

**BEFORE AN INDEPENDENT HEARINGS PANEL
OF THE UPPER HUTT CITY COUNCIL**

IN THE MATTER OF The Resource
Management Act 1991

IN THE MATTER OF Upper Hutt City
Council's Proposed
Intensification Planning
Instrument

**EVIDENCE OF MACIEJ WIKTOR LEWANDOWSKI
ON BEHALF OF BLUE MOUNTAINS CAMPUS DEVELOPMENT LIMITED
PARTNERSHIP (SUBMITTER 46)**

(Planning)

14 April 2023

1. INTRODUCTION

- 1.1 My name is Maciej (Mitch) Wiktor Lewandowski. I am a resource management consultant and director of Building Block Planning Ltd, a Wellington-based planning and resource management consultancy.
- 1.2 I hold a Bachelor of Resource Studies from Lincoln University, a Master of Resource and Environmental Planning from Massey University, and a Post Graduate Diploma in Management from Massey University. I am a Full Member of the New Zealand Planning Institute and accredited resource management commissioner.
- 1.3 I have 21 years' professional experience. From 2014 to 2019, I was employed by Wellington City Council in the position of Principal Advisor Planning within the Council's District Plan Team. In that role I was responsible for the preparation of the Council's Housing and Business Capacity Assessment under the National Policy Statement on Urban Development Capacity (**NPS-UDC**). In addition, I was the lead author of the regional capacity assessment prepared under the NPS-UDC. I subsequently worked as a Resource Management Consultant with Urban Perspectives Ltd, a Wellington based planning and resource management consultancy. I was employed in this role for 3 years.
- 1.4 Prior to my time at Urban Perspectives and Wellington City Council, I was employed by Upper Hutt City Council for a period of 5 years in a number of positions, including District Plan Manager.
- 1.5 I have read the Code of Conduct for Expert Witnesses outlined in the Environment Court's Practice Note 2023 and confirm that I have complied with it in preparing my evidence. I confirm that the issues I address are within my area of expertise, except where I state that I rely upon the evidence of other expert witnesses. I also confirm that I have not omitted to consider material facts known to me that might alter or detract from my opinions.
- 1.6 I have been engaged by Blue Mountains Campus Development Limited Partnership (**BMC**) to provide planning advice in relation to the Blue Mountains site (**Site**). I prepared BMC's submission on the Intensification Planning Instrument (**IPi**) for the Upper Hutt City District Plan (**District Plan**).

1.7 I confirm that, in preparing this evidence, I have read the relevant provisions of the IPI as notified (**IPI(N)**), the Upper Hutt City Council's (**Council**) section 32 report, the IPI recommendations in the Section 42A Report version (**IPI(R1)**), and the evidence of Mr McGuinness prepared for BMC.

2. SUMMARY AND SCOPE OF EVIDENCE

2.1 My evidence addresses the submission points raised in the BMC submission. These generally fall into two categories: matters related to the "Gateway Precinct" area of the Site and matters related to the "Urban Precinct" area of the Site. In summary, BMC principally seeks the following:

- (a) Regarding the Gateway Precinct, a change to Rule DEV1-R2, which provides for residential accommodation "above ground level". It also seeks a range of minor corrections to the Gateway Precinct to address consistency and operability issues.
- (b) Regarding the Urban Precinct, that the Local Centre Zone (**LCZ**) be applied instead of the High Density Residential Zone (**HRZ**) proposed under the IPI(N).

2.2 In relation to each of these two precincts, this statement of evidence addresses:

- (a) The existing zoning and provisions of the Operative District Plan (**ODP**) that apply to the Site, under each of the two precincts;
- (b) The proposed provisions contained in the IPI(N);
- (c) A brief summary of the IPI(N) section 32 evaluation;
- (d) A summary of the changes sought by BMC in its submission;
- (e) An evaluation of the changes sought by BMC; and
- (f) The Council's section 42A report and associated provisions of in the IPI(R1).

2.3 In my view, the reference to "above ground level" in Rule DEV1-R2 ought to be deleted. It is inconsistent with the objectives and "intentions" of the Gateway Precinct. This change would also ensure consistency with the LCZ proposed under the IPI(N), which is supported by BMC. I have also identified a range of minor corrections that are required in respect of the Gateway Precinct to address consistency and operability issues.

- 2.4** In relation to the Urban Precinct, I also consider that the application of the HRZ unduly narrows the potential outcomes for this area of the Site. The LCZ is more appropriate, achieving equivalent height and density outcomes to the HRZ, while better giving effect to the NPS-UD by enabling a wider range of activities and better contributing to achieving a well-functioning urban environment.

3. OPERATIVE DISTRICT PLAN

- 3.1** As shown in **Appendix 1**, the Site is presently zoned a mixture of Commercial and General Residential Zone. In addition to the underlying zoning, the site is within the Wallaceville Structure Plan Development Area. The Structure Plan divides the Site into two precincts – the Gateway Precinct and the Urban Precinct. The Gateway Precinct carries a Commercial zoning, while the Urban Precinct carries a General Residential zoning.

- 3.2** The site zoning, and the Wallaceville Structure Plan, were confirmed as part of Plan Change 40 to the District Plan. This was a site specific private Plan Change request. The plan change sought to give effect to the strategic direction for the Site that was established by the Upper Hutt Urban Growth Strategy 2007 (**UGS**). The UGS considered future activities on the Site following it being vacated by AgResearch.

- 3.3** The UGS identified a range of potential development opportunities for the site, including the development of a ‘smart village’ and provision for a mixture of business and residential opportunities on a large and strategic site within the existing Upper Hutt urban footprint that is well-located with reference to transport infrastructure, other services and amenities.

- 3.4** The provisions of the Wallaceville Structure Plan Development Area apply in addition to the underlying zoning. The District Plan makes clear that the provisions of the Wallaceville Structure Plan Development Area prevail in any instances of conflict with zone provisions.

Gateway Precinct

- 3.5 There is one objective (DEV1-O2) for the Gateway Precinct. The objective and associated explanation states:

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 will support the high density development and other parts of the site.

- 3.6 This objective is then supported by three policies:

DEV1-P7 To control the size and scale of buildings and the visual appearance of sites within the Commercial Zone.

DEV1-P8 Provide for development within the Gateway Precinct of the Wallaceville Structure Plan Development Area that is consistent with the Wallaceville Structure Plan.

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.*

3.7 There are two permitted activity rules:

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.

DEV1-R3 In the Wallaceville Structure Plan Development Area demolition of buildings not listed as a significant heritage feature in the Historic Heritage Chapter.

3.8 Because the provisions of the Wallaceville Structure Plan Development Area prevail over zone based provisions, these are the only permitted activity rules applicable to the Gateway Precinct. Rule DEV1-R5 provides for any new building or significant exterior alterations to existing buildings within the Gateway Precinct as a restricted discretionary activity. Rule DEV1-R6 provides for any other activity as a discretionary activity.

3.9 The Wallaceville Structure Plan, contained within the Development Area chapter of the District Plan then sets out a precinct description, intention statement and outcome statement for every precinct. I have attached extracts from the Wallaceville Structure Plan at **Appendix 2**.

3.10 By way of summary, the intentions for the Gateway Precinct include provision for a mix of activities, establishing a centre to the wider area, and provision for residential development including duplexes, terraces and low rise apartments.

Urban Precinct

3.11 There is one objective relevant to the Urban Precinct:

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.

3.12 There are then six supporting policies:

- DEV1-P1 To ensure that non-residential activities within residential areas do not cause significant adverse environmental effects.*
- DEV1-P2 To ensure that the location and design of buildings and earthworks do not significantly detract from the residential amenity of the area.*
- DEV1-P3 To mitigate the adverse effects of noise within residential areas to a level consistent with a predominantly residential environment.*
- 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.*
- DEV1-P5 Provide for development within the Wallaceville Structure Plan Development Area that is consistent with the Wallaceville Structure Plan.*
- 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.*

3.13 There are no specific permitted activity rules provided for the Urban Precinct. Therefore, the rules of the underlying zone apply.

3.14 As for the Gateway Precinct, the Wallaceville Structure Plan provides a precinct description, and intention and outcome statement for the Urban Precinct. Again, I have provided the relevant extracts at **Appendix 2**.

- 3.15** By way of summary, the intent of the Urban Precinct is to achieve a compact and attractive high density residential precinct that transitions from the commercial zone. The outcomes statement contemplates a range of matters, including a height limit allowing for terrace housing and low rise apartments, some business and commercial uses, and also allowing for residential units entirely above ground level.

4. IPI(N) PROPOSAL

- 4.1** The IPI(N) proposes to rezone the Gateway Precinct to LCZ and to rezone the Urban Precinct to HRZ. A range of other minor consequential changes are proposed, including to the Wallaceville Structure Plan.
- 4.2** As addressed later in this evidence, BMC supports the LCZ being applied to the Gateway Precinct, but seeks that this also be applied to the Urban Precinct, as opposed to the proposed HRZ.

Local Centre Zone

- 4.3** I attach a full copy of the LCZ provisions at **Appendix 3**.
- 4.4** There are four objectives applying to the LCZ¹:

LCZ-O1 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-O2 Urban Built Form and Amenity Values of the Local Centre Zone

Local Centres are safe and attractive 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.

¹ IPI(R1) version.

LCZ-O3 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-O4 Hydraulic neutrality

There is no increase in the peak demand on stormwater management systems and increase in flooding from subdivision and development.

- 4.5** There are eight policies, of which the following four policies are, in my view, of particular relevance:

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-P7 Interface with Residential Zones and Open Space and Recreation Zones.

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.*

4.6 In respect of rules, the following are of primary relevance:

- (a) Buildings and structures are permitted, subject to:
 - (i) The gross floor area not exceeding 500m²; and
 - (ii) Compliance with standards are achieved.

Resource consent is required as a restricted discretionary activity where compliance cannot be achieved.

- (b) Retail, commercial service, food and beverage, community facility, healthcare, educational facility, office and visitor accommodation activities are permitted, subject to:
 - (i) The gross floor area not exceeding 250m²;² and
 - (ii) Compliance being achieved with a landscaping and screening standard.

Resource consent is required as a restricted discretionary activity where compliance cannot be achieved.

- (c) Residential activities are a permitted activity, subject to:
 - (i) No more than six residential units; and
 - (ii) Compliance being achieved with a range of specified standards.

Resource consent is required as a restricted discretionary activity where compliance cannot be achieved.

- (d) A range of other activities are provided for as restricted discretionary, discretionary and non-complying activities.

4.7 Key standards relate to bulk and location matters which are comparable to those of the HRZ.

4.8 I note that the LCZ provisions limit residential development to above ground floor where the site is located along an 'active frontage' as identified by the IPI(N). There are no active frontage applicable to the Wallaceville Structure Plan Development Area.

High Density Residential Zone

4.9 The background statement to the HRZ notes that the zone is predominantly used for residential activities with a high density and bulk of buildings such as apartments. The HRZ is utilised within and adjacent to walkable catchments of

² 150m² for office activities.

the Upper Hutt railway stations and centre zones. The HRZ is intended to give effect to policy 3(c) and (d) of the NPS-UD.

4.10 There are four objectives:

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.

HRZ-O2 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.*

HRZ-O3 Hydraulic neutrality

There is no increase in the peak demand on stormwater management systems and increase in flooding from subdivision and development.

HRZ-O4 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.

4.11 There are eight policies that apply to the HRZ. I do not repeat them here, but note that they are designed to facilitate the HRZ objectives and span topics including design outcomes and ensuring development is compatible with the planned neighbourhood character.

4.12 Importantly, there are no policy provisions that would support any other activity aside from residential activity in the HRZ. While the HRZ cross-references to the GRZ on a number of matters, it does not do so in respect of objectives and policies.

- 4.13** In respect of rules, HRZ-R1 provides that all permitted activities, standards, matters and information requirements that apply to the General Residential Zone (**GRZ**) also apply to the HRZ. Where there is any conflict between the two, the HRZ provisions are to prevail.
- 4.14** HRZ-R2 provides for buildings as a permitted activity, subject to compliance with bulk and location standards, and the number of residential units per site. Non-compliance results in a resource consent requirement as a restricted discretionary activity.
- 4.15** Rules HRZ-R3 to HRZ-R7 then cross reference to the GRZ for all controlled, restricted discretionary, discretionary, non-complying and prohibited activities.
- 4.16** There are five standards. The first cross references to the standards of the GRZ, except as modified by standards particular to the HRZ. There are then standards relating to building height, height in relation to boundary, building coverage, and the number of residential units which is limited to six as a permitted activity.
- 4.17** There is no policy provision within the HRZ for any other non-residential activities. Because the HRZ does not cross-reference to the GRZ in respect of objectives and policies, in my reading of the IPI(N) no guidance can be taken from the GRZ on these matters.

5. BMC SUBMISSION

- 5.1** The changes identified by BMC seek to provide for a range of development options for the Site. The evidence of Mr McGuinness addresses the ongoing evolution of the Blue Mountains Campus and the range of development options that are being considered for its ongoing development. In respect of the Urban Precinct, this involves better recognising and providing for non-residential options in a manner that is consistent with the Wallaceville Structure Plan. I provide a summary of the relief sought by BMC in relation to each precinct as follows.

Gateway Precinct

- 5.2** The principal change proposed by the IPI(N) is to rezone the Gateway Precinct to LCZ. That change is supported by BMC. In addition to supporting this

fundamental change, the following submission points relate to the Gateway Precinct:

- (a) Amend DEV1-R2 to remove reference to 'above ground level' in respect of permitted residential development;
- (b) As a consequential amendment to (a), remove reference to 'above ground level' in the explanatory text to DEV1-P8;
- (c) As a consequential amendment to (a), remove reference to 'above ground level' in rule DEV1-R6;
- (d) Amend the existing notification restriction in Rule DEV1-R5 to remove a subjectivity;
- (e) Amend LCZ-S6 to exempt the Gateway Precinct; and
- (f) Make a range of minor corrections and consequential changes to standards to ensure consistency and operability.

Urban Precinct

5.3 The principal change sought in respect of the Urban Precinct relates to amending the zoning from the HRZ - as proposed by the IPI(N) - to an LCZ zoning as a continuation of the zoning applied to the Gateway Precinct. The extent of the zoning change sought is shown in **Appendix 1**. In addition to this change, the following submission points relate to the Urban Precinct:

- (a) As an alternative to the zoning change sought, either:
 - (i) Provide for the permitted activities of the Gateway Precinct within Lots 2, 3 and 252 of the Urban Precinct as part of the Wallaceville Structure Plan Development Area chapter; or
 - (ii) Provide for the permitted activities of the Gateway Precinct within Lots 2, 3 and 252 of the Urban Precinct as a new Precinct within the LCZ chapter.
- (b) Amend the introduction to the LCZ to refer to the Wallaceville Structure Plan Development Area and clarify the relationship between the two;
- (c) Make a range of minor corrections and consequential changes to standards to ensure consistency and operability.

5.4 The principal theme of this aspect of the submission relates to providing for a greater range of land uses on the Site, while ensuring that potential effects on surrounding residential land are still able to be managed. In my view, the provisions of the LCZ appropriately provide for that outcome.

5.5 I consider that this is supported by the intent of Policy 3 of the NPS-UD. In particular, Policy 3(d) seeks to enable building heights and density of urban form commensurate with the level of commercial activity and community services. In my view, application of HRZ would undermine that policy to apply a narrow focus on residential subdivision and development, without considering the potential demand for commercial use (or other non-residential uses).

5.6 Section 77N of the Resource Management Act 1991 enables UHCC to amend existing urban non-residential zones in giving effect to Policy 3 using an IPI. This includes the application of the LCZ to the Urban Precinct, which would achieve the enabling density of urban form required by Policy 3, but also provide flexibility of land use that is adaptable to market demand in a manner supported by the other aspects of the NPS-UD, including Objective 3 and Policy 2.

6. SECTION 42A REPORT

6.1 I address the section 42A response below, with reference to both the Gateway Precinct and the Urban Precinct and the individual submission points from the BMC submission.

6.2 Attached as **Appendix 3** is a track changed version of the relevant IPI(R1) provisions, amended with the relief sought by BMC.

Gateway Precinct

Policy DEV1-P8 and Rule DEV1-R2 (46.1 and 46.2)

6.3 Existing policy DEV1-P8, set out above at paragraph 3.6, seeks to provide for development within the Gateway Precinct that is consistent with the Wallaceville Structure Plan. As identified in paragraph 3.10, the Wallaceville Structure Plan identifies duplexes and terrace houses as an outcome for the Gateway Precinct.

6.4 The explanation to the policy then says that the Structure Plan identifies the Gateway Precinct as the location for certain activities, including residential above ground level.

6.5 The reference to 'above ground level' then also appears in rule DEV1-R2 which outlines permitted activities in the Gateway Precinct.

6.6 Plainly, it is not possible to build terraces houses and duplexes (as contemplated in the Structure Plan) above ground level. The nature of residential development permitted in the Precinct is therefore inconsistent with the Wallaceville Structure Plan, and is not what is provided for by policy DEV1-P8.

6.7 Mr Muspratt acknowledges the inconsistency at paragraph 1178 of the section 42A report:

“I have reviewed the Wallaceville Structure Plan and I note there are a number of unhelpful descriptive discrepancies within the Structure Plan explanatory and supporting text with respect to the descriptions of the anticipated uses and development within the Gateway Precinct.”

6.8 The explanatory and supporting text that Mr Muspratt refers to is the ‘Intentions’ statement for the Gateway Precinct which states:

“Includes provision for a range of residential housing types at a relatively high density, including duplexes, terraces and low rise apartments”.

6.9 Given that policy DEV1-P8 seeks development to be consistent with the Wallaceville Structure Plan, it is appropriate to reflect this intent for the Gateway Precinct in the relevant policy and rule.

6.10 Instead, Mr Muspratt considers that there are no discrepancies between the relevant objective, policy and rule and that they align with each other. The discrepancy, as he acknowledges, occurs within what he terms the explanatory text to the Structure Plan. However, if the policy requires that development outcomes are guided by the Structure Plan, then it isn't appropriate to disregard the Structure Plan as explanatory text and ignore the inconsistency.

6.11 Mr Muspratt also points to the explanatory text of objective DEV1-O2 that seeks to provide for residential development where it is compatible with retail, commercial and office land uses. In my view, there is nothing in this text that points to an above ground restriction.

6.12 I consider that the inconsistency identified should be corrected. I have identified two instances where that change should occur. Mr Muspratt has helpfully identified a third instance that I overlooked at paragraph 1181. The same language appears in the explanatory text to policy SUB-DEV1-P3. If the Hearing Panel were to support the relief sought in respect of these submission points, then I consider that an equivalent change to policy SUB-DEV1-P3 should also occur as a consequential change.

6.13 For completeness I also note that the LCZ, in the absence of the Gateway Precinct provisions, would provide for residential at ground level where there are no active frontages. The IPI does not propose any active frontages for the Site. Mr Muspratt acknowledges the same at his paragraph 1182.

Standards DEV1-S10, DEV1-S12 and DEV1-S13 (46.3, 46.4 and 46.5)

6.14 The submission sought to highlight updates required to three standards as a result of potentially broken linkages. Mr Muspratt has accepted this submission point in part, and having considered his rationale, I agree with his recommendations.

Rule DEV1-R5 (46.6)

6.15 This submission point related to the non-notification statement within this rule. It identified that there was a subjectivity (achieving consistency with the Structure Plan) within the non-notification statement that made it uncertain. In my view, such a subjectivity is inappropriate within a non-notification statement.

6.16 Mr Muspratt reaches an equivalent conclusion, albeit on slightly different grounds. He considers that the inconsistencies identified with the Structure Plan text, discussed above, cause him to agree with the requested relief. I acknowledge that reasoning, and agree with his ultimate conclusion in supporting the relief sought.

Rule DEV1-R6 (46.7)

- 6.17** Consistent with the changes sought under 46.1 and 46.2 above, this is an equivalent change necessary to rule DEV1-R6 should the Hearing Panel agree with the request to remove references to 'above ground residential' within the Gateway Precinct. Mr Muspratt has not supported this change, consistent with his reasoning above.
- 6.18** An ancillary change to this rule was a correction to rule references. Mr Muspratt has accepted this change and proposes amendments which I support.

Urban Precinct

Zoning of Urban Precinct Lots 2, 3 and 252 (46.8 and 46.9)

- 6.19** BMC has sought that the balance of the Blue Mountains Campus, being Lots 2, 3 and 252 (as shown in **Appendix 1**) be rezoned to LCZ, from the HRZ proposed by the IPI(N).
- 6.20** The zoning change is sought, as further described in the evidence of Mr McGuinness, in order to provide for and enable a greater degree of potential development options for the Site, building on the development occurring within the Gateway Precinct.
- 6.21** The LCZ is the logical zoning given its existing application to the Gateway Precinct, its provision for residential development (thereby not foreclosing this land use) including at ground level, and a similarity in bulk and location terms with the HRZ.
- 6.22** Mr Muspratt, at paragraph 1279, considers that the proposed HRZ appropriately gives effects to the height and density requirements of Policy 3 of the NPS-UD. He also considers that the NPS-UD does not require the Council to zone these sites to LCZ.
- 6.23** I note that while the NPS-UD does not require an LCZ zoning, it also does not require the Council to zone the sites HRZ. Policy 3 requires an outcome to be achieved in terms of building height and density. However, as discussed in paragraphs 5.4 to 5.6 above, it would be inconsistent with that policy to limit

flexibility of land use. The LCZ delivers equivalent outcomes in height and density as the HRZ, and still enables residential development.

- 6.24** In particular, I consider that an LCZ zoning:
- (a) more appropriately gives effect to Objective 1 and Policy 1 of the NPS-UD in achieving well-functioning urban environment outcomes;
 - (b) gives effect to Objective 3 by providing for a range of activities in a location with employment opportunities, good public transport infrastructure and an area of high demand;
 - (c) gives effect to Policy 2 regarding the provision for sufficient development capacity (it also broadens the scope of enabled capacity); and
 - (d) is consistent with Policy 6 regarding expected changes in development form outcomes.
- 6.25** Section 77N of the Act confirms that the Council is not limited to using residential zones in giving effect to Policy 3 of the NPS-UD. The LCZ would achieve the intent of Policy 3.
- 6.26** It would also better enable a wider range of non-residential activities than the discretionary activity provision of the HRZ. Mr Muspratt notes, at paragraph 1280, that the HRZ provisions do not limit non-residential activities and are a continuation of the existing approach. I note that Clause 3.4 of the NPS-UD describes 'plan enabled' as provided for as a permitted, controlled or restricted discretionary activity. I also note that the policy framework of the HRZ is silent on non-residential activities.
- 6.27** I do not dispute that the approach is a continuation of the status quo. I suggest however that the provisions could be more enabling, as described by the NPS-UD, while also better giving effect to the NPS-UD. In this regard, the provisions of the IPI unnecessarily limit the scope of activities on the Site and are inconsistent with the direction of the NPS-UD.
- 6.28** Lastly, Mr Muspratt notes at his paragraph 1282 that he has not identified, within the relevant Housing and Business Capacity Assessment, any need for

additional LCZ land at this location. Mr McGuinness describes in his evidence the landowner's development ambitions for the Site, and progress in achieving those. I note that the submitter will, at the time of writing, soon be lodging a resource consent application for the next stage of development at the Blue Mountains Campus.

6.29 As an alternative form of relief, the BMC submission sought that either the permitted activities of the Gateway Precinct are permitted on the three identified lots, or that a new precinct be created within the LCZ³ chapter to provide for those same activities as a permitted activity. These options remain viable should the Hearing Panel not favour the principal rezoning option suggested. However, I consider that they are more cumbersome in terms of the overall structure of the district plan and would therefore be less effective and efficient in s32 terms.

6.30 In summary, I do not consider that there is a limitation on the Council adopting an LCZ for the areas identified by BMC. I consider, with reference to the evidence of Mr McGuinness, that the LCZ better provides for and enables a range of potential development outcomes on the Site, and will continue to manage potential adverse effects on surrounding properties.

6.31 Should the Hearing Panel be minded to amend the zoning, there may be other consequential changes necessary to the Wallaceville Structure Plan Development Area chapter in addition to those that I have identified in **Appendix 3**.

Standard DEV1-S1 (46.10)

6.32 This submission point sought to update a reference to the standard. Mr Muspratt has agreed with this point and I support his recommendation.

Standard DEV1-S2 (46.11)

6.33 Mr Muspratt correctly points out that the error identified by the submission is not in fact an error. I agree with his logic.

6.34 I note that should the Hearing Panel accept the rezoning sought by BMC, a consequential change will be needed to this standard.

³ This was incorrectly noted as LCZ in the submission where the reference should have been to the HRZ chapter.

Standards DEV1-S3, DEV1-S4, DEV1-S5 and DEV1-MC1 (46.12, 46.13, 46.14 and 46.15)

- 6.35** The submission identified a range of cross-referencing errors that Mr Muspratt has agreed with. I support his amendments.

LCZ Introduction (46.16)

- 6.36** BMC's submission sought, based both on the zoning applying to the Gateway Precinct and change sought to the Urban Precinct, that the introductory statement to the LCZ reference the Wallaceville Structure Plan area.

- 6.37** Mr Muspratt considers that the introductory statement is a general description that does not identify the locations of all land zoned LCZ. The district plan mapping identifies the location of the LCZ and there is no need to specifically highlight the Wallaceville Structure Plan Development Area.

- 6.38** I accept Mr Muspratt's rationale. While there is no harm in identifying the linkage between the zone and the Wallaceville Structure Plan Development Area, it is not essential and does not necessarily aid in the operability of the district plan.

Rule LCZ-R5 (46.17)

- 6.39** The rule provides for commercial service activities within the LCZ but limits the gross floor area to 250m². The BMC submission sought an exemption to this rule for the Wallaceville Structure Plan Development Area.

- 6.40** Mr Muspratt has not supported this amendment noting that the Gateway Precinct does not have this limitation. The amendment was sought in the context of the rezoning sought for the Urban Precinct, and Mr Muspratt has not supported that rezoning.

- 6.41** In the event that the Hearing Panel supports the rezoning of the Urban Precinct, I do not consider that this exemption is essential. I note that the gross floor area limit would provide some protection, by way of a resource consent process, to consider potential effects on surrounding residential development. The Hearing Panel may feel more comfortable retaining this consent requirement (as a restricted discretionary activity). This would still be a more enabling footing than that provided for by the HRZ.

Rule LCZ-R10 (46.18)

- 6.42** As for LCZ-R5, an equivalent exemption was sought for this rule relating to office activities. I take the same position for this rule as outlined in paragraph 6.41 above.

Standard LCZ-S6 (46.19)

- 6.43** The BMC submission sought to exempt the Gateway Precinct from this standard as a continuation of the existing approach where only ventilation standards apply. Mr Muspratt correctly identifies that it is appropriate to apply a uniform approach, and given the provision for residential development within the Gateway Precinct, I agree that it is appropriate to apply a noise and ventilation standard.

Standard LCZ-S8 (46.20)

- 6.44** I accept Mr Muspratt's reasoning for rejecting this submission point regarding an exemption to this standard, consistent with his recommendation concerning submission point 46.4.

7. SECTION 32 EVALUATION

- 7.1** Having reviewed the section 32 evaluation, I consider that it has unduly focussed on the applicability of walking catchments to zone the Urban Precinct as HRZ. While that approach is understood, in my view further consideration could have been given to other zoning options such as the LCZ which also provide for similar height and density standards, and similar provision for residential development.
- 7.2** In my assessment, zoning of the Urban Precinct as identified in the BMC submission as LCZ will still achieve equivalent height and density outcomes while better giving effect to the NPS-UD by enabling a wider range of activities and better contributing to achieving a well-functioning urban environment.

8. CONCLUSION

8.1 In addition to a range of minor and consequential matters, my evidence has addressed two primary issues:

- (a) An inconsistency identified within the provisions relating to the Gateway Precinct of the Wallaceville Structure Plan Development Area regarding residential development at ground level; and
- (b) The appropriate zoning to be applied to the Urban Precinct of the Wallaceville Structure Plan Development Area.

8.2 I consider that changes should be made to the relevant provisions of the Gateway Precinct of the Wallaceville Structure Plan Development Area to correct the inconsistency identified.

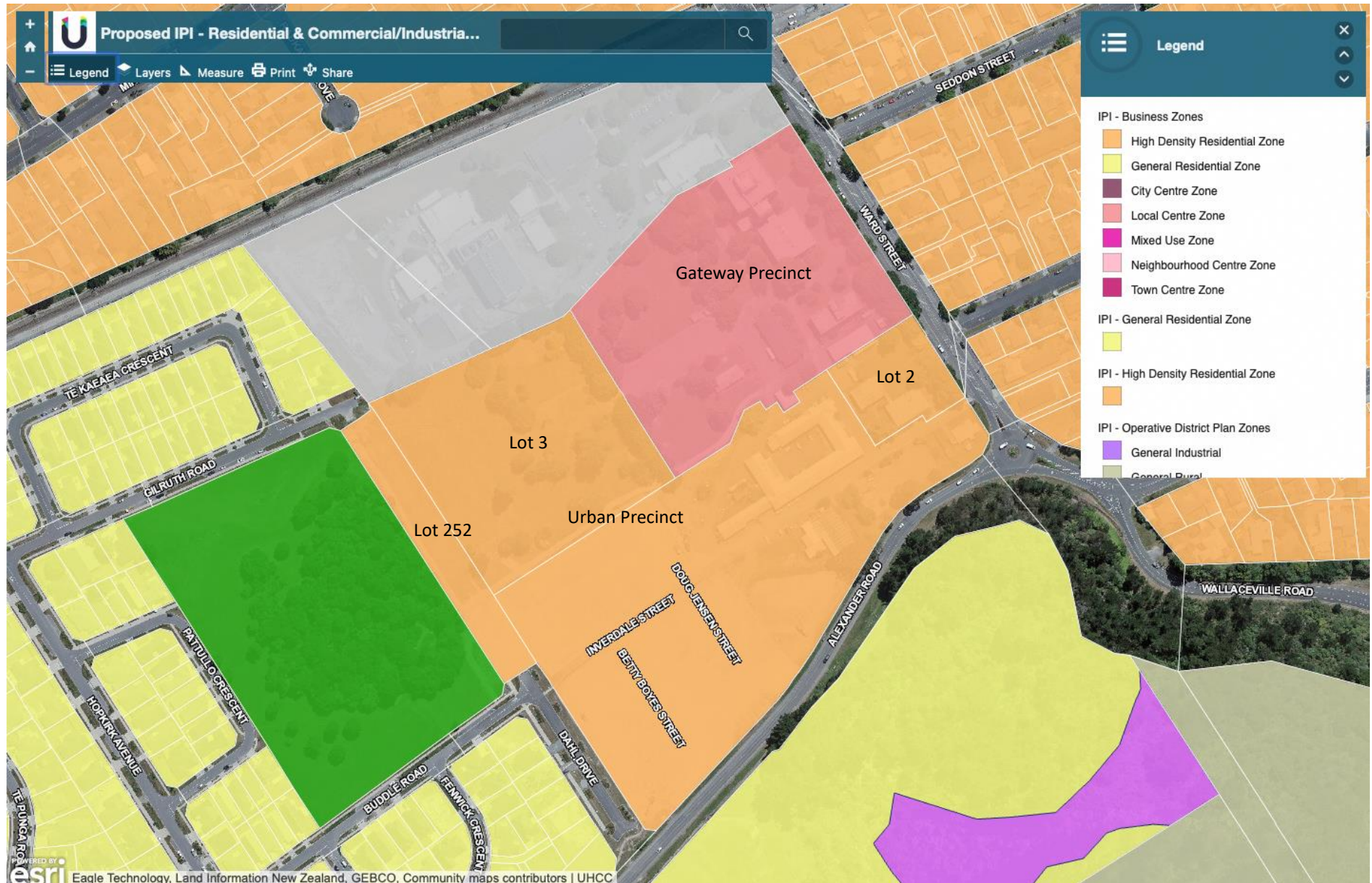
8.3 I further consider that application of the LCZ to the Urban Precinct is an appropriate zoning that would better give effect to the requirements of the NPS-UD and would better enable a range of appropriate development outcomes for the Site while still managing potential effects.

DATED 14 April 2023



MACIEJ WIKTOR LEWANDOWSKI

APPENDIX 1 – IPI(N) ZONING AND NOTATIONS



Appendix Two

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 the Commercial 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 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 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. 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 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 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 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. 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</p> <p><i>Policies</i> GRZ-P2, GRZ-PREC1-P1, GRZ-PREC1-P2, GRZ-P7, DEV1-P4</p>	<p>Access standards for land use activities</p> <p>The following standards apply in addition to the requirements of GRZ-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</p> <p><i>Policies</i> GRZ-P2, GRZ-PREC1-P1, GRZ-PREC1-P2, DEV1-P2, GRZ-P4</p>	<p>Setbacks from boundaries</p> <p>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"> <thead> <tr> <th>Boundary</th> <th>Minimum setback</th> </tr> </thead> <tbody> <tr> <td>For Comprehensive Residential Development within the Urban Precinct of the Wallaceville Structure Plan Development Area</td> <td>1.5m</td> </tr> <tr> <td>Within the Wallaceville Structure Plan Development Area, rear and side boundaries adjoining rail corridor designation TZR1</td> <td>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
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<p>DEV1-S3</p> <p><i>Policies</i> GRZ-P2, GRZ-PREC1-P1, DEV1-P5</p>	<p>Outdoor living space</p> <p>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</p> <p><i>Policies</i> GRZ-P2, GRZ-PREC1-P1, DEV1-P2, GRZ-P4</p>	<p>Building height</p> <p>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</p> <p><i>Policies</i> GRZ-P2, GRZ-PREC1-P1, DEV1-P2, GRZ-P4</p>	<p>Sunlight access</p> <p>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: $D2m,nT,w + Ctr > 35$</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 $D2m,nT,w + Ctr > 35$</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 $D2m,nT,w + Ctr > 35$)</p> <table border="1" data-bbox="331 544 1018 1346"> <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/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).</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/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.</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. 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/m^2).</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/m^2 each</td> </tr> <tr> <td><u>External Door</u> in outside walls</td> <td>Solid core door (min 25 kg/m^2) 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).		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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. 																

Restricted Discretionary Activities		
<p>DEV1-R1</p> <p><i>Policies</i> GRZ-P1 GRZ-P2, GRZ-PREC1-P1, DEV1-P2, GRZ-P4, DEV1-P4, DEV1-P5,</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</p>	<p>RDIS</p>

NU-P3	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.
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Restricted Discretionary Activity Standards	
DEV1-S9	Comprehensive Residential Development
<i>Policies</i> GRZ-P1 GRZ-P2, GRZ-PREC1-P1, DEV1-P2, GRZ-P4, DEV1-P4, DEV1-P5, NU-P3	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 : 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 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 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	Loading Provisions
<i>Policies</i> COMZ-P1, CCZ-P2	1. Loading spaces required under COMZ-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
	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	Screening
<i>Policies</i> COMZ-P1 COMZ-P3	1. The land identified in in the Gateway Precinct of the Wallaceville Structure Plan Development Area is exempt from the screening specified in COMZ-S8.
DEV1-S13	Landscaping
<i>Policies</i> COMZ-P1, DEV1-P7, CCZ-P2	1. The land identified in the Gateway Precinct of the Wallaceville Structure Plan Development Area is exempt from the landscaping specified in COMZ-S9 (2).
DEV1-S14	Fencing
	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	RDIS
	Council will restrict its discretion to, and many impose conditions on: 1. Sign design, location and placement 2. Area, height and number of signs proposed and already located in the covenant area	

	<p>3. Illumination</p> <p>4. Fixing and methods of fixing</p> <p>5. The extent to which any sign including supporting structure detracts from any significant heritage feature in Schedule HH-SCHED1</p> <p>Exemptions:</p> <p>6. Temporary signs are subject to compliance with the rules for temporary signs in the Signs (SIGNS) Chapter.</p> <p>Restriction on notification</p> <p>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.</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 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</p> <p>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
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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. 	
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Methods

DEV1-M1	District Plan provisions consisting of a General Residential Zone identifying the residential environments within the City, including the Conservation and Hill Areas Precincts, and 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.
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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 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

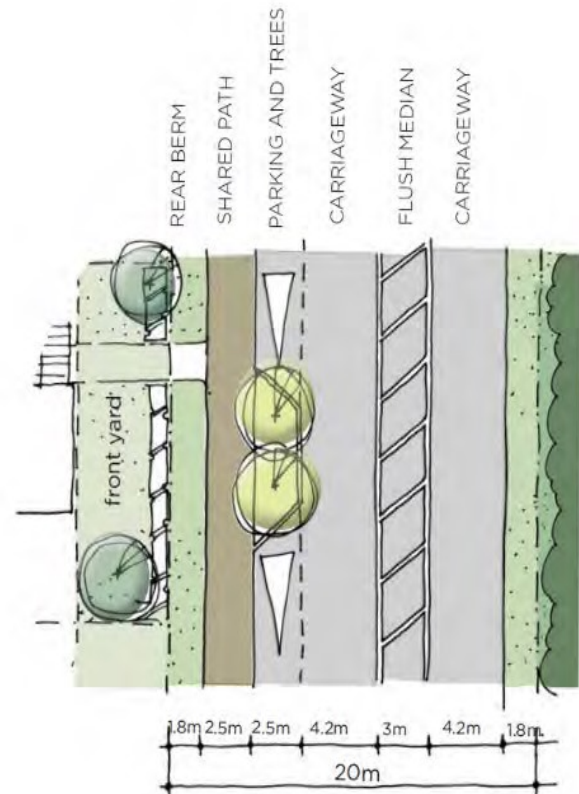
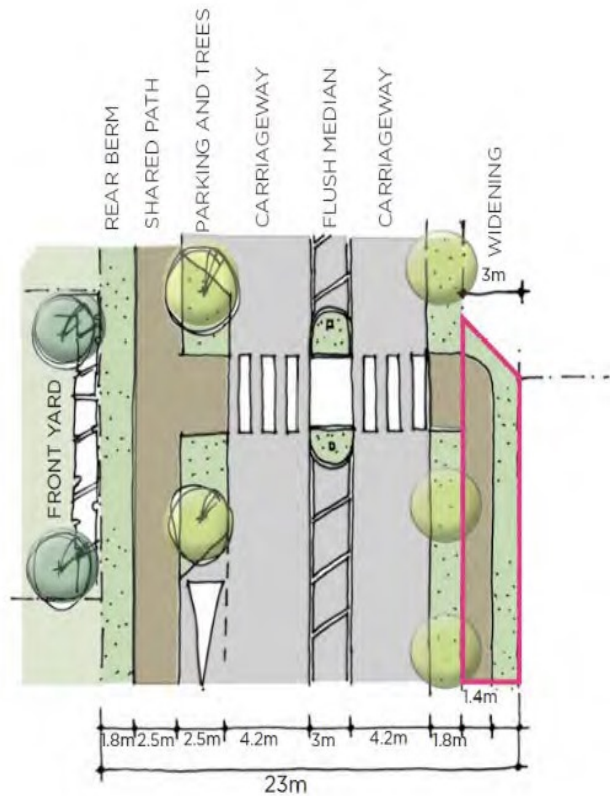
2.1 Alexander Road

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.

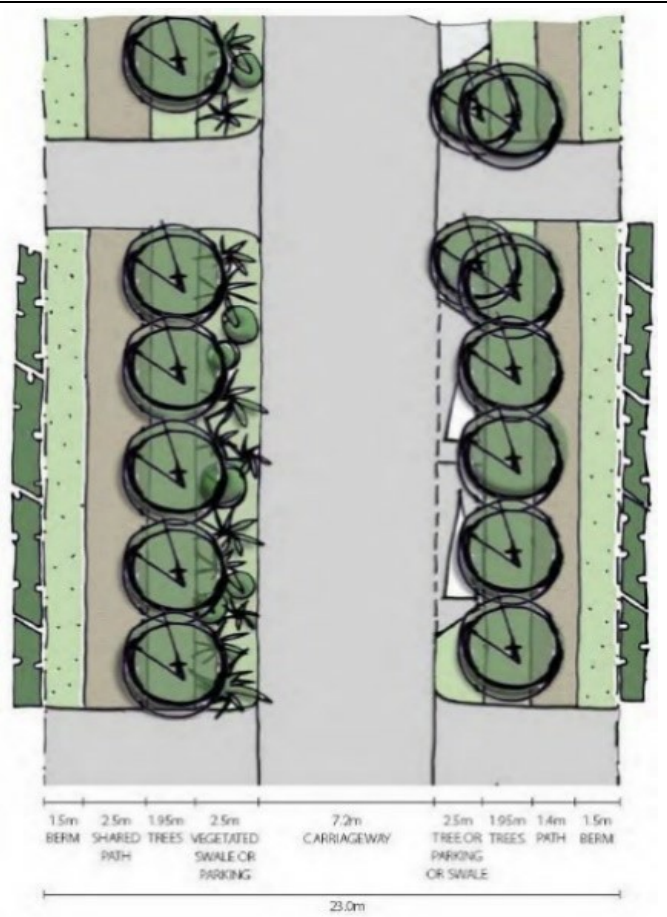


2.2 Boulevard Roads

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.

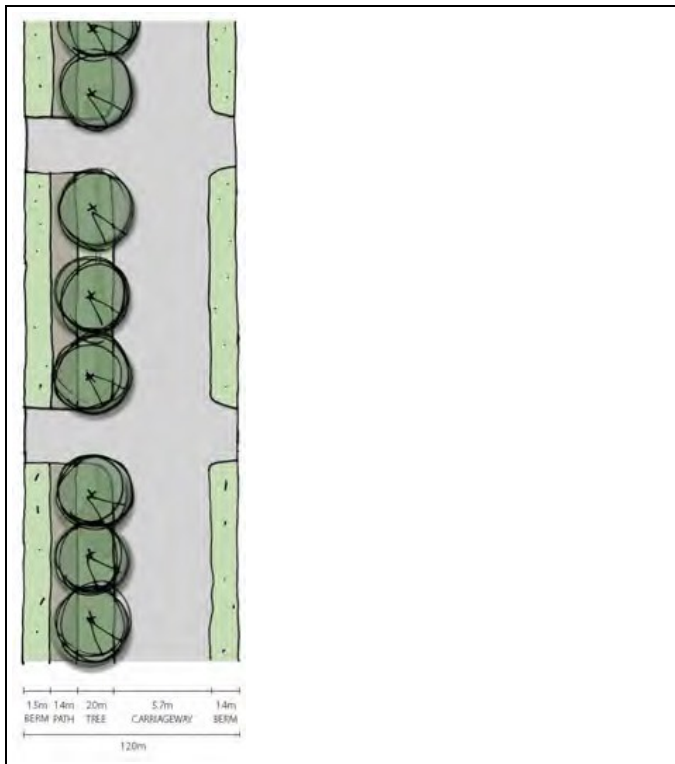
Tree species can echo historic planting themes, for example totara and oaks reflect the native bush species of Grants Bush.



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.



2.4 Residential Lanes

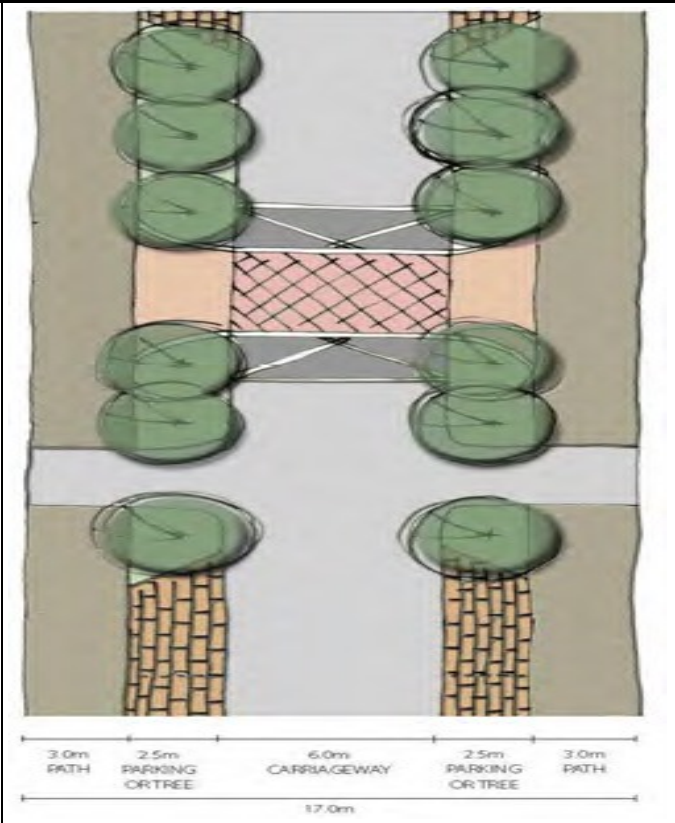
This public **road** has a narrow reserve width (12m) although a standard 5.7m carriageway is still provided. A tree berm is also accommodated, adjacent to a footpath on one side only. Rear berms are also provided for services.

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.



2.6 Pedestrian And Cycling Routes

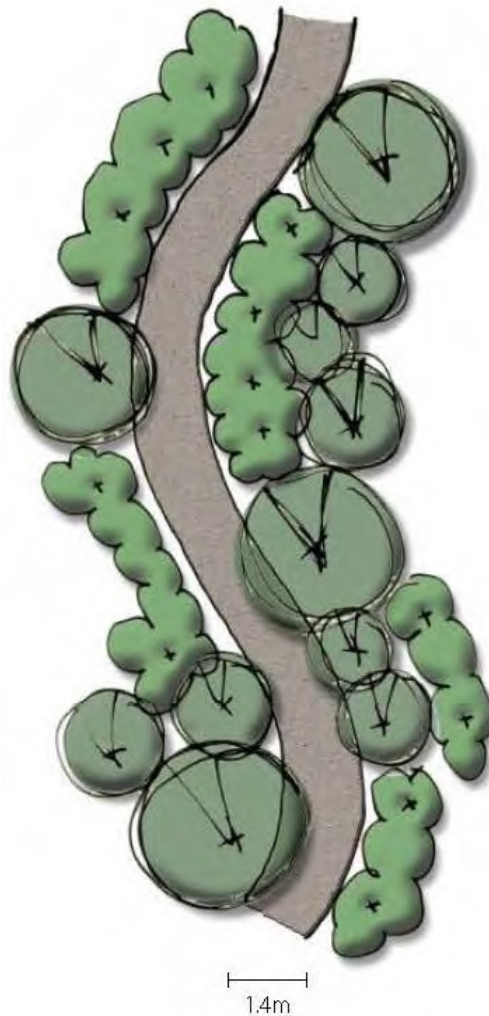
2.6.1 Grants Bush Walkway

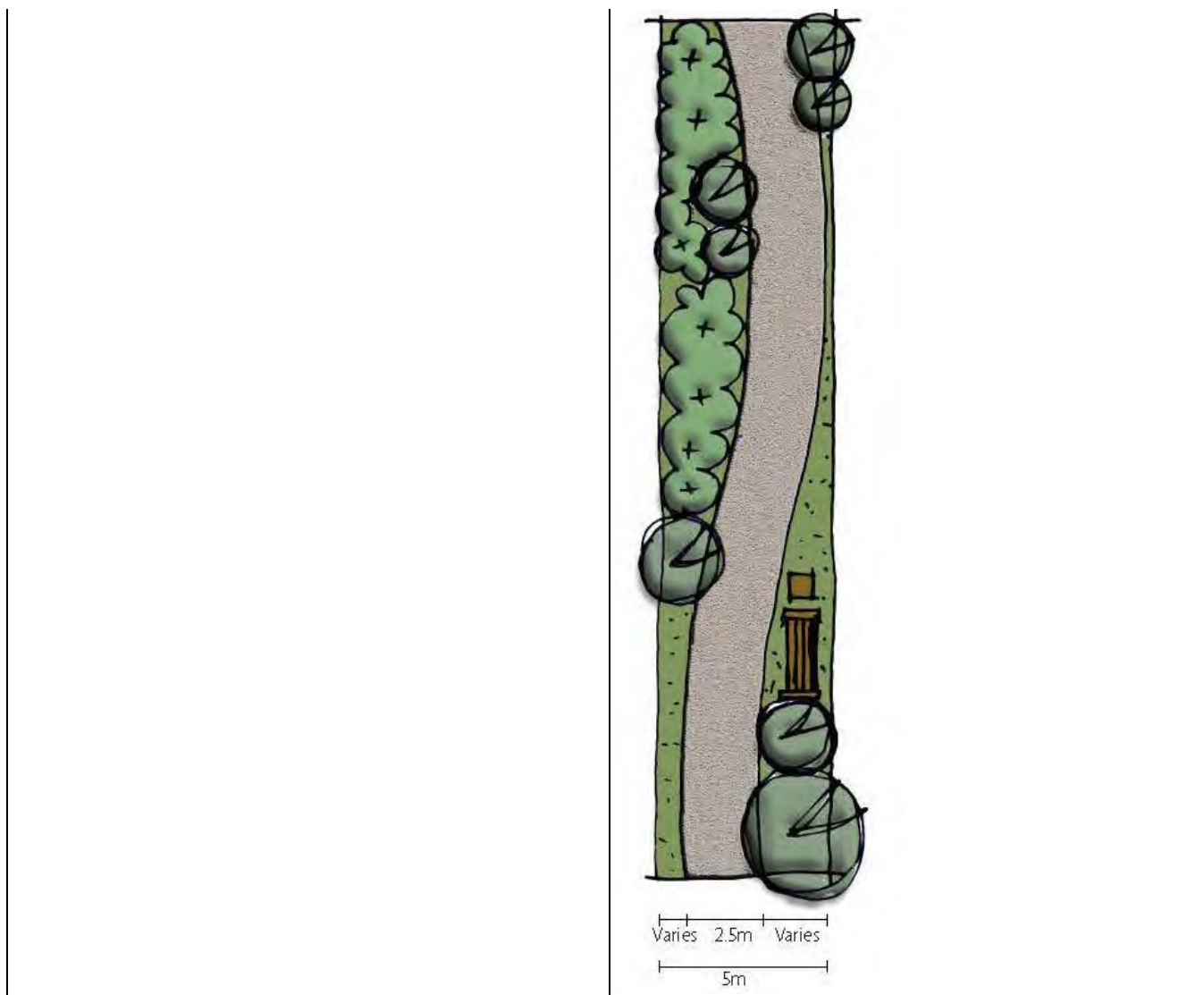
Grants Bush is located in the centre of the **Wallaceville Structure Plan Development Area** and will be surrounded by residential development. In order to ensure pedestrian connection in this area, a walkway is proposed through this native stand of bush, which connects directly to key **roads** and onward to the Gateway Precinct.

To protect the health and ongoing sustainability of the bush, it is 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**.



APPENDIX 3 – BMC AMENDMENTS TO IPI(R1)

HOW TO READ THIS DOCUMENT

The following formatting conventions are used to identify proposed changes to the District Plan:

1. Text that is black and struck through (~~example~~) was notified in the IPI as text proposed to be deleted from the District Plan.
2. Text that is black and underlined (example) was notified in the IPI as text proposed to be inserted into the District Plan.
3. Text that is shown in red underlined or struck through (example1, ~~example2~~) identifies recommended amendments to the IPI in response to decisions requested by submitters.
4. Text that is shown in green underlined or struck through (example1, ~~example2~~) identifies amendments to the IPI sought by Blue Mountains Campus Development Limited Partnership.

This document does not replicate the entirety of the IPI provisions. Rather, it is limited to the sections that relate to the Blue Mountains Campus Development Limited Partnership submission.

PROPOSED AMENDMENTS TO THE DISTRICT PLAN

SUB-DEV1 - Subdivision in Development Area 1			
	SUB-DEV1 - Subdivision in Development Area 1	Consequential Amendment	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 and Mixed Use Zones (SUB-COMCMU) . Where there is any conflict between the provisions the Wallaceville Structure Plan Development Area provisions shall prevail.
	<u>SUB-DEV1-P3</u>	<u>Consequential Amendment</u>	<p>SUB-DEV1-P3 <i>Provide for subdivision within the Gateway Precinct of the Wallaceville Structure Plan Development Area that is consistent with the Wallaceville Structure Plan</i></p> <p>The Wallaceville Structure Plan identifies the Gateway Precinct as the location of a local centre incorporating retail, commercial and <u>above-ground-level</u> 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.</p>

PART 3 – AREA SPECIFIC MATTERS

COMMERCIAL AND MIXED USE ZONES

LCZ – Local Centre Zone

	New LCZ - Local Centre Zone	Introduce new Chapter Heading and Introduction	<p><u>LCZ - Local Centre Zone</u></p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>						
	New LCZ - Local Centre Zone	Introduce new Objective LCZ-O1	<table border="1"> <tr> <td colspan="2" data-bbox="667 1024 2080 1074">Objectives</td> </tr> <tr> <td data-bbox="667 1074 844 1123">LCZ-O1</td> <td data-bbox="844 1074 2080 1123">Purpose of the Local Centre Zone</td> </tr> <tr> <td colspan="2" data-bbox="667 1123 2080 1211">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.</td> </tr> </table>	Objectives		LCZ-O1	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 .	
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- i. LCZ-S1 (Height);
- ii. LCZ-S2 (Height in Relation to Boundary);
- iii. LCZ-S3 (Setbacks);
- iv. LCZ-S4 (Active Frontages);
- v. LCZ-S5 (Location of Residential Units);
- vi. LCZ-S6 (Noise and Ventilation)
- vii. LCZ-S7 (Outdoor Living Space);
- viii. LCZ-S8 (Landscaping and Screening);
- ix. LCZ-S9 (Water Supply, Stormwater and Wastewater); and
- x. LCZ-S10 (Hydraulic neutrality).

2. Activity status: Restricted discretionary

Where:

- a. Compliance is not achieved with LCZ-R1-1.a or LCZ-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 Local Centre Zone;
2. 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**.
3. Whether the **building** is well designed and contributes to an attractive urban environment.
4. The **effects** of the size and scale of the **building** on the existing and anticipated function and role of the Local Centre Zone.
5. The potential of the size and scale of the **building** to compromise **activities** that are enabled in the Local Centre Zone.
6. The potential of the location of the **activity** in the Local Centre Zone to undermine the role and function of the City Centre Zone.
7. The extent to which the adverse **effects** of the size and scale of the **building** can be avoided, or appropriately remedied or mitigated.

			<p>b. <u>Compliance is not achieved with one or more of the standards under LCZ-R1-1.c</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <u>The matters of discretion of any infringed standard.</u> <p>Notification:</p> <p><u>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.</u></p> <p><u>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.</u></p>																			
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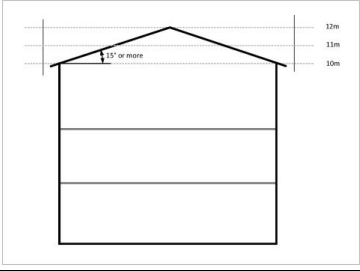
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LCZ-R10	Office activity								
	<p>1. Activity status: Permitted</p> <p><u>Where:</u></p> <p>a. <u>The gross floor area per tenancy does not exceed 150m²; and</u></p> <p>b. <u>Compliance is achieved with LCZ-S8 (Landscaping and Screening).</u></p>								
	<p>2. Activity status: Restricted discretionary</p> <p><u>Where:</u></p> <p>a. <u>Compliance is not achieved with LCZ-R10-1.a</u></p> <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 Local Centre 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 Local Centre Zone.</u> 3. <u>The potential of the intensity, size and scale of the activity to compromise activities that are enabled in the Local Centre Zone.</u> 4. <u>The potential of the location of the activity in the Local Centre 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 LCZ-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>Notification:</p>								

			<ul style="list-style-type: none"> An application under LCZ-R10-2.b is precluded from being publicly notified in accordance with section 95A of the RMA. 						
	<p>New LCZ - Local Centre Zone</p>	<p>Introduce new Rule LCZ-R11</p>	<table border="1"> <thead> <tr> <th data-bbox="658 236 846 296"><u>LCZ-R11</u></th> <th data-bbox="846 236 2085 296"><u>Visitor Accommodation</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="658 296 846 555"></td> <td data-bbox="846 296 2085 555"> <p>1. Activity status: Permitted</p> <p><u>Where:</u></p> <p>a. The gross floor area per tenancy does not exceed 250m²;</p> <p>b. All habitable rooms comply with LCZ-S5 (Location of Residential Units) and LCZ-S6 (Noise and Ventilation); and</p> <p>c. Compliance is achieved with LCZ-S8 (Landscaping and Screening).</p> </td> </tr> <tr> <td data-bbox="658 555 846 1430"></td> <td data-bbox="846 555 2085 1430"> <p>2. Activity status: Restricted discretionary</p> <p><u>Where:</u></p> <p>a. Compliance is not achieved with LCZ-R11-1.a</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 Local 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 Local Centre Zone.</u> <u>The potential of the intensity, size and scale of the activity to compromise activities that are enabled in the Local Centre Zone.</u> <u>The potential of the location of the activity in the Local 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. Compliance is not achieved with LCZ-R11-1.b or LCZ-R11-1.c</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"> An application under LCZ-R11-2.b is precluded from being publicly notified in accordance with section 95A of the RMA. </td> </tr> </tbody> </table>	<u>LCZ-R11</u>	<u>Visitor Accommodation</u>		<p>1. Activity status: Permitted</p> <p><u>Where:</u></p> <p>a. The gross floor area per tenancy does not exceed 250m²;</p> <p>b. All habitable rooms comply with LCZ-S5 (Location of Residential Units) and LCZ-S6 (Noise and Ventilation); and</p> <p>c. Compliance is achieved with LCZ-S8 (Landscaping and Screening).</p>		<p>2. Activity status: Restricted discretionary</p> <p><u>Where:</u></p> <p>a. Compliance is not achieved with LCZ-R11-1.a</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 Local 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 Local Centre Zone.</u> <u>The potential of the intensity, size and scale of the activity to compromise activities that are enabled in the Local Centre Zone.</u> <u>The potential of the location of the activity in the Local 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. Compliance is not achieved with LCZ-R11-1.b or LCZ-R11-1.c</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"> An application under LCZ-R11-2.b is precluded from being publicly notified in accordance with section 95A of the RMA.
<u>LCZ-R11</u>	<u>Visitor Accommodation</u>								
	<p>1. Activity status: Permitted</p> <p><u>Where:</u></p> <p>a. The gross floor area per tenancy does not exceed 250m²;</p> <p>b. All habitable rooms comply with LCZ-S5 (Location of Residential Units) and LCZ-S6 (Noise and Ventilation); and</p> <p>c. Compliance is achieved with LCZ-S8 (Landscaping and Screening).</p>								
	<p>2. Activity status: Restricted discretionary</p> <p><u>Where:</u></p> <p>a. Compliance is not achieved with LCZ-R11-1.a</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 Local 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 Local Centre Zone.</u> <u>The potential of the intensity, size and scale of the activity to compromise activities that are enabled in the Local Centre Zone.</u> <u>The potential of the location of the activity in the Local 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. Compliance is not achieved with LCZ-R11-1.b or LCZ-R11-1.c</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"> An application under LCZ-R11-2.b is precluded from being publicly notified in accordance with section 95A of the RMA. 								

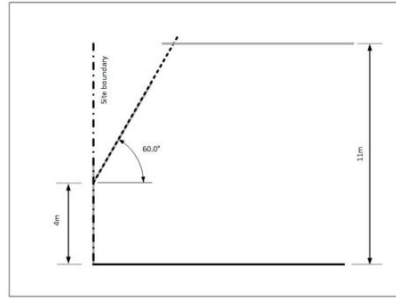
New LCZ - Local Centre Zone	Introduce new Rule LCZ-R12		<table border="1"> <tr> <td data-bbox="658 151 846 209">LCZ-R12</td> <td data-bbox="846 151 2085 209">Residential Activity</td> </tr> <tr> <td colspan="2" data-bbox="658 209 2085 568"> <p>1. Activity status: Permitted</p> <p><u>Where:</u></p> <p>a. <u>No more than six residential units occupy the site; and</u></p> <p>b. <u>Compliance is achieved with</u></p> <p>i. <u>LCZ-S5 (Location of Residential Units);</u></p> <p>ii. <u>LCZ-S6 (Noise and Ventilation); and</u></p> <p>iii. <u>LCZ-S7 (Outdoor Living Space).</u></p> </td> </tr> <tr> <td colspan="2" data-bbox="658 568 2085 1326"> <p>2. Activity status: Restricted discretionary</p> <p><u>Where:</u></p> <p>a. <u>Compliance is not achieved with LCZ-R12-1.a</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p>1. <u>The effects of the residential activity on the existing and anticipated function and role of the Local Centre Zone.</u></p> <p>2. <u>The potential of the residential activity to compromise activities that are enabled in the Local Centre Zone.</u></p> <p>3. <u>The amenity for the occupiers of the residential units.</u></p> <p>b. <u>Compliance is not achieved with LCZ-R12-1.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> <p><u>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.</u></p> <p><u>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.</u></p> </td> </tr> </table>	LCZ-R12	Residential Activity	<p>1. Activity status: Permitted</p> <p><u>Where:</u></p> <p>a. <u>No more than six residential units occupy the site; and</u></p> <p>b. <u>Compliance is achieved with</u></p> <p>i. <u>LCZ-S5 (Location of Residential Units);</u></p> <p>ii. <u>LCZ-S6 (Noise and Ventilation); and</u></p> <p>iii. <u>LCZ-S7 (Outdoor Living Space).</u></p>		<p>2. Activity status: Restricted discretionary</p> <p><u>Where:</u></p> <p>a. <u>Compliance is not achieved with LCZ-R12-1.a</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p>1. <u>The effects of the residential activity on the existing and anticipated function and role of the Local Centre Zone.</u></p> <p>2. <u>The potential of the residential activity to compromise activities that are enabled in the Local Centre Zone.</u></p> <p>3. <u>The amenity for the occupiers of the residential units.</u></p> <p>b. <u>Compliance is not achieved with LCZ-R12-1.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> <p><u>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.</u></p> <p><u>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.</u></p>	
LCZ-R12	Residential Activity								
<p>1. Activity status: Permitted</p> <p><u>Where:</u></p> <p>a. <u>No more than six residential units occupy the site; and</u></p> <p>b. <u>Compliance is achieved with</u></p> <p>i. <u>LCZ-S5 (Location of Residential Units);</u></p> <p>ii. <u>LCZ-S6 (Noise and Ventilation); and</u></p> <p>iii. <u>LCZ-S7 (Outdoor Living Space).</u></p>									
<p>2. Activity status: Restricted discretionary</p> <p><u>Where:</u></p> <p>a. <u>Compliance is not achieved with LCZ-R12-1.a</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p>1. <u>The effects of the residential activity on the existing and anticipated function and role of the Local Centre Zone.</u></p> <p>2. <u>The potential of the residential activity to compromise activities that are enabled in the Local Centre Zone.</u></p> <p>3. <u>The amenity for the occupiers of the residential units.</u></p> <p>b. <u>Compliance is not achieved with LCZ-R12-1.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> <p><u>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.</u></p> <p><u>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.</u></p>									
New LCZ - Local Centre Zone	Introduce new Rule LCZ-R13		<table border="1"> <tr> <td data-bbox="658 1326 846 1383">LCZ-R13</td> <td data-bbox="846 1326 2085 1383">Supermarket</td> </tr> </table>	LCZ-R13	Supermarket				
LCZ-R13	Supermarket								

			<p>1. Activity status: Restricted discretionary</p> <p><u>Where:</u></p> <p>a. The gross floor area does not exceed 1500m²; and</p> <p>b. Compliance is achieved with LCZ-S7 (Landscaping and Screening).</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 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. <hr/> <p>2. Activity status: Discretionary</p> <p><u>Where:</u></p> <p>a. Compliance is not achieved with LCZ-R13-1.a or LCZ-R13-1.b</p>	
	New LCZ - Local Centre Zone	Introduce new Rule LCZ-R14	LCZ-R14	Emergency Service Facility
			<p>1. Activity status: Restricted discretionary</p> <p><u>Where:</u></p> <p>a. Compliance is achieved with LCZ-S7 (Landscaping and Screening).</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 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. 	

			<p>5. <u>The functional need or operational need for the Emergency Service Facility to be located in the Local Centre Zone.</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. <p>2. <u>Activity status: Discretionary</u></p> <p><u>Where:</u></p> <p>a. <u>Compliance is not achieved with LCZ-R14-1.a</u></p>
New LCZ - Local Centre Zone	Introduce new Rule LCZ-R15	<p>LCZ-R15 Entertainment Facility</p> <p>1. <u>Activity status: Discretionary</u></p>	
New LCZ - Local Centre Zone	Introduce new Rule LCZ-R16	<p>LCZ-R16 Sport and Active Recreation</p> <p>1. <u>Activity status: Discretionary</u></p>	
New LCZ - Local Centre Zone	Introduce new Rule LCZ-R17	<p>LCZ-R17 Large Format Retail Activity, excluding Supermarkets</p> <p>1. <u>Activity status: Discretionary</u></p>	
New LCZ - Local Centre Zone	Introduce new Rule LCZ-R18	<p>LCZ-R18 Drive-through Activity</p> <p>1. <u>Activity status: Discretionary</u></p>	
New LCZ - Local Centre Zone	Introduce new Rule LCZ-R19	<p>LCZ-R19 Retirement Village</p> <p>1. <u>Activity status: Discretionary</u></p>	
New LCZ - Local Centre Zone	Introduce new Rule LCZ-R20	<p>LCZ-R20 Any activity not otherwise listed as permitted, restricted discretionary, discretionary or non-complying</p> <p>1. <u>Activity status: Discretionary</u></p>	
New LCZ - Local Centre Zone	Introduce new Rule LCZ-R21	<p>LCZ-R21 Industrial Activity</p> <p>1. <u>Activity status: Non-complying</u></p>	
New LCZ - Local Centre Zone	Introduce new Rule LCZ-R22	<p>LCZ-R22 Yard Sale Activity / Trade Supplier</p>	

			<p>1. Activity status: Non-complying</p>
New LCZ - Local Centre Zone	Introduce new Rule LCZ-R23	<p>LCZ-R23 Motorised Recreation</p> <p>1. Activity status: Non-complying</p>	
New LCZ - Local Centre Zone	Introduce new Rule LCZ-R24	<p>LCZ-R24 Rural Industry</p> <p>1. Activity status: Non-complying</p>	
New LCZ - Local Centre Zone	Introduce new Rule LCZ-R25	<p>LCZ-R25 Primary Production</p> <p>1. Activity status: Non-complying</p>	
New LCZ - Local Centre Zone	Introduce new Standard LCZ-S1	<p>Activity Standards</p> <p>LCZ-S1 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>This standard does not apply to:</p> <p>a. <u>Solar water heating components provided these do not exceed the height by more than 1m.</u></p>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. <u>The location, design and appearance of the building or structure.</u> 2. <u>Any adverse effects on the streetscape.</u> 3. <u>Visual dominance, shading and loss of privacy for adjoining Residential or Open Space and Recreation zoned sites.</u> 4. <u>Compatibility with the planned built urban form of buildings, structures and activities in the surrounding area.</u> 5. <u>Whether the building height is commensurate with the anticipated level of commercial activities and community services in the Local Centre Zone.</u> 6. <u>Whether an increase in building height results from a response to natural hazard mitigation.</u> 7. <u>Whether topographical or other site constraints make compliance with the standard impractical.</u>

			<p>b. <u>Chimney structures</u> not exceeding 1.1m in width on any elevation and provided these do not exceed the height by more than 1m.</p> <p>c. Antennas, aerials, and flues provided these do not exceed the height by more than 1m.</p> <p>d. <u>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.</u></p> <p>e. <u>Lift overruns provided these do not exceed the height by more than 1m.</u></p>					
New LCZ - Local Centre Zone	Introduce new Standard LCZ-S2		<table border="1"> <thead> <tr> <th data-bbox="663 576 842 639">LCZ-S2</th> <th data-bbox="842 576 1373 639">Height in Relation to Boundary</th> </tr> </thead> <tbody> <tr> <td data-bbox="663 639 842 1364"> <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> <p>1. 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 of 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.</p> <p>2. 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> </td> <td data-bbox="842 639 1373 1364"> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. <u>Visual dominance, shading and loss of privacy for adjoining Residential or Open Space and Recreation zoned sites.</u> 2. <u>The location, design and appearance of the building or structure.</u> 3. <u>Whether an increase in height in relation to boundary results from a response to natural hazard mitigation.</u> 4. <u>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.</u> </td> </tr> </tbody> </table>	LCZ-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> <p>1. 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 of 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.</p> <p>2. 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>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. <u>Visual dominance, shading and loss of privacy for adjoining Residential or Open Space and Recreation zoned sites.</u> 2. <u>The location, design and appearance of the building or structure.</u> 3. <u>Whether an increase in height in relation to boundary results from a response to natural hazard mitigation.</u> 4. <u>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.</u> 	
LCZ-S2	Height in Relation to Boundary							
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This standard does not apply to:

- 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.
- d. Solar water heating components provided these do not exceed the **height in relation to boundary** by more than 1m.
- e. 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.
- f. **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.

	New LCZ - Local Centre Zone	Introduce new Standard LCZ-S3	<table border="1" style="width: 100%;"> <thead> <tr> <th data-bbox="663 1181 840 1236"><u>LCZ-S3</u></th> <th data-bbox="840 1181 2089 1236"><u>Setback</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="663 1236 840 1396">Where the side or rear boundary of a site adjoins a Residential Zone or Open Space and Recreation Zone the following Setback standard applies:</td> <td data-bbox="840 1236 2089 1396"> <u>Matters of discretion are restricted to:</u> <ol style="list-style-type: none"> 1. <u>The visual amenity of adjoining Residential and Open Space and Recreation sites.</u> </td> </tr> </tbody> </table>	<u>LCZ-S3</u>	<u>Setback</u>	Where the side or rear boundary of a site adjoins a Residential Zone or Open Space and Recreation Zone the following Setback standard applies:	<u>Matters of discretion are restricted to:</u> <ol style="list-style-type: none"> 1. <u>The visual amenity of adjoining Residential and Open Space and Recreation sites.</u>
<u>LCZ-S3</u>	<u>Setback</u>						
Where the side or rear boundary of a site adjoins a Residential Zone or Open Space and Recreation Zone the following Setback standard applies:	<u>Matters of discretion are restricted to:</u> <ol style="list-style-type: none"> 1. <u>The visual amenity of adjoining Residential and Open Space and Recreation sites.</u> 						

			<p>1. Buildings must be set back from the relevant boundary by the minimum depth listed in the yards table below:</p> <table border="1" data-bbox="750 252 1086 384"> <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> <p>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> <p>3. This standard does not apply to:</p> <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	<ol style="list-style-type: none"> 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									
New LCZ - Local Centre Zone	Introduce new Standard LCZ-S4	<p>LCZ-S4</p> <p>Active Frontages</p>	<p>1. Along active frontages identified on the Planning Maps:</p> <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 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. 						

New LCZ - Local Centre Zone	Introduce new Standard LCZ-S5	<table border="1"> <tr> <td data-bbox="450 153 846 209">LCZ-S5</td> <td data-bbox="846 153 2080 209">Location of Residential Units</td> </tr> <tr> <td data-bbox="450 209 1375 400"> <p>1. <u>Along active frontages identified on the planning maps all residential units must be located above ground floor level.</u></p> </td> <td data-bbox="1375 209 2080 400"> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. <u>The effects on the amenity and quality of the streetscape.</u> 2. <u>The amenity for the occupiers of the residential units.</u> </td> </tr> </table>	LCZ-S5	Location of Residential Units	<p>1. <u>Along active frontages identified on the planning maps all residential units must be located above ground floor level.</u></p>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. <u>The effects on the amenity and quality of the streetscape.</u> 2. <u>The amenity for the occupiers of the residential units.</u>
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			<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. — Each 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>e. — 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>3. — For multi-unit housing, the outdoor living space can be provided as private space and shared space where:</p> <p>a. — Each residential unit is provided with a private outdoor living space that has a minimum area of 8m² with a minimum dimension of 1.8m, that is directly accessible from the residential unit to which it relates;</p> <p>b. — The shared outdoor living space has a minimum area of 20m² with a minimum dimension of 3m; and</p> <p>c. — Any ground floor outdoor living space is free of buildings, parking spaces and manoeuvring areas.</p> <p><u>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;</u></p> <p><u>2. Where private outdoor living space is provided it must be:</u></p>	
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			<ul style="list-style-type: none"> i <u>For the exclusive use of residents;</u> ii <u>Directly accessible from a habitable room;</u> iii <u>A single contiguous space; and</u> iv <u>Of the minimum area and dimension specified in the table below;</u> <p>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></p> <ul style="list-style-type: none"> 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> <table border="1"> <thead> <tr> <th><u>Living Space Type</u></th> <th><u>Minimum area</u></th> <th><u>Minimum dimension</u></th> </tr> </thead> <tbody> <tr> <td><u>1. Private</u></td> <td></td> <td></td> </tr> <tr> <td>i <u>Studio unit & 1 bedroom unit</u></td> <td><u>5m²</u></td> <td><u>1.8m</u></td> </tr> <tr> <td>ii <u>2+ bedroom unit</u></td> <td><u>8m²</u></td> <td><u>1.8m</u></td> </tr> <tr> <td><u>1. Communal</u></td> <td></td> <td></td> </tr> <tr> <td><u>For every 5 units</u></td> <td><u>10m² (per residential unit)</u></td> <td><u>8m</u></td> </tr> </tbody> </table>	<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>	<u>5m²</u>	<u>1.8m</u>	ii <u>2+ bedroom unit</u>	<u>8m²</u>	<u>1.8m</u>	<u>1. Communal</u>			<u>For every 5 units</u>	<u>10m² (per residential unit)</u>	<u>8m</u>	
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New LCZ - Local Centre Zone	Introduce new Standard LCZ-S8	LCZ-S8	Screening and Landscaping of Service Areas, Outdoor Storage Areas and Parking Areas
		<p>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></p> <ul style="list-style-type: none"> a. <u>Public road;</u> 	<p><u>Matters of discretion are restricted to:</u></p> <ul style="list-style-type: none"> 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>

			<p>b. <u>Other public space; and</u></p> <p>c. <u>Directly adjoining site zoned Residential or Open Space and Recreation.</u></p> <p>2. <u>Any on-site parking area must:</u></p> <p>a. <u>Be adequately screened by a fence or landscaping from any directly adjoining site zoned Residential or Open Space and Recreation.</u></p> <p>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.</u></p> <p><u>Except that:</u></p> <ul style="list-style-type: none"> • <u>The landscaping requirement for on-site parking areas along a street edge does not apply to individual parking spaces for residential development, if provided.</u> 	<p>4. <u>The size and location of service, storage and any parking areas.</u></p>
New LCZ - Local Centre Zone	Introduce new Standard LCZ-S9		<p>LCZ-S9</p> <p>Water Supply, Stormwater and Wastewater</p> <p>1. <u>All activities shall comply with the water supply, stormwater and wastewater standards in the Code of Practice for Civil Engineering Works.</u></p>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 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>

				<ol style="list-style-type: none"> 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>
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New LCZ - Local Centre Zone	Introduce new Standard LCZ-S10	LCZ-S10	Hydraulic neutrality	
		<p>New buildings and development must be designed to <u>achieve hydraulic neutrality. 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.</u></p>		<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 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>

DEVELOPMENT AREAS

Development Area 1 - Wallaceville Structure Plan Development Area

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, 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).
Development Area 1 - Wallaceville Structure Plan Development Area		<p>Objectives</p> <p>Wallaceville Living Precinct Area A, Wallaceville Living Precinct Area B, Urban Precinct and Grants Bush Precinct</p> <p>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.</p>
Development Area 1 - Wallaceville		Gateway Precinct

	Structure Plan Development Area		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 <u>Local Centre Zone</u> . It provides additional guidance specific to the Gateway Precinct of the Structure Plan.
	Development Area 1 - Wallaceville Structure Plan Development Area		<p>Policies</p> <p>Wallaceville Living Precinct Area A, Wallaceville Living Precinct Area B, Urban Precinct and Grants Bush Precinct</p> <p>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.</p>
	Development Area 1 - Wallaceville Structure Plan Development Area		<p>DEV1-P1 <i>To ensure that non-residential activities within residential areas do not cause significant adverse environmental effects.</i></p> <p>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 <u>Local Centre Zone</u> (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.</p> <p>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.</p>
	Development Area 1 - Wallaceville Structure Plan Development Area		<p>DEV1-P4 <i>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.</i></p> <p>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.</p> <p>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.</p>
	Development Area 1 - Wallaceville Structure Plan Development Area		<p>Gateway Precinct</p>

			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 <u>Local Centre Zone</u> and provide additional guidance specific to the Gateway Precinct of the Structure Plan.									
	Development Area 1 - Wallaceville Structure Plan Development Area		DEV1-P7 <i>To control the size and scale of buildings and the visual appearance of sites within the Commercial <u>Local Centre Zone</u>.</i> ...									
	Development Area 1 - Wallaceville Structure Plan Development Area	Amend DEV1-P8	DEV1-P8 <i>Provide for development within the Gateway Precinct of the Wallaceville Structure Plan Development Area that is consistent with the Wallaceville Structure Plan</i> The Wallaceville Structure Plan identifies the Gateway Precinct as the location of a local centre incorporating retail, commercial and <u>above-ground-level</u> 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.									
	Development Area 1 - Wallaceville Structure Plan Development Area	Amend	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 , <u>Local Centre Zone</u> or High Density Residential Zone . Where there is any conflict between the provisions the Wallaceville Structure Plan Development Area provisions shall prevail									
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			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.	
Development Area 1 - Wallaceville Structure Plan Development Area	Amend DEV1-R2	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
Development Area 1 - Wallaceville Structure Plan Development Area		Restricted Discretionary Activity Standards		
		DEV1-S9 <i>Policies</i> 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 : (1) Compliance with noise insulation and ventilation standards of DEV1-S6 and DEV1-S7 (2) Compliance with the fencing standards of DEV1-S8	
	DEV1-S1	Standards for Permitted and Controlled Activities		
		DEV1-S1 <i>Policies</i> GRZ-P2, GRZ-PREC1-P1, GRZ-PREC1-P2, GRZ-P7, DEV1-P4	Access standards for land use activities The following standards apply in addition to the requirements of GH GRZ-S1 (1) ...	
Urban Precinct - Wallaceville Structure Plan Development Area	DEV1-S4	Standards for Permitted and Controlled Activities		
		DEV1-S4 <i>Policies</i> GRZ-P2, GRZ-PREC1-P1, DEV1-P2, GRZ-P4	Building height The following exemption applies to the requirements of GRZ-S7 (1) 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	

Urban Precinct - Wallaceville Structure Plan Development Area	DEV1-S5	<table border="1"> <thead> <tr> <th colspan="2" data-bbox="667 161 2060 193">Standards for Permitted and Controlled Activities</th> </tr> </thead> <tbody> <tr> <td data-bbox="667 193 887 424"> <p>DEV1-S5</p> <p><i>Policies</i> GRZ-P2, GRZ-PREC1-P1, DEV1-P2, GRZ-P4</p> </td> <td data-bbox="887 193 2060 424"> <p>Sunlight access</p> <p>The following exemption applies to the requirements of GRZ-S8</p> <p>Exemptions:</p> <p>(1) 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> </td> </tr> </tbody> </table>	Standards for Permitted and Controlled Activities		<p>DEV1-S5</p> <p><i>Policies</i> GRZ-P2, GRZ-PREC1-P1, DEV1-P2, GRZ-P4</p>	<p>Sunlight access</p> <p>The following exemption applies to the requirements of GRZ-S8</p> <p>Exemptions:</p> <p>(1) 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>
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Gateway Precinct - Wallaceville Structure Plan Development Area		<p>Gateway Precinct</p> <p>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.</p>				
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<p>DEV1-S10</p> <p><i>Policies</i> COMZ-P1, CCZ-P2</p>	<p>Loading Provisions</p> <p>(1) Loading spaces required under COMZ-S6 do not apply to the floor area of residential activities located in the Gateway Precinct of the Wallaceville Structure Plan Development Area</p>					
Gateway Precinct - Wallaceville Structure Plan Development Area	Amend DEV1-S12	<table border="1"> <thead> <tr> <th colspan="2" data-bbox="667 799 2060 831">Standards for Permitted and Controlled Activities</th> </tr> </thead> <tbody> <tr> <td data-bbox="667 831 887 983"> <p>DEV1-S12</p> <p><i>Policies</i> COMZ-P1, COMZ-P3</p> </td> <td data-bbox="887 831 2060 983"> <p>Screening</p> <p>(1) The land identified in in the Gateway Precinct of the Wallaceville Structure Plan Development Area is exempt from the screening specified in COMZ-S8.</p> </td> </tr> </tbody> </table>	Standards for Permitted and Controlled Activities		<p>DEV1-S12</p> <p><i>Policies</i> COMZ-P1, COMZ-P3</p>	<p>Screening</p> <p>(1) The land identified in in the Gateway Precinct of the Wallaceville Structure Plan Development Area is exempt from the screening specified in COMZ-S8.</p>
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Development Area 1 - Wallaceville Structure Plan Development Area	Amend restriction on notification clause within DEV1-R5	<p>Restriction on notification</p> <p>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>				

	Development Area 1 - Wallaceville Structure Plan Development Area	Amend DEV1-R6 rule references	<table border="1"> <tr> <th colspan="2" data-bbox="663 151 2085 199">Discretionary Activities</th> </tr> <tr> <td data-bbox="663 199 887 363">DEV1-R6</td> <td data-bbox="887 199 2085 363">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 COMZ-R20 and COMZ-R21 the Local Centre Zone in the Gateway Precinct of the Wallaceville Structure Plan Development Area.</td> </tr> </table>	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 COMZ-R20 and COMZ-R21 the Local Centre Zone in the Gateway Precinct of the Wallaceville Structure Plan Development Area.
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	Wallaceville Living Precinct Area A, Wallaceville Living Precinct Area B, Urban Precinct and Grants Bush Precinct - Wallaceville Structure Plan Development Area	DEV1-MC1	<table border="1"> <tr> <th colspan="2" data-bbox="663 363 2085 411">Standards for Permitted and Controlled Activities</th> </tr> <tr> <td data-bbox="663 411 887 711">DEV1-MC1</td> <td data-bbox="887 411 2085 711">Development in the Wallaceville Structure Plan Development Area (1) Relevant matters GRZ-MC1 to GRZ-MC10 and GRZ-PREC1-MC1 to GRZ-PREC1-MC2</td> </tr> </table>	Standards for Permitted and Controlled Activities		DEV1-MC1	Development in the Wallaceville Structure Plan Development Area (1) Relevant matters GRZ-MC1 to GRZ-MC10 and GRZ-PREC1-MC1 to GRZ-PREC1-MC2
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	Development Area 1 - Wallaceville Structure Plan Development Area		<p>Methods</p> <p>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 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.</p>				
	Development Area 1 - Wallaceville Structure Plan Development Area		<p>Wallaceville Structure Plan</p> <p>1 PRECINCT DESCRIPTIONS, INTENTIONS AND OUTCOMES</p> <p>1.3 Gateway Precinct</p> <p>1.3.2 Outcomes</p> <p>(1) Re-use of existing buildings and ...</p> <p>(2) New tree planting to ...</p> <p>(3) Fencing along ...</p> <p>(4) Provision of a neighbourhood ...</p> <p>(5) Main public road ...</p> <p>(6) A simple, grid structure, ...</p> <p>(7) signage and advertising ...</p> <p>(8) Materials and colours ...</p> <p>(9) Retention of existing ...</p>				

			<p>(10) Naming of streets to ...</p> <p>(11) Height of new buildings to ...</p> <p>(12) Residential development that is consistent with the Design Guide for the Residential Centres Precinct.</p> <p>1.4 Urban Precinct</p> <p>1.4.1 Intentions</p> <p>(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 <u>Local Centre</u> Zone to other residential areas.</p> <p>1.4.2 Outcomes</p> <p>(1) A height limit to allow ...</p> <p>(2) A simple, grid structure, ...</p> <p>(3) A range of housing types, ...</p> <p>(4) Some business/...</p> <p>(5) Retention of healthy ...</p> <p>(6) Subdivision and development to ...</p> <p>(7) New tree planting ...</p> <p>(8) Utilisation of a ...</p> <p>(9) Provides active ...</p> <p>(10) Active frontage and ...</p> <p>(11) Development that ...</p> <p>(12) Residential development that is consistent with the Design Guide for Residential Centres Precinct.</p> <p>1.5 Grants Bush Precinct</p> <p>1.5.2 Outcomes</p> <p>(1) A range of housing types ...</p> <p>(2) A simple, grid structure, ...</p> <p>(3) Road frontage to ...</p> <p>(4) Active edges to ...</p> <p>(5) A main public park ...</p> <p>(6) Grants Bush covenant ...</p> <p>(7) Landscaping character ...</p> <p>(8) Variation in building ...</p> <p>(9) Low level front fencing ...</p> <p>(10) Front boundaries along ...</p> <p>(11) Subdivision and ...</p> <p>(12) Pedestrian/cycle connection ...</p> <p>(13) Pedestrian connection through ...</p> <p>(14) Protection of the ...</p>
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			<p>(15) Active frontage and ...</p> <p>(16) Development that incorporates ...</p> <p>(17) Residential development that is consistent with the Design Guide for the Residential Centres Precinct.</p>
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MAPPING AMENDMENT

Blue Mountains Campus Development Limited Partnership seeks that the area identified below as Lots 2, 3 and 252 be amended to Local Centre Zone from the current High Density Residential Zone.

