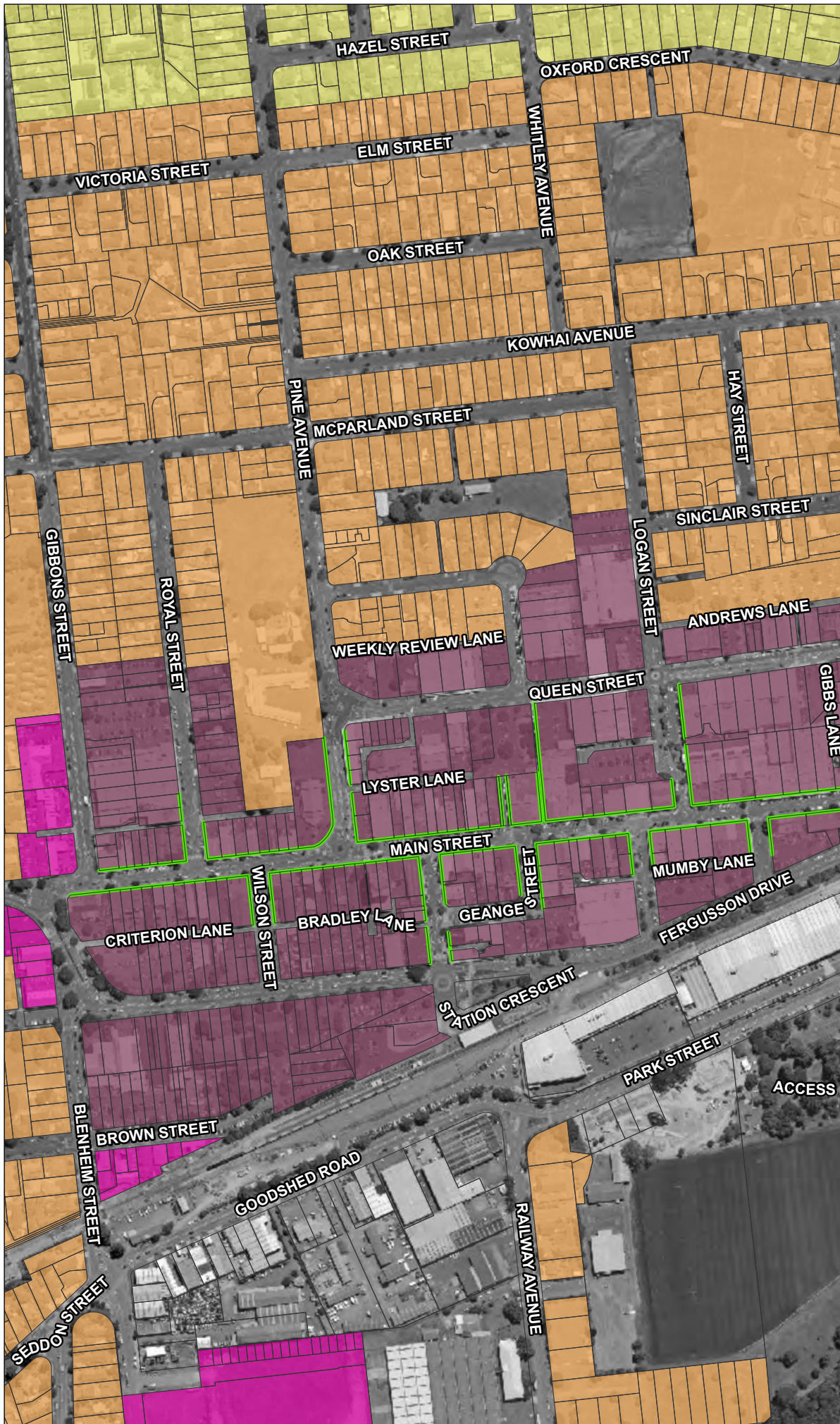
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|----|----|----|----|----|----|----|----|
| 4 | | | | | 5 | 6 | 7 |
| 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 |
| 2 | 23 | 24 | 25 | 26 | 27 | 28 | 29 |
| 3 | 34 | 35 | 36 | 37 | 38 | | |
| 2 | 43 | 44 | | | | | |



- Land Parcels
- Active Street Frontage
- Qualifying Matter Indigenous Biodiversity
- Precinct - St Patrick's College
- Precinct - St Patrick's Development Area
- SAZ Height Overlay
- General Residential Zone
- High Density Residential Zone
- Neighbourhood Centre Zone
- Local Centre Zone
- Mixed Use Zone
- Town Centre Zone
- City Centre Zone

IPI MAP SERIES URBAN MAP 27

| | | | | | | | |
|---|----|----|----|----|----|----|----|
| | | | | 5 | 6 | 7 | 8 |
| 3 | 14 | 15 | 16 | 17 | 18 | 19 | 20 |
| 3 | 24 | 25 | 26 | 27 | 28 | 29 | 30 |
| 4 | 35 | 36 | 37 | 38 | | | |
| 3 | 44 | | | | | | |

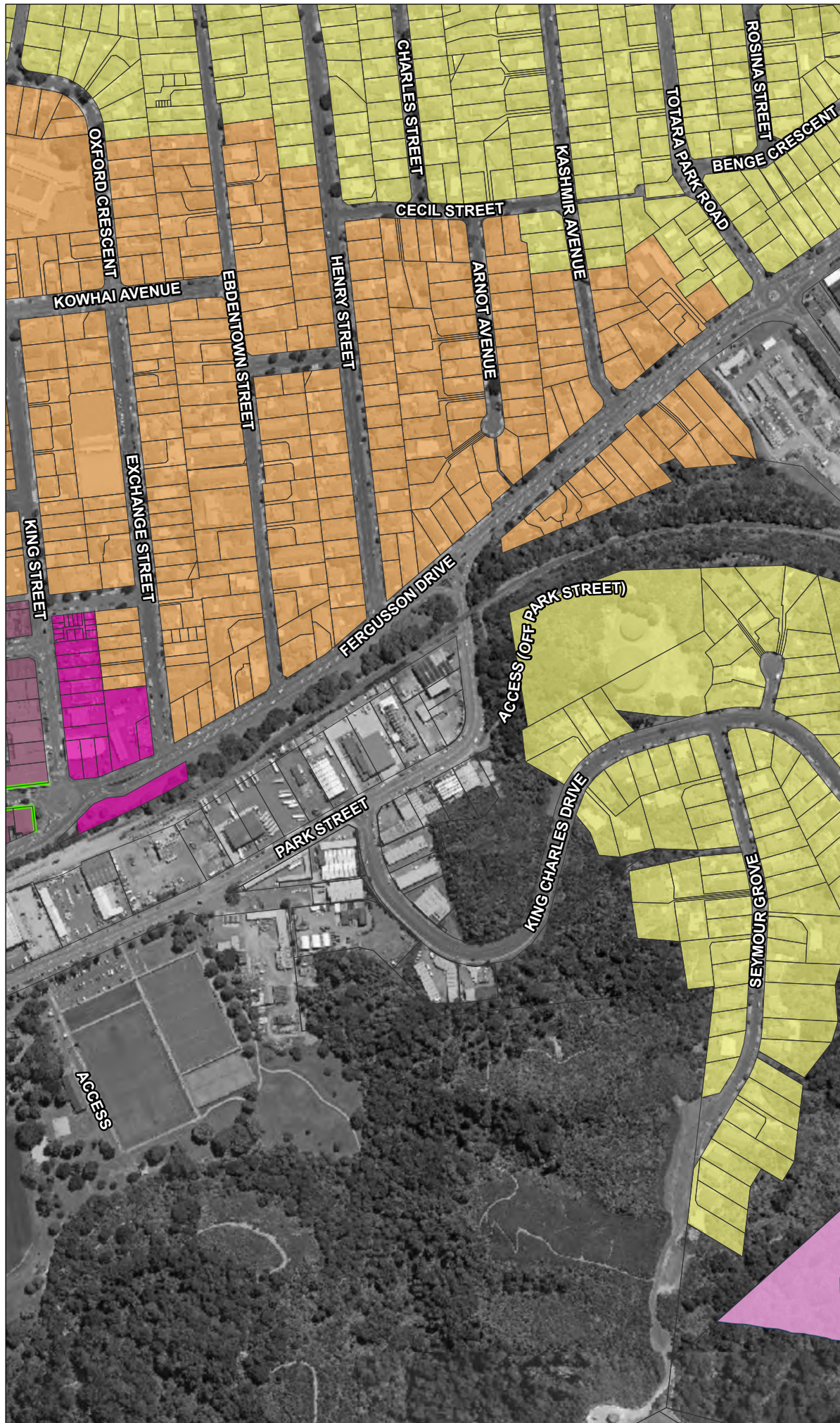


- Land Parcels
- Active Street Frontage
- Qualifying Matter Indigenous Biodiversity
- Precinct - St Patrick's College
- Precinct - St Patrick's Development Area
- SAZ Height Overlay
- General Residential Zone
- High Density Residential Zone
- Neighbourhood Centre Zone
- Local Centre Zone
- Mixed Use Zone
- Town Centre Zone
- City Centre Zone



IPI MAP SERIES URBAN MAP 28

| | | | | | | | | |
|---|----|----|----|----|----|----|----|---|
| | | | | 5 | 6 | 7 | 8 | 9 |
| 4 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | |
| 4 | 25 | 26 | 27 | 28 | 29 | 30 | | |
| 5 | 36 | 37 | 38 | | | | | |
| 4 | | | | | | | | |



- Land Parcels
- Active Street Frontage
- Qualifying Matter
Indigenous Biodiversity
- Precinct - St Patrick's College
- Precinct - St Patrick's
Development Area
- SAZ Height Overlay
- General Residential Zone
- High Density Residential Zone
- Neighbourhood Centre Zone
- Local Centre Zone
- Mixed Use Zone
- Town Centre Zone
- City Centre Zone



IPI MAP SERIES URBAN MAP 29

| | | | | | | | | |
|---|----|----|----|----|----|----|---|---|
| | | | 5 | 6 | 7 | 8 | 9 | 1 |
| 5 | 16 | 17 | 18 | 19 | 20 | 21 | | |
| 5 | 26 | 27 | 28 | 29 | 30 | | | |
| 6 | 37 | 38 | | | | | | |



- Land Parcels
- Active Street Frontage
- Qualifying Matter Indigenous Biodiversity
- Precinct - St Patrick's College
- Precinct - St Patrick's Development Area
- SAZ Height Overlay
- General Residential Zone
- High Density Residential Zone
- Neighbourhood Centre Zone
- Local Centre Zone
- Mixed Use Zone
- Town Centre Zone
- City Centre Zone



IPI MAP SERIES URBAN MAP 30

| | | | | | | | |
|---|----|----|----|----|----|----|---|
| | 5 | 6 | 7 | 8 | 9 | 10 | 1 |
| 6 | 17 | 18 | 19 | 20 | 21 | | |
| 6 | 27 | 28 | 29 | 30 | | | |
| 7 | 38 | | | | | | |



- Land Parcels
- Active Street Frontage
- Qualifying Matter
Indigenous Biodiversity
- Precinct - St Patrick's College
- Precinct - St Patrick's
Development Area
- SAZ Height Overlay
- General Residential Zone
- High Density Residential Zone
- Neighbourhood Centre Zone
- Local Centre Zone
- Mixed Use Zone
- Town Centre Zone
- City Centre Zone



IPI MAP SERIES URBAN MAP 31

| | | | | | | |
|----|----|----|----|----|----|---|
| | | | | 13 | 1 | |
| | | | 22 | 23 | 2 | |
| | | 31 | 32 | 33 | 34 | 3 |
| 39 | 40 | 41 | 42 | 43 | 4 | |
| | 45 | 46 | 47 | | | |

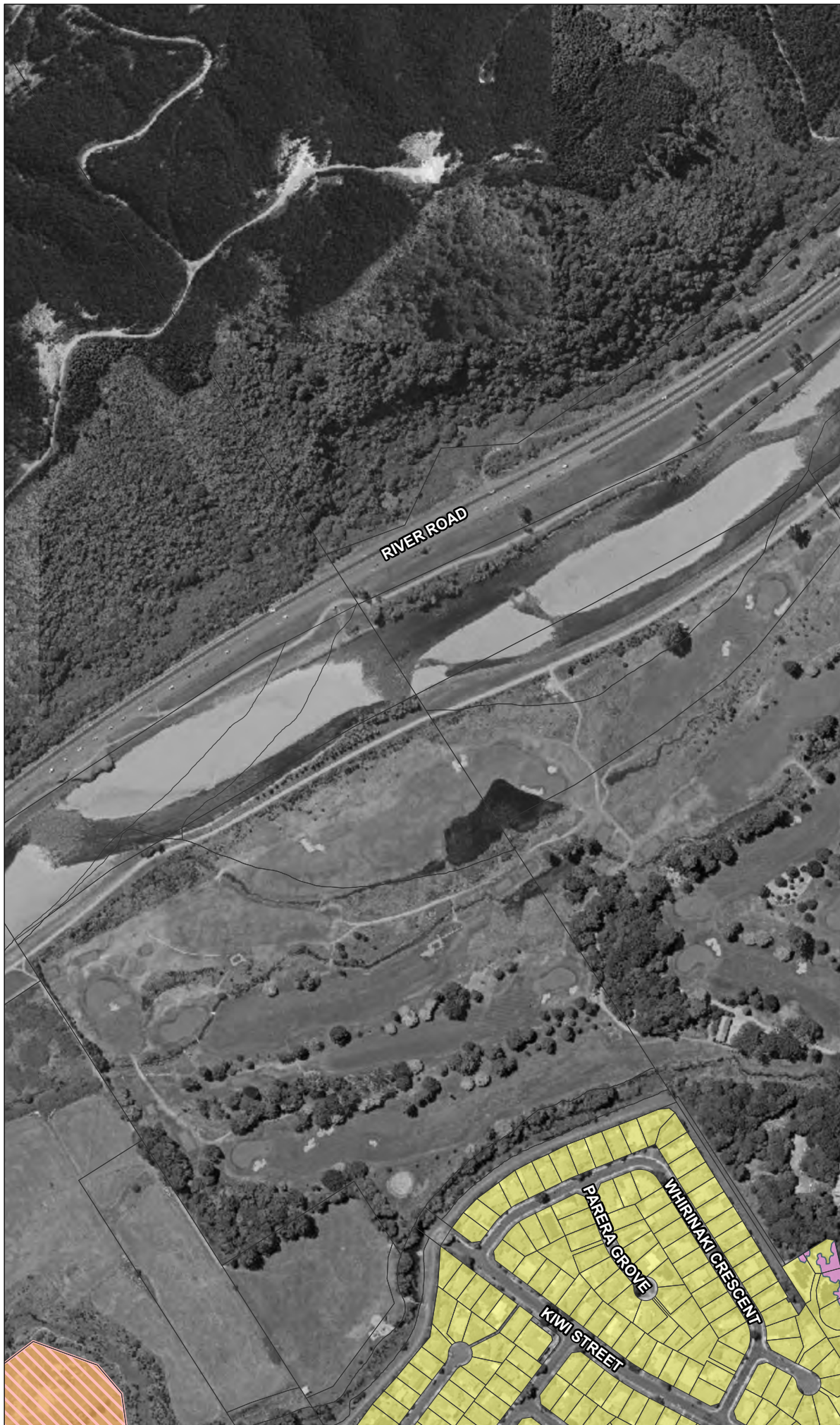


- Land Parcels
- Active Street Frontage
- Qualifying Matter
Indigenous Biodiversity
- Precinct - St Patrick's College
- Precinct - St Patrick's
Development Area
- SAZ Height Overlay
- General Residential Zone
- High Density Residential Zone
- Neighbourhood Centre Zone
- Local Centre Zone
- Mixed Use Zone
- Town Centre Zone
- City Centre Zone



IPI MAP SERIES URBAN MAP 32

| | | | | | | | |
|----|----|----|----|----|----|----|---|
| | | | | 13 | 14 | 1 | |
| | | | | 22 | 23 | 24 | 2 |
| | | 31 | 32 | 33 | 34 | 35 | 3 |
| 39 | 40 | 41 | 42 | 43 | 44 | | |
| | 45 | 46 | 47 | | | | |



- Land Parcels
- Active Street Frontage
- Qualifying Matter
Indigenous Biodiversity
- Precinct - St Patrick's College
- Precinct - St Patrick's
Development Area
- SAZ Height Overlay
- General Residential Zone
- High Density Residential Zone
- Neighbourhood Centre Zone
- Local Centre Zone
- Mixed Use Zone
- Town Centre Zone
- City Centre Zone



IPI MAP SERIES URBAN MAP 33

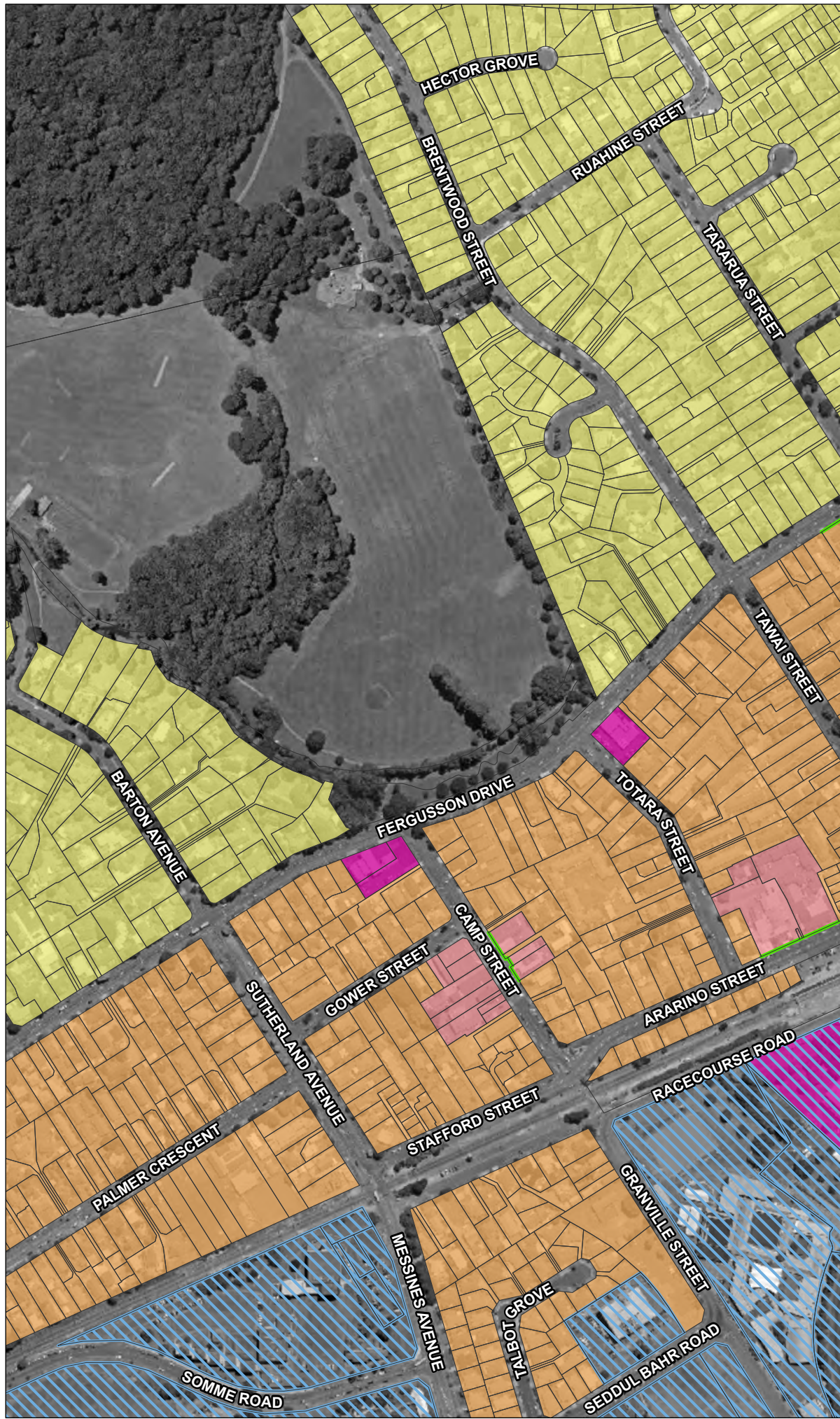
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|----|----|----|----|----|----|----|---|
| | | | | 13 | 14 | 15 | 1 |
| | | | | 22 | 23 | 24 | 2 |
| | 31 | 32 | 33 | 34 | 35 | 36 | 3 |
| 39 | 40 | 41 | 42 | 43 | 44 | | |
| | 45 | 46 | 47 | | | | |



- Land Parcels
- Active Street Frontage
- Qualifying Matter Indigenous Biodiversity
- Precinct - St Patrick's College
- Precinct - St Patrick's Development Area
- SAZ Height Overlay
- General Residential Zone
- High Density Residential Zone
- Neighbourhood Centre Zone
- Local Centre Zone
- Mixed Use Zone
- Town Centre Zone
- City Centre Zone

IPI MAP SERIES URBAN MAP 34

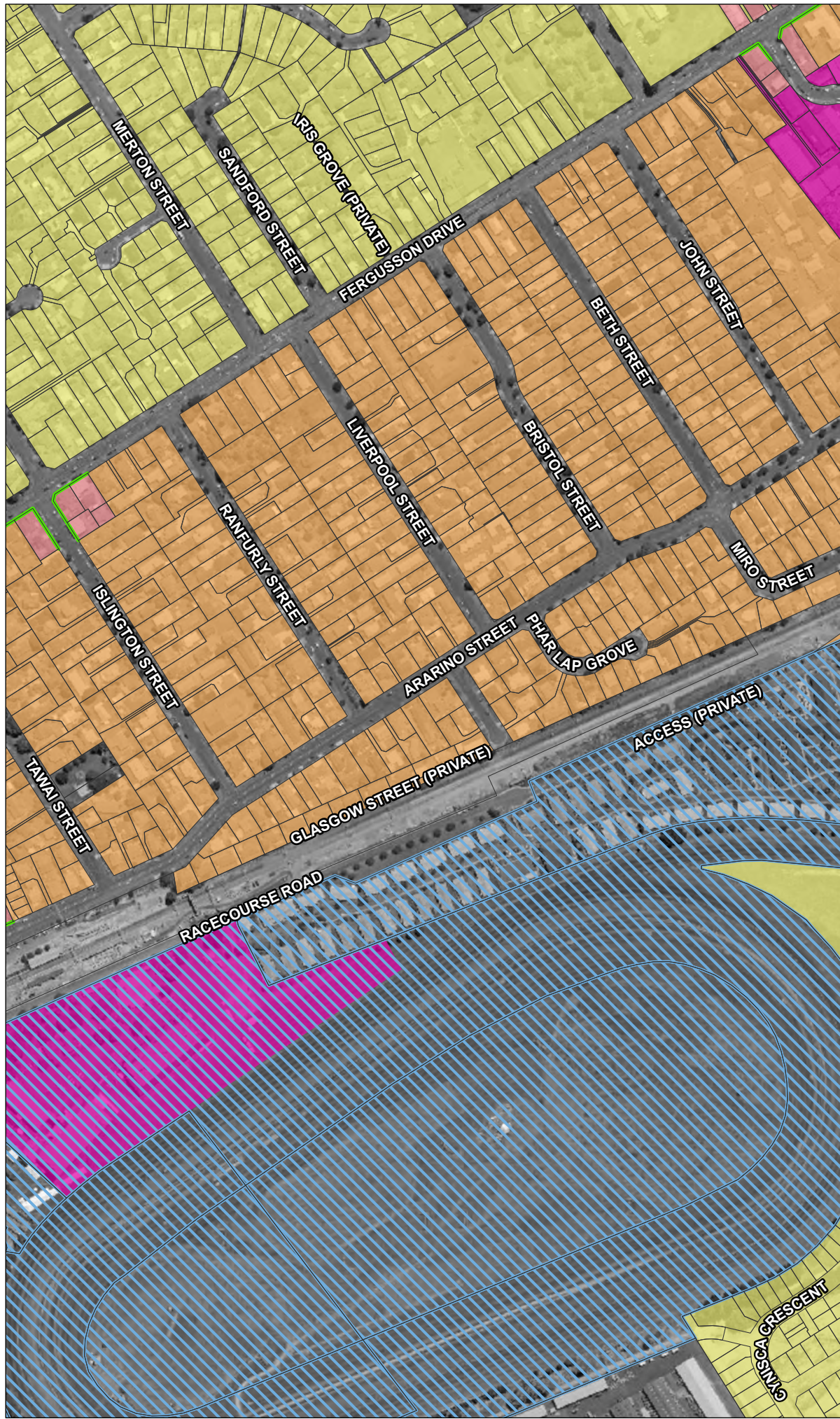
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|----|----|----|----|----|----|----|---|
| | | | 13 | 14 | 15 | 16 | 1 |
| | | | 22 | 23 | 24 | 25 | 2 |
| 31 | 32 | 33 | 34 | 35 | 36 | 37 | 3 |
| 9 | 40 | 41 | 42 | 43 | 44 | | |
| | 45 | 46 | 47 | | | | |



- Land Parcels
- Active Street Frontage
- Qualifying Matter Indigenous Biodiversity
- Precinct - St Patrick's College
- Precinct - St Patrick's Development Area
- SAZ Height Overlay
- General Residential Zone
- High Density Residential Zone
- Neighbourhood Centre Zone
- Local Centre Zone
- Mixed Use Zone
- Town Centre Zone
- City Centre Zone

IPI MAP SERIES URBAN MAP 35

| | | | | | | | |
|---|----|----|----|----|----|----|----|
| | | 13 | 14 | 15 | 16 | 17 | 18 |
| | | 22 | 23 | 24 | 25 | 26 | 27 |
| 1 | 32 | 33 | 34 | 35 | 36 | 37 | 38 |
| 0 | 41 | 42 | 43 | 44 | | | |
| 5 | 46 | 47 | | | | | |

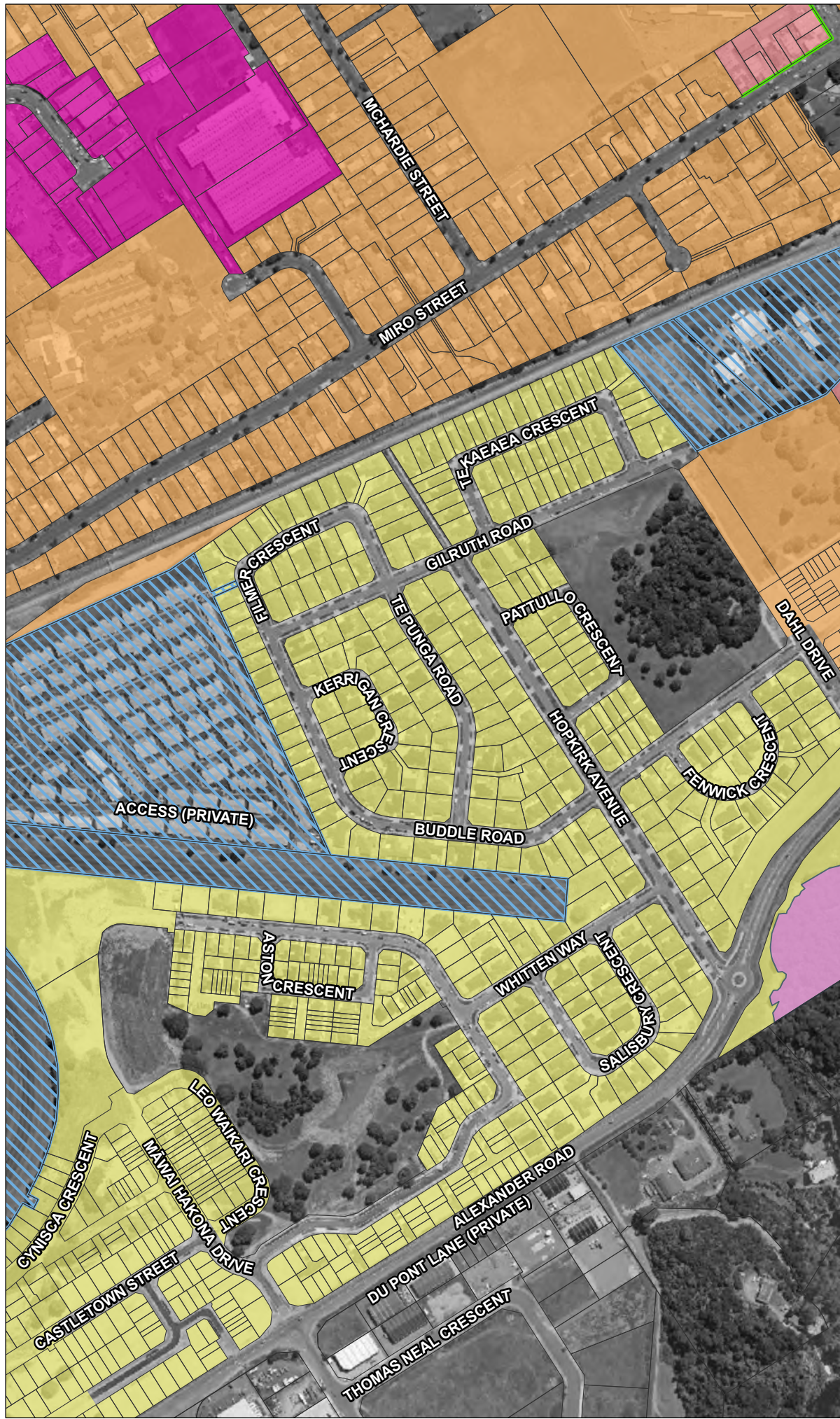


- Land Parcels
- Active Street Frontage
- Qualifying Matter Indigenous Biodiversity
- Precinct - St Patrick's College
- Precinct - St Patrick's Development Area
- SAZ Height Overlay
- General Residential Zone
- High Density Residential Zone
- Neighbourhood Centre Zone
- Local Centre Zone
- Mixed Use Zone
- Town Centre Zone
- City Centre Zone



IPI MAP SERIES URBAN MAP 36

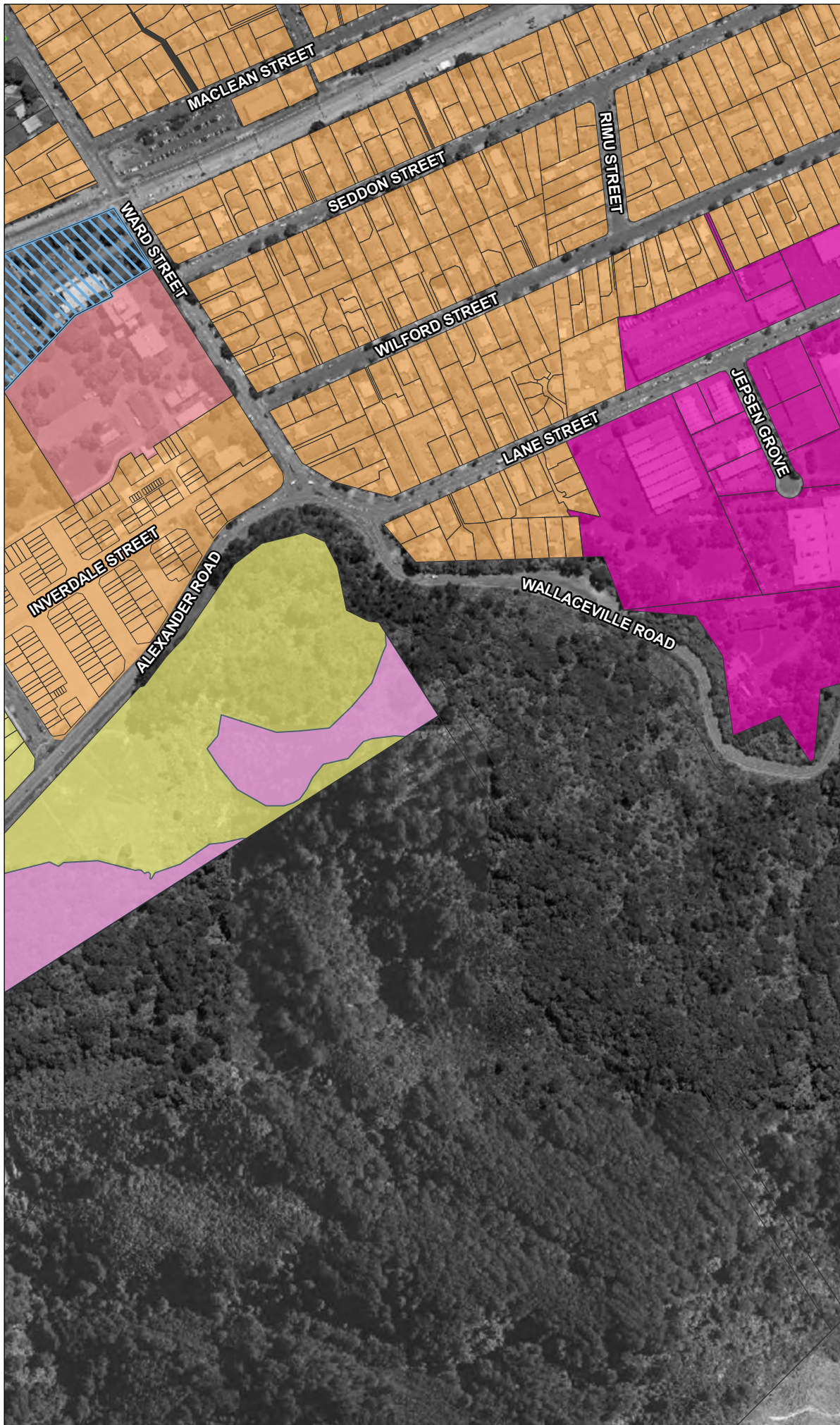
| | | | | | | | |
|---|----|----|----|----|----|----|----|
| | 13 | 14 | 15 | 16 | 17 | 18 | 19 |
| | 22 | 23 | 24 | 25 | 26 | 27 | 28 |
| 2 | 33 | 34 | 35 | 36 | 37 | 38 | |
| 1 | 42 | 43 | 44 | | | | |
| 6 | 47 | | | | | | |



- Land Parcels
- Active Street Frontage
- Qualifying Matter Indigenous Biodiversity
- Precinct - St Patrick's College
- Precinct - St Patrick's Development Area
- SAZ Height Overlay
- General Residential Zone
- High Density Residential Zone
- Neighbourhood Centre Zone
- Local Centre Zone
- Mixed Use Zone
- Town Centre Zone
- City Centre Zone

IPI MAP SERIES URBAN MAP 37

| | | | | | | | | |
|----|----|----|----|----|----|----|----|---|
| 13 | 14 | 15 | 16 | 17 | 18 | 19 | 2 | |
| 2 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 3 |
| 3 | 34 | 35 | 36 | 37 | 38 | | | |
| 2 | 43 | 44 | | | | | | |
| 7 | | | | | | | | |



- Land Parcels
- Active Street Frontage
- Qualifying Matter Indigenous Biodiversity
- Precinct - St Patrick's College
- Precinct - St Patrick's Development Area
- SAZ Height Overlay
- General Residential Zone
- High Density Residential Zone
- Neighbourhood Centre Zone
- Local Centre Zone
- Mixed Use Zone
- Town Centre Zone
- City Centre Zone



IPI MAP SERIES URBAN MAP 38

| | | | | | | | | |
|---|----|----|----|----|----|----|----|---|
| 3 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 2 |
| 3 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | |
| 4 | 35 | 36 | 37 | 38 | | | | |
| 3 | 44 | | | | | | | |



- Land Parcels
- Active Street Frontage
- Qualifying Matter
Indigenous Biodiversity
- Precinct - St Patrick's College
- Precinct - St Patrick's
Development Area
- SAZ Height Overlay
- General Residential Zone
- High Density Residential Zone
- Neighbourhood Centre Zone
- Local Centre Zone
- Mixed Use Zone
- Town Centre Zone
- City Centre Zone



IPI MAP SERIES URBAN MAP 39

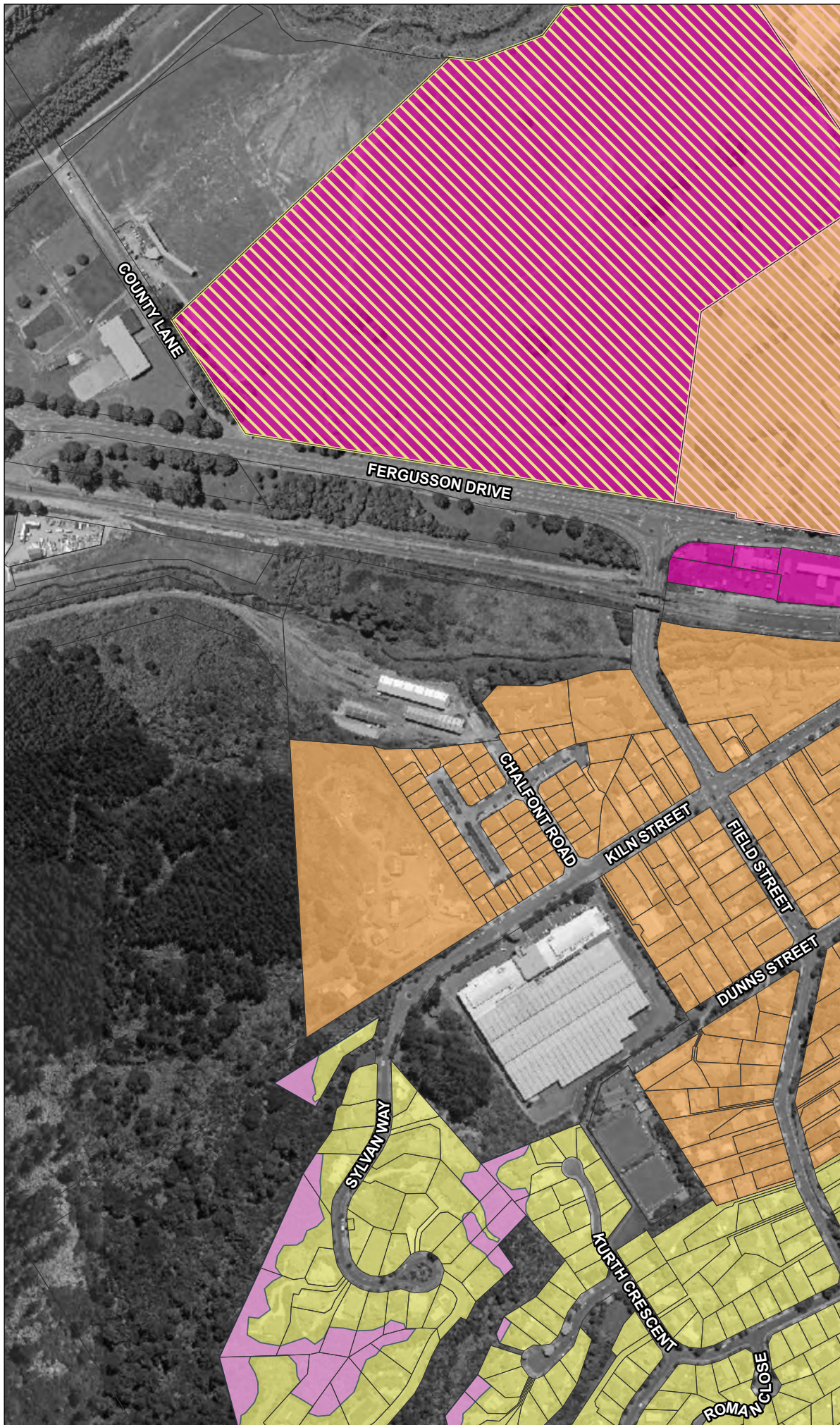
| | | | | | |
|--|----|----|----|----|---|
| | | | 22 | 2 | |
| | | 31 | 32 | 33 | 3 |
| | 39 | 40 | 41 | 42 | 4 |
| | | 45 | 46 | 47 | |
| | | | 48 | 49 | 5 |
















- Land Parcels
- Active Street Frontage
- Qualifying Matter
Indigenous Biodiversity
- Precinct - St Patrick's College
- Precinct - St Patrick's
Development Area
- SAZ Height Overlay
- General Residential Zone
- High Density Residential Zone
- Neighbourhood Centre Zone
- Local Centre Zone
- Mixed Use Zone
- Town Centre Zone
- City Centre Zone

IPI MAP SERIES URBAN MAP 40

| | | | | | | |
|----|----|----|----|----|----|---|
| | | | 22 | 23 | 2 | |
| | | 31 | 32 | 33 | 34 | 3 |
| 39 | 40 | 41 | 42 | 43 | 4 | |
| | 45 | 46 | 47 | | | |
| | | 48 | 49 | 50 | | |

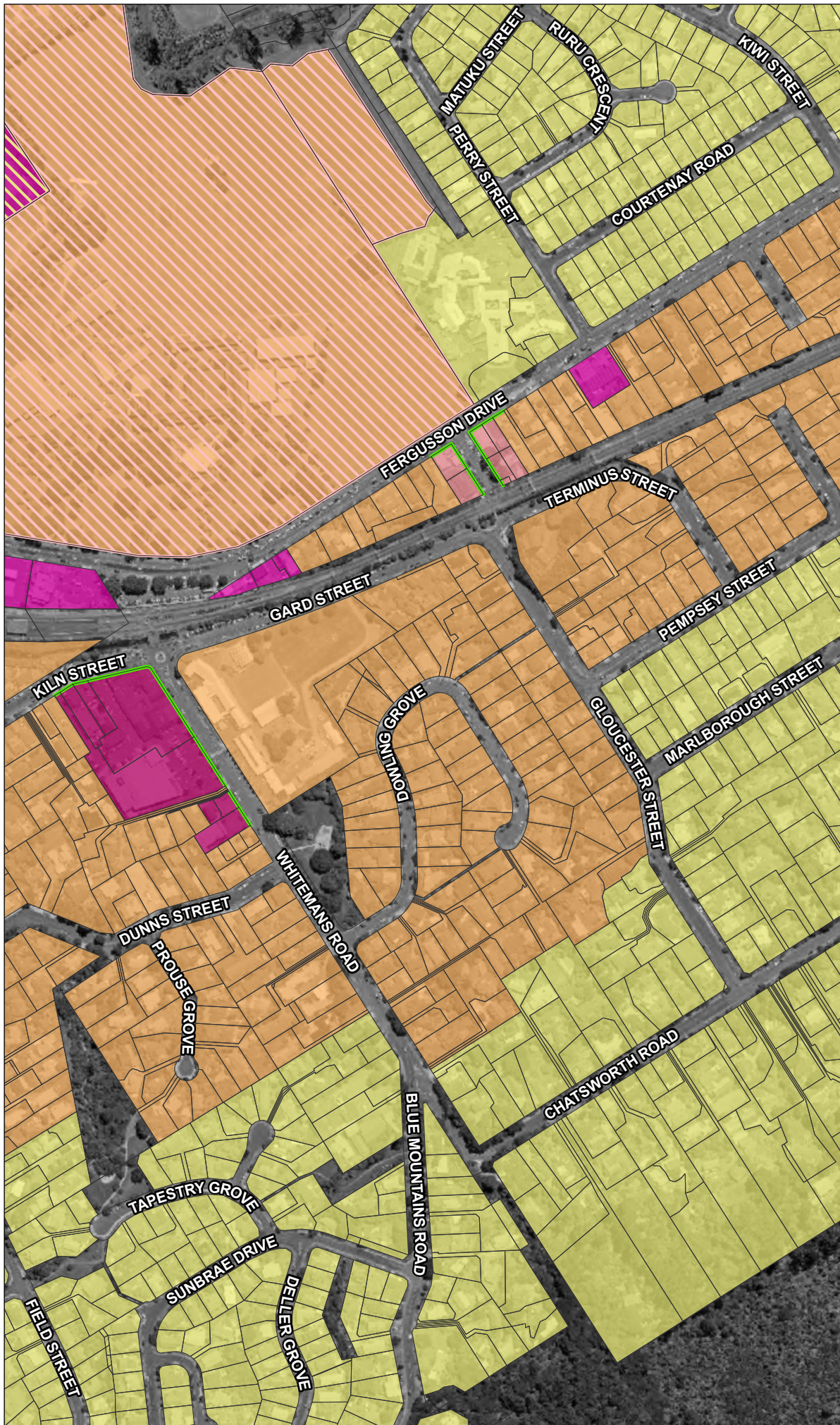


-  Land Parcels
-  Active Street Frontage
-  Qualifying Matter Indigenous Biodiversity
-  Precinct - St Patrick's College
-  Precinct - St Patrick's Development Area
-  SAZ Height Overlay
-  General Residential Zone
-  High Density Residential Zone
-  Neighbourhood Centre Zone
-  Local Centre Zone
-  Mixed Use Zone
-  Town Centre Zone
-  City Centre Zone



IPI MAP SERIES URBAN MAP 41

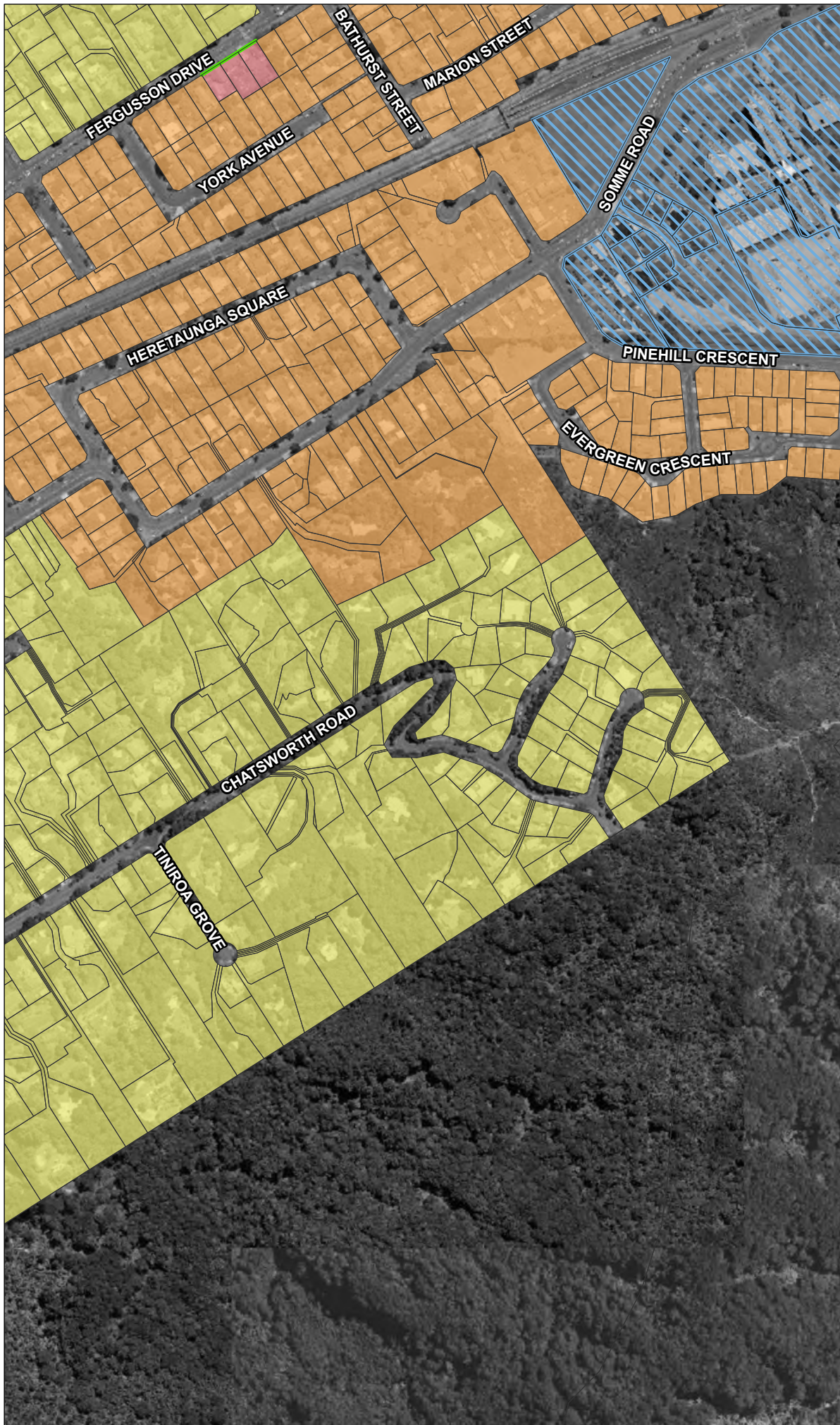
| | | | | | |
|----|----|----|----|----|----|
| | | 22 | 23 | 24 | 2 |
| | 31 | 32 | 33 | 34 | 3 |
| 39 | 40 | 41 | 42 | 43 | 44 |
| | 45 | 46 | 47 | | |
| | 48 | 49 | 50 | | |



- Land Parcels
- Active Street Frontage
- Qualifying Matter
Indigenous Biodiversity
- Precinct - St Patrick's College
- Precinct - St Patrick's
Development Area
- SAZ Height Overlay
- General Residential Zone
- High Density Residential Zone
- Neighbourhood Centre Zone
- Local Centre Zone
- Mixed Use Zone
- Town Centre Zone
- City Centre Zone

IPI MAP SERIES URBAN MAP 42

| | | | | | | | |
|----|----|----|----|----|----|----|---|
| | | | 22 | 23 | 24 | 25 | 2 |
| | 31 | 32 | 33 | 34 | 35 | 36 | 3 |
| 39 | 40 | 41 | 42 | 43 | 44 | | |
| | 45 | 46 | 47 | | | | |
| | | 48 | 49 | 50 | | | |



- Land Parcels
- Active Street Frontage
- Qualifying Matter
Indigenous Biodiversity
- Precinct - St Patrick's College
- Precinct - St Patrick's
Development Area
- SAZ Height Overlay
- General Residential Zone
- High Density Residential Zone
- Neighbourhood Centre Zone
- Local Centre Zone
- Mixed Use Zone
- Town Centre Zone
- City Centre Zone



IPI MAP SERIES URBAN MAP 43

| | | | | | | | | |
|---|----|----|----|----|----|----|----|---|
| | | | 22 | 23 | 24 | 25 | 26 | 2 |
| | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 3 |
| 9 | 40 | 41 | 42 | 43 | 44 | | | |
| | 45 | 46 | 47 | | | | | |
| | | 48 | 49 | 50 | | | | |
















- Land Parcels
- Active Street Frontage
- Qualifying Matter Indigenous Biodiversity
- Precinct - St Patrick's College
- Precinct - St Patrick's Development Area
- SAZ Height Overlay
- General Residential Zone
- High Density Residential Zone
- Neighbourhood Centre Zone
- Local Centre Zone
- Mixed Use Zone
- Town Centre Zone
- City Centre Zone

IPI MAP SERIES URBAN MAP 44



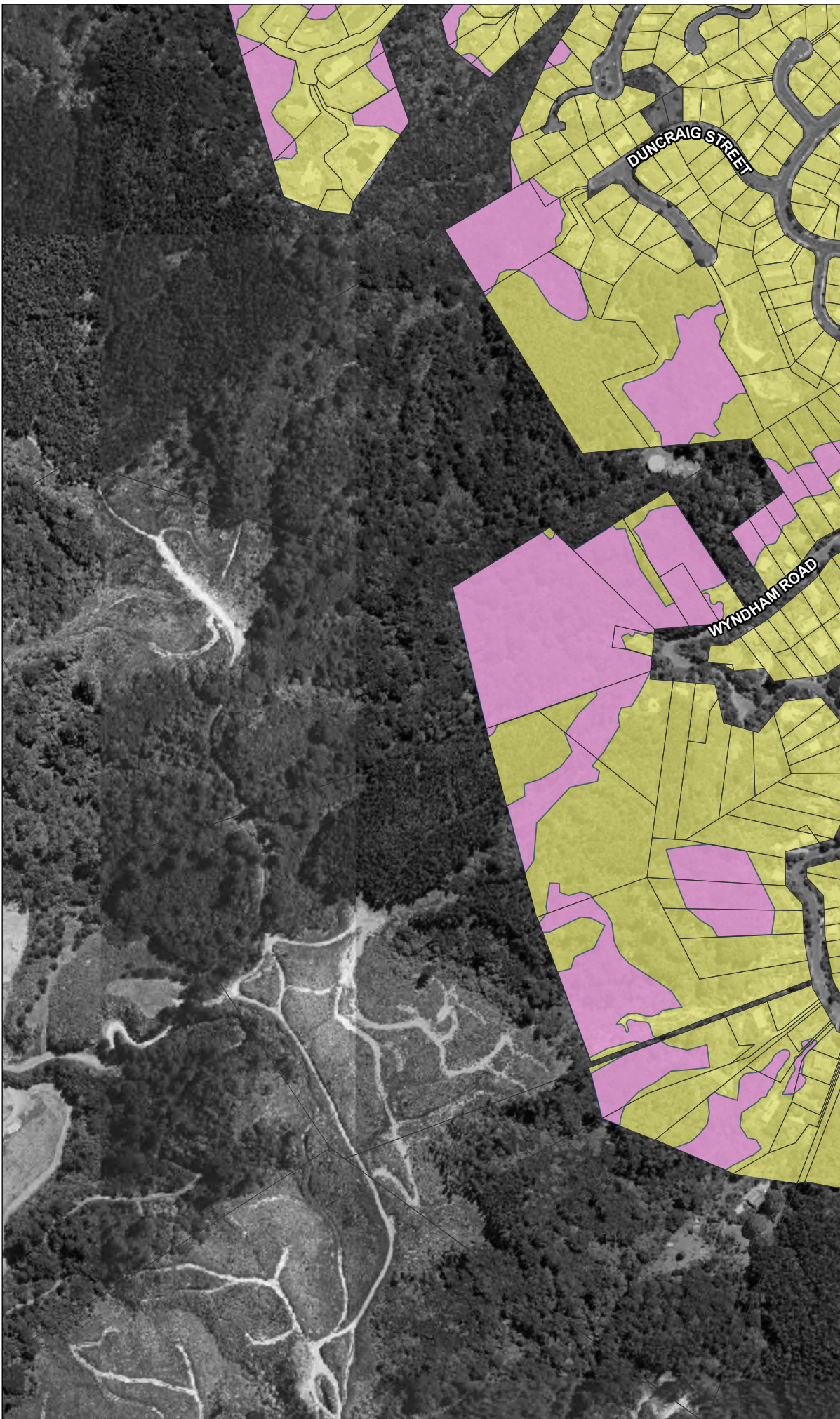
| | | | | | | | |
|---|----|----|----|----|----|----|----|
| | 22 | 23 | 24 | 25 | 26 | 27 | 28 |
| 1 | 32 | 33 | 34 | 35 | 36 | 37 | 38 |
| 0 | 41 | 42 | 43 | 44 | | | |
| 5 | 46 | 47 | | | | | |
| | 48 | 49 | 50 | | | | |














-  Land Parcels
-  Active Street Frontage
-  Qualifying Matter
Indigenous Biodiversity
-  Precinct - St Patrick's College
-  Precinct - St Patrick's
Development Area
-  SAZ Height Overlay
-  General Residential Zone
-  High Density Residential Zone
-  Neighbourhood Centre Zone
-  Local Centre Zone
-  Mixed Use Zone
-  Town Centre Zone
-  City Centre Zone



IPI MAP SERIES URBAN MAP 45

| | | | | | |
|----|----|----|----|----|----|
| | 31 | 32 | 33 | 34 | 35 |
| 39 | 40 | 41 | 42 | 43 | 44 |
| | 45 | 46 | 47 | | |
| | 48 | 49 | 50 | | |

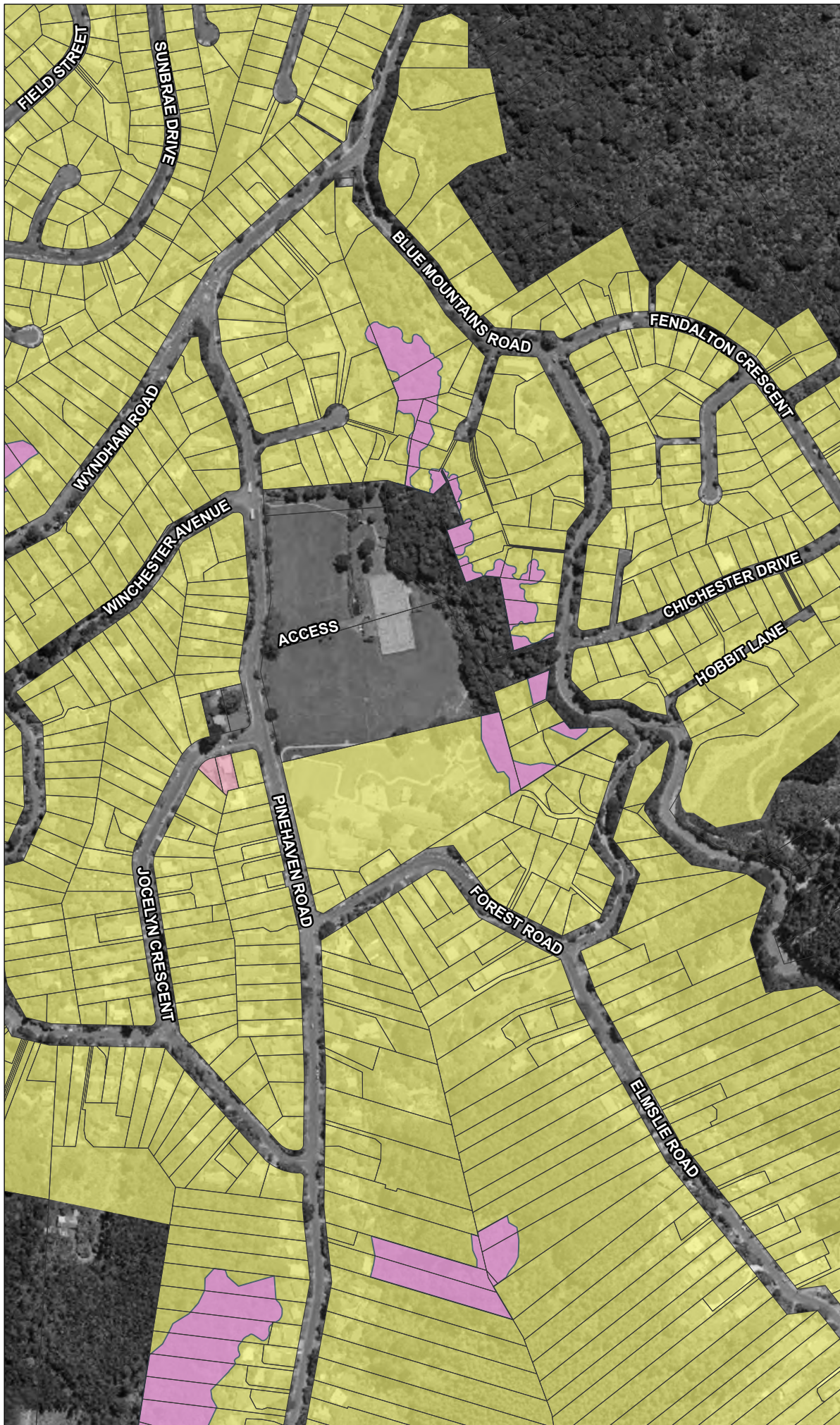


-  Land Parcels
-  Active Street Frontage
-  Qualifying Matter
Indigenous Biodiversity
-  Precinct - St Patrick's College
-  Precinct - St Patrick's
Development Area
-  SAZ Height Overlay
-  General Residential Zone
-  High Density Residential Zone
-  Neighbourhood Centre Zone
-  Local Centre Zone
-  Mixed Use Zone
-  Town Centre Zone
-  City Centre Zone



IPI MAP SERIES URBAN MAP 46

| | | | | | | |
|----|----|----|----|----|----|---|
| | 31 | 32 | 33 | 34 | 35 | 3 |
| 39 | 40 | 41 | 42 | 43 | 44 | |
| | 45 | 46 | 47 | | | |
| | | 48 | 49 | 50 | | |

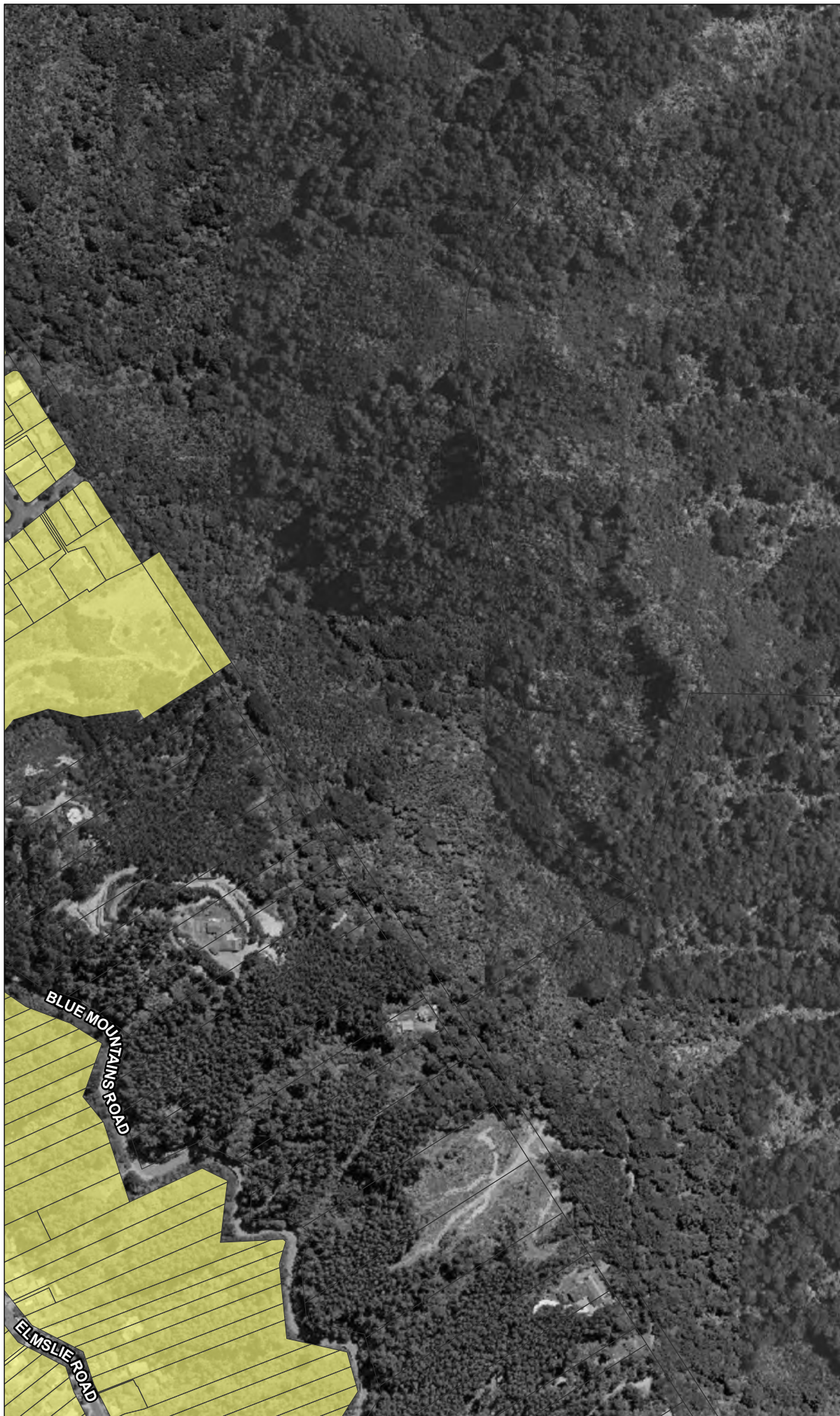


- Land Parcels
- Active Street Frontage
- Qualifying Matter Indigenous Biodiversity
- Precinct - St Patrick's College
- Precinct - St Patrick's Development Area
- SAZ Height Overlay
- General Residential Zone
- High Density Residential Zone
- Neighbourhood Centre Zone
- Local Centre Zone
- Mixed Use Zone
- Town Centre Zone
- City Centre Zone



IPI MAP SERIES URBAN MAP 47

| | | | | | | | |
|----|----|----|----|----|----|----|----|
| | 31 | 32 | 33 | 34 | 35 | 36 | 37 |
| 39 | 40 | 41 | 42 | 43 | 44 | | |
| | 45 | 46 | 47 | | | | |
| | | 48 | 49 | 50 | | | |

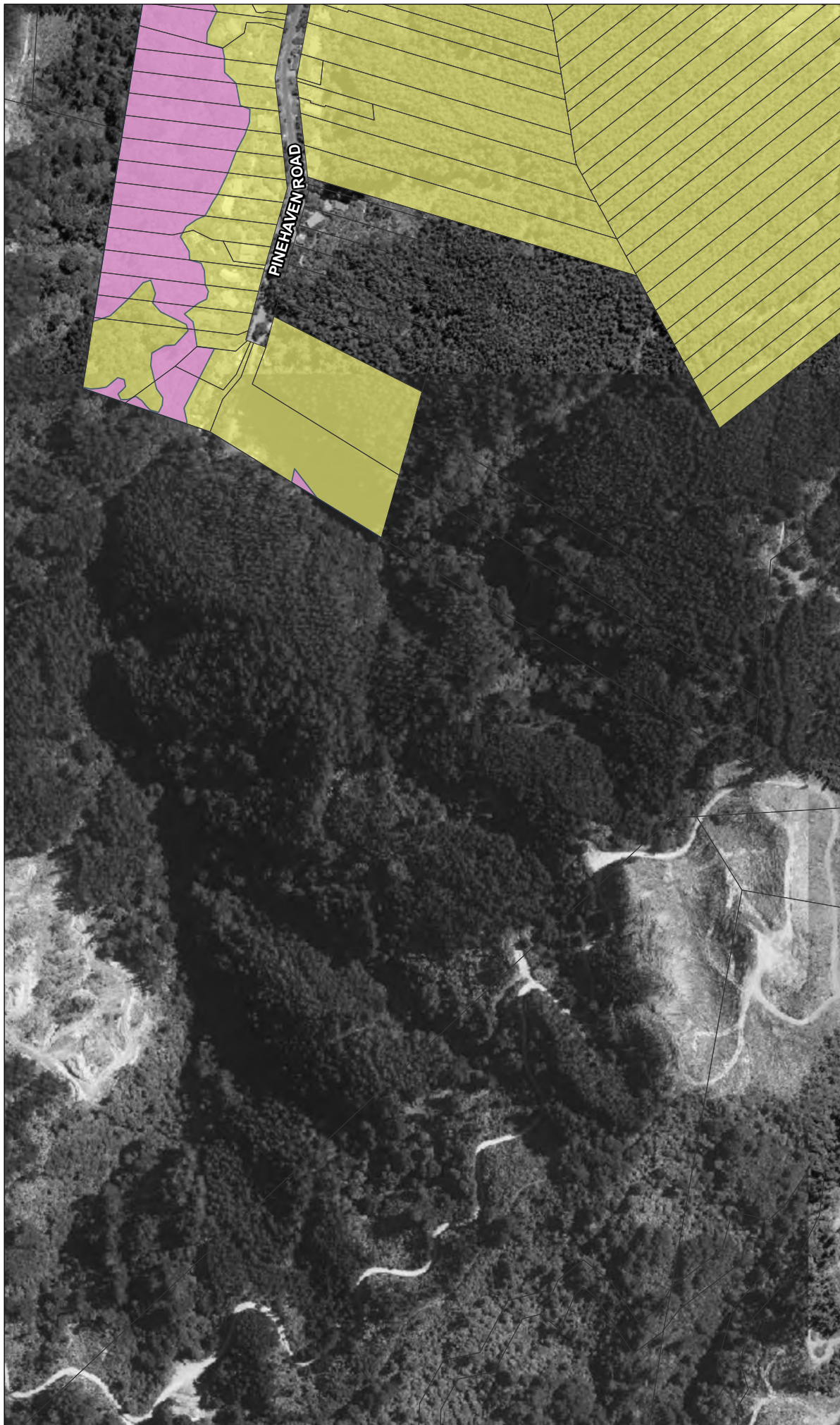















- Land Parcels
- Active Street Frontage
- Qualifying Matter
Indigenous Biodiversity
- Precinct - St Patrick's College
- Precinct - St Patrick's
Development Area
- SAZ Height Overlay
- General Residential Zone
- High Density Residential Zone
- Neighbourhood Centre Zone
- Local Centre Zone
- Mixed Use Zone
- Town Centre Zone
- City Centre Zone



IPI MAP SERIES URBAN MAP 48

| | | | | | |
|----|----|----|----|----|----|
| 39 | 40 | 41 | 42 | 43 | 44 |
| | 45 | 46 | 47 | | |
| | | 48 | 49 | 50 | |



-  Land Parcels
-  Active Street Frontage
-  Qualifying Matter
Indigenous Biodiversity
-  Precinct - St Patrick's College
-  Precinct - St Patrick's
Development Area
-  SAZ Height Overlay
-  General Residential Zone
-  High Density Residential Zone
-  Neighbourhood Centre Zone
-  Local Centre Zone
-  Mixed Use Zone
-  Town Centre Zone
-  City Centre Zone



IPI MAP SERIES URBAN MAP 49

| | | | | | |
|----|----|----|----|----|----|
| 39 | 40 | 41 | 42 | 43 | 44 |
| | 45 | 46 | 47 | | |
| | | 48 | 49 | 50 | |



- Land Parcels
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- General Residential Zone
- High Density Residential Zone
- Neighbourhood Centre Zone
- Local Centre Zone
- Mixed Use Zone
- Town Centre Zone
- City Centre Zone



IPI MAP SERIES URBAN MAP 50

| | | | | | |
|---|----|----|----|----|----|
| 9 | 40 | 41 | 42 | 43 | 44 |
| | 45 | 46 | 47 | | |
| | | 48 | 49 | 50 | |



- Land Parcels
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Indigenous Biodiversity
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Development Area
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