

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

UNDER

The Resource
Management Act 1991

IN THE MATTER OF

Upper Hutt City
Council's Proposed
Intensification Planning
Instrument

JOINT WITNESS STATEMENT – PLANNING

St Patricks Estate Precinct and Blue Mountains Campus provisions

9 June 2023

Background

1. This joint witness statement has been prepared by Mr Matthew Muspratt (for Upper Hutt City Council) and Mr Mitch Lewandowski (for Silverstream Land Holdings Ltd (**SLHL**) and Blue Mountains Campus Development Limited Partnership (**BMC**)) following consideration of the following matters directed by the Hearing Panel through Minute 6:
 - *In relation to the Silverstream Land Holdings Ltd (St Patrick's Estate) evidence, provide comment on the preferred land use provisions proposed, particularly in light of the planning history, the special activity classification in the Operative District Plan and the traffic and transport environment. Mr Lewandowski on behalf of the submitter and Mr Muspratt on the behalf of the Council are directed to conference in this regard.*
 - *In a similar manner provide comment on the preferred plan provisions raised in the submission of Blue Mountains Campus Development Ltd Partnership.*
2. This joint witness statement has been prepared in accordance with section 9.5 of the Environment Court Practice Note 2023. The signatories confirm they have read, and agree to abide with, the Code of Conduct for Expert Witnesses included in Section 9 of the Environment Court Practice Note 2023.
3. The signatories' qualifications and experience are set out in the statements of evidence of Mr Lewandowski for both SLHL and BMC, and for Mr Muspratt in the section 42A report for the hearing.
4. Attachment 1 to this statement contains updated and agreed provisions for the St Patrick's Estate Precinct that have resulted from the conferencing.

Issues considered

St Patrick's Estate Area

5. The following matters were discussed:
- (a) The appropriate zoning for the Site;
 - (b) The need for, and contents of, a structure plan for the Site; and
 - (c) Changes required to District Plan provisions to appropriately manage the effects of activities on the Site.

Blue Mountains Campus

6. In respect of Blue Mountains Campus, discussion at conferencing was divided across:
- (a) Changes sought in respect of the 'Gateway Precinct' relating to the provision for residential activity at ground level as a permitted activity; and
 - (b) Changes sought in respect of the 'Urban Precinct' to change the zoning from High Density Residential to Local Centre Zone.

Matters agreed

St Patrick's Estate Area

7. Agreement was reached that the most appropriate zone is the Mixed Use Zone and that it should apply to the whole site¹. The Mixed Use Zone is the most comparable zone to the current Special Activity Zone. Given that the Special Activity Zone requires resource consent for retail activity, retail activity on the site is specifically provided for as a restricted discretionary activity in the agreed provisions, in concert with specific policy direction and the agreed structure plan.

¹ Excluding the St Patrick's College site which will remain as Special Activity Zone.

- 8.** It was agreed that a structure plan for the site should be prepared and included within the Mixed Use Zone chapter. The structure plan should highlight access to the site, indicate landscaping along the boundary of the site with Fergusson Drive, the location of key roads and active mode connections through the site, and divide the site into key quadrants along with identifying anticipated land use activities within those quadrants. This has occurred, and the agreed structure plan is included in Attachment 1.
- 9.** Additional provisions were also agreed as follows:
- (a) Activities that generate more than 100 vehicle movements per hour trigger a resource consent requirement as a restricted discretionary activity (MUZ-PREC2-R3);
 - (b) Any new vehicle access point for Fergusson Drive or County Lane will require a resource consent as a restricted discretionary activity (MUZ-PREC2-R4);
 - (c) Large format retailing, supermarkets and all other retail will require a resource consent as a restricted discretionary activity (MUZ-PREC2-R5). The rule also makes clear that an application under that rule must be accompanied by a retail economic effects assessment to consider effects on other centres;
 - (d) All activities (excluding residential activities of up to 6 units) will require resource consent as a restricted discretionary activity (MUZ-PREC2-R6) to ensure that general consistency is achieved with the St Patrick's Estate Precinct Structure Plan;
 - (e) Changes to the objectives and policies for the St Patrick's Estate Precinct to reflect the structure plan and associated rule amendments.
- 10.** It was also agreed to retain the existing Special Activity Zone provisions for the St Patrick's College site. Consequential changes have been made to reflect that agreement. The suite of agreed amendments to the IPI are included in Attachment 1.

11. It was agreed that these existing provisions are the most appropriate to provide for the requirements of the school and reflect a long-standing approach to the management of activities on the school site.

Blue Mountains Campus

12. In respect of the Gateway Precinct, agreement was reached that there is an inconsistency across the policy framework, rules, and the Wallaceville Structure Plan in how residential at ground level is provided for.
13. Agreement was reached that the Local Centre Zone limits residential at ground floor along active frontages only, which do not apply to this site. Therefore the ground floor residential limitation comes from the original plan change for the site and not from the proposed LCZ.
14. It was also agreed that the changes recommended by Mr Muspratt in his section 42A report are supported and are appropriate.

Matters not agreed

Blue Mountains Campus

Gateway Precinct

15. Notwithstanding agreement that there is inconsistency within the Wallaceville Structure Plan Development Area chapter, agreement could not be reached on an amendment to resolve that inconsistency.
16. Mitch Lewandowski considers that objective DEV1-O2 seeks to provide for compatible residential development, policy DEV1-P8² seeks to provide for development that is consistent with the Wallaceville Structure Plan, and the Wallaceville Structure Plan itself does not limit residential development to above ground, instead referring to “a range of residential housing types, at a relatively high density, including duplexes, terraces and low rise apartment.” This objective is not reflected in rule DEV1-R2 which then limits permitted activities to above ground level residential.

² The explanation to the policy incorrectly suggests that the Wallaceville Structure Plan identifies the Gateway Precinct as a location for above ground residential development.

- 17.** Having reviewed the original Private Plan Change application for the site and Hearing Panel decision, Mitch Lewandowski considers that the reference to above ground residential appears to be a continuation of the existing Commercial Zone approach to residential development within that wider zone i.e. that it is not permitted at ground level. The drafting of the Structure Plan however always anticipated residential development at ground level. Therefore the inconsistency has been in place since the rezoning of the site. It is not that limiting ground floor residential was specific and intentional for this site, rather it was a feature of a zone wide approach that was then included in a site-specific rule without identifying that this particular component was inconsistent with the site-specific Structure Plan.
- 18.** As the rule is seemingly a product of the underlying zoning, arguably any new rule should follow the proposed new LCZ zoning provided it remains consistent with the Wallaceville Structure Plan. The equivalent rule would be that residential at ground level is a permitted activity where there is no active frontage, which is more consistent with the Wallaceville Structure Plan than the proposed rule.
- 19.** Mitch Lewandowski considers that the changes identified in his evidence remain appropriate and are necessary to ensure that the rules achieve the objective, and notes that any new building within the Gateway Precinct already requires resource consent as a restricted discretionary activity³, allowing for the assessment of a range of matters including consistency with the Wallaceville Structure Plan.
- 20.** Mr Muspratt retains his view that the effect of the provisions restricting residential activities to above ground floor are intentional site-specific controls for the site that differ to the provisions that apply to other Local Centre Zone sites. Mr Muspratt considers that if this was not the case, rule DEV1-R2 would not have been drafted to specifically restrict residential activities on the ground floor.

³ Rule DEV1-R5.

- 21.** Mr Muspratt considers that the consideration of residential activities at ground floor can most appropriately be considered via a resource consent application that will be informed by the descriptions contained in the structure plan regarding the differing forms of anticipated residential activities within the Precinct.

Urban Precinct

- 22.** Agreement could not be reached on the zoning change sought by BMC.

- 23.** Mitch Lewandowski considers that the Council is not limited in the zoning it can apply. The LCZ zoning proposed by BMC maintains the residential provision of the HRZ and would provide for a range of other activities in a manner consistent with the Gateway Precinct.

- 24.** Importantly, the LCZ contains provisions that provide suitable checks and balances on future development:

- (a) Rule LCZ-R1 limits building floor area to 500m² as a permitted activity, with a resource consent requirement as a restricted discretionary activity over that threshold allowing for consideration of effects resulting from the size and scale of the building, including on adjacent properties; and
- (b) A range of other activities are provided for as a permitted activity but are limited to 250m² tenancies (or 150m² in the case of office activities). Above these thresholds resource consent is required as a restricted discretionary activity. Again this allows for the consideration of effects resulting from potential future activities including from the intensity, size and scale of the activity and the effects on adjoining properties.

- 25.** For the reasons set out in his evidence (primarily paragraphs 6.19 – 6.31), Mitch Lewandowski's considers the LCZ to be a more appropriate zone because:

- (a) The LCZ is a logical extension of the neighbouring LCZ zoning in the Gateway Precinct;

- (b) The LCZ does not foreclose residential development and the bulk and location standards are comparable;
- (c) The LCZ would still achieve the requirements of Policy 3 of the NPS-UD;
- (d) The LCZ would more appropriately achieve Objective 1 and Policy 1 of the NPS-UD relating well-functioning urban environments through its provision for a wider range of activities;
- (e) The LCZ has appropriate controls within it, notably through limitations on both building and tenancy size for individual activity types, to appropriately consider and manage the effects of any future activities.

26. Mr Muspratt considers that it would be inappropriate to rezone the site from High Density Residential Zone to Local Centre Zone in the absence of specific evidence identifying actual and potential effects on the environment including:

- (i) Transportation effects. Mr Muspratt notes the site is adjacent to a controlled vehicular and pedestrian railway crossing. Mr Muspratt considers that the vehicle movements associated with activities enabled via the Local Centre Zone provisions, such as retail activities, are likely to generate significantly greater vehicle movements than residential activities under the High Density Residential Zone. The actual and potential effects that may result from the requested rezoning on the safe and efficient operation of the transportation network are unknown.

27. Mr Muspratt considers that the most appropriate method to consider the rezoning of the site would be via a comprehensive plan change to enable the preparation of all necessary evidence to support a rezoning, and also to review the structure plan in its entirety to ensure it is fit for purpose.

DATED 9 June 2023.



Matthew Muspratt



Mitch Lewandowski

Attachment 1: Recommended St Patrick's Estate Precinct Provisions and Consequential Amendments

A. Insert new St Patrick's Estate Precinct section into the MUZ chapter as follows:

<u>Precinct 2 - St Patrick's Estate Precinct</u>		
<u>Mixed Use Zone – Precinct 2 – St Patrick's Estate Precinct</u>	<u>Insert Precinct description</u>	<p><u>Precinct 2 - St Patrick's Estate Precinct</u></p> <p><u>The St Patrick's Estate Precinct comprises approximately 45 hectares of undeveloped land bordering the Hutt River, and forms part of the flood plain. The St Patrick's Estate Precinct is within the walkable catchment of Silverstream Railway Station, and is located in proximity to State Highway 2. The Precinct provides a significant development opportunity within Upper Hutt, and therefore a mix of uses are provided for.</u></p> <p><u>Although part of the Mixed Use Zone, the Precinct is subject to a bespoke set of provisions that recognise the importance of the site as a significant contributor towards meeting housing demand in the City, while also providing for a mix of complementary non-residential activities that do not conflict with residential subdivision and development within the Precinct, or the role and function of the centres zones. Development within the Precinct needs to address potential transportation safety effects on the road network including the state highway, and the potential for reverse sensitivity effects, and therefore the Precinct provisions ensure these effects can be addressed as the Precinct is developed.</u></p> <p><u>The Precinct sits near the Southern gateway to the City and therefore subdivision and development of the Precinct provides an opportunity to enhance the entrance to the City via landscaping along Fergusson Drive and County Lane, and to ensure key active transport connections between the Hutt River and Silverstream Town Centre and rail station are provided.</u></p> <p><u>The indicative layout and scale of activities anticipated within the Precinct are identified within the St Patrick's Estate Precinct Structure Plan in Appendix 3.</u></p> <p><u>The following objectives, policies and rules apply within the St Patrick's Estate Precinct in addition to the provisions of the underlying Mixed Use Zone. Where there is any conflict between the provisions of the Mixed Use Zone and the St Patrick's Estate Precinct provisions, the St Patrick's Estate Precinct provisions shall prevail.</u></p>
<u>Mixed Use Zone – Precinct 2 – St</u>	<u>Insert Precinct Objectives</u>	<p><u>Objectives</u></p> <p><u>In addition to MUZ-PREC2-O1 and MUZ-PREC2-O2 below, all objectives of the Mixed Use Zone apply.</u></p>

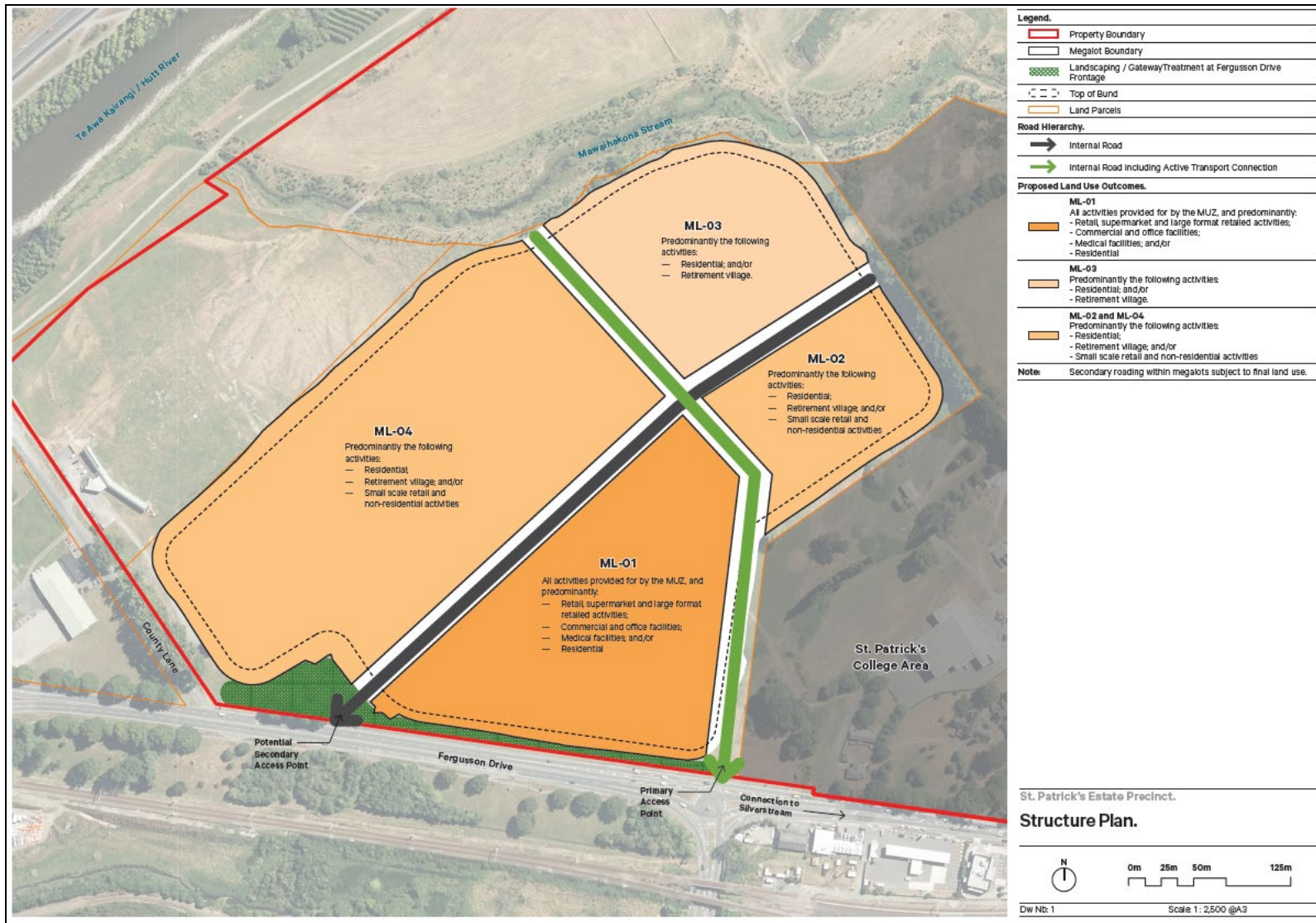
	Patrick's Estate Precinct (a)		<p>MUZ-PREC2-01 - St Patrick's Estate Precinct. The St Patrick's Estate Precinct is recognised as a significant development site for a wide range of activities while transport effects, visual effects, effects on the role and function of other centres, and potential reverse sensitivity effects from subdivision, use and development are avoided, remedied, or mitigated.</p> <p>MUZ-PREC2-02 – St Patrick's Estate Precinct Structure Plan Development and activities within the St Patrick's Estate Precinct are in general accordance with the St Patrick's Estate Precinct Structure Plan.</p>						
	Mixed Use Zone – Precinct 2 – St Patrick's Estate Precinct	Insert Precinct Policies	<p>Policies In addition to MUZ-PREC2-P1, MUZ-PREC2-P2, and MUZ-PREC2-P3 below, all policies of the Mixed Use Zone apply. Where there is any conflict between the MUZ-PREC2 policies and the Mixed Use Zone policies, the MUZ-PREC2 policies shall prevail.</p> <table border="1" data-bbox="685 655 2042 1238"> <tr> <td data-bbox="685 655 880 1066"> MUZ-REC2-P1 </td> <td data-bbox="880 655 2042 1066"> Provide for a wide range of compatible activities within the St Patrick's Estate Precinct that: <ul style="list-style-type: none"> a. Are located and are of a scale that is in general accordance with the St Patrick's Estate Precinct Structure Plan in Appendix 3. b. Avoid significant adverse effects arising from potential inundation from the Hutt River and the Mawaihakona Stream. c. Provide for pedestrian linkages to the Hutt River walkway and Silverstream Railway Station. d. Enhance the southern entrance to the City via landscaping along the frontage of the site with Fergusson Drive and County Lane. e. Avoid or remedy significant adverse effects on the safety, capacity, and function of the transport network. f. Avoid significant adverse effects on the role and function of the centres zones. g. Avoid or mitigate reverse sensitivity effects. </td> </tr> <tr> <td data-bbox="685 1066 880 1150"> MUZ-PREC2-P2 </td> <td data-bbox="880 1066 2042 1150"> Ensure that the actual and potential adverse effects on the transportation network from activities or groups of activities within the St Patrick's Estate Precinct are avoided, remedied or mitigated. </td> </tr> <tr> <td data-bbox="685 1150 880 1238"> MUZ-PREC2-P3 </td> <td data-bbox="880 1150 2042 1238"> Ensure subdivision, use and development that would result in reverse sensitivity effects appropriately avoids or mitigates such effects within the St Patrick's Estate Precinct or on adjacent sites. </td> </tr> </table>	MUZ-REC2-P1	Provide for a wide range of compatible activities within the St Patrick's Estate Precinct that: <ul style="list-style-type: none"> a. Are located and are of a scale that is in general accordance with the St Patrick's Estate Precinct Structure Plan in Appendix 3. b. Avoid significant adverse effects arising from potential inundation from the Hutt River and the Mawaihakona Stream. c. Provide for pedestrian linkages to the Hutt River walkway and Silverstream Railway Station. d. Enhance the southern entrance to the City via landscaping along the frontage of the site with Fergusson Drive and County Lane. e. Avoid or remedy significant adverse effects on the safety, capacity, and function of the transport network. f. Avoid significant adverse effects on the role and function of the centres zones. g. Avoid or mitigate reverse sensitivity effects. 	MUZ-PREC2-P2	Ensure that the actual and potential adverse effects on the transportation network from activities or groups of activities within the St Patrick's Estate Precinct are avoided, remedied or mitigated.	MUZ-PREC2-P3	Ensure subdivision , use and development that would result in reverse sensitivity effects appropriately avoids or mitigates such effects within the St Patrick's Estate Precinct or on adjacent sites .
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B. Insert St Patrick's Estate Precinct Structure Plan into Part 4 – Appendices and Maps as follows:



C. Amendments necessary to relocate proposed St Patrick's Estate Provisions from the HRZ to the MUZ Chapter, and to retain SAZ for the St Patrick's College Area:

(b) PART 1 – INTRODUCTION AND GENERAL PROVISIONS			
1 INTRODUCTION			
1.1 Contents			
1	1.1 Contents	Add new chapters	<p>PART 1 – INTRODUCTION AND GENERAL PROVISIONS</p> <p>3 Interpretation</p> <p>3.1 Definitions</p> <p>3.2 Abbreviations</p> <p>PART 2 – DISTRICT-WIDE MATTERS</p> <p>Subdivision</p> <p>SUB-GEN – General Subdivision Provisions that Apply in All Zones</p> <p>SUB-RES – Subdivision in <u>the General Residential Zones</u></p> <p><u>SUB-HRZ – Subdivision in the High Density Residential Zone</u></p> <p>SUB-RUR – Subdivision in Rural Zones</p> <p><u>SUB-CMU – Subdivision in Commercial and Mixed Use Zones</u></p> <p>SUB-RES – Subdivision in Commercial <u>Industrial Zones</u></p> <p>General District-Wide Matters</p> <p><u>PK - Papakāinga</u></p> <p>PART 3 – AREA SPECIFIC MATTERS</p> <p>Residential Zones</p> <p>GRZ – General Residential Zone</p>

			<p>Precinct 1 – Residential Centres Precinct <u>Indigenous Biodiversity Precinct</u></p> <p>Precinct 2 – Residential Hill and Residential Conservation Precinct</p> <p><u>HRZ – High Density Residential Zone</u></p> <p>Precinct 2 – St Patrick’s Estate Precinct</p> <p>Commercial and Mixed Use Zones</p> <p>COMZ – Commercial Zone</p> <p><u>NCZ - Neighbourhood Centre Zone</u></p> <p><u>LCZ – Local Centre Zone</u></p> <p><u>MUZ - Mixed Use Zone</u></p> <ul style="list-style-type: none"> • Precinct 2 - St Patrick’s Estate Precinct <p><u>TCZ – Town Centre Zone</u></p> <p>CCZ - City Centre Zone</p> <p>PART 4 – APPENDICES AND MAPS</p> <p>Appendix 1 – Design Guide for the Residential Centres Precinct <u>Medium and High Density Design Guide</u></p> <p><u>Appendix 2 – City Centre Design Guide</u></p> <p>Appendix 3 – Precinct 2 - St Patrick’s Estate Precinct Structure Plan</p>
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ENERGY, INFRASTRUCTURE AND TRANSPORT

NU - Network Utilities

	NU – Network Utilities	Consequential Amendment	<p>NU-S3</p> <p><i>Policy NU-P9</i></p>	<p>Maximum Height above ground level of Network Utilities</p> <ul style="list-style-type: none"> • The maximum height above ground level of any utility structure listed in the table below shall include any antenna and support structures and exclude any lightning rod <table border="1"> <thead> <tr> <th>Network utility</th> <th>City Centre</th> <th>Commercial Neighbourhood Centre Local Centre</th> <th>General Residential High Density Residential</th> <th>Special Activity</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Network utility	City Centre	Commercial Neighbourhood Centre Local Centre	General Residential High Density Residential	Special Activity					
Network utility	City Centre	Commercial Neighbourhood Centre Local Centre	General Residential High Density Residential	Special Activity										

						Mixed Use Town Centre General Industrial Development Area 1 (Gateway Precinct only)	Development Area1 (excluding Gateway Precinct)	
				Masts, antennas, lines and single-pole support structures	20m	25m	n/a	20m 15m in the St Patrick's Estate College Area
				Masts and antennas (where there are two or more providers)	25m	30m	n/a	25m (other than in the St Patrick's Estate College Area)
				Maximum height above ground level of an antenna and support structure measured from the highest point of the building to which it is attached.	5m		3.5	
				Cabinets, and network utility structures located within road reserve, that are not otherwise provided for	2.0m		1.8	2.0
				Cabinets, and network utility structures , that are not otherwise provided for.	3.5m			
				Anemometer masts	15m	30m	12	12
				Maximum height above ground level of an	4m			

				extreme adverse weather measured from the point of attachment.																					
NU – Network Utilities	Consequential Amendment	NU-S4 <i>Policy NU-P9</i>	<p><u>h.</u> Maximum Size and Diameter of Network Utilities</p> <p>(1) The maximum size and diameter of network utilities for each zone is outlined in the table below.</p> <table border="1"> <thead> <tr> <th>Network utility</th> <th>City Centre</th> <th>Commercial Neighbourhood Centre Local Centre Mixed Use Town Centre General Industrial Development Area 1 (Gateway Precinct only)</th> <th>General Residential High Density Residential Development Area1 (excluding Gateway Precinct)</th> <th>Special Activity</th> </tr> </thead> <tbody> <tr> <td>Masts</td> <td>Diameter of mast <600mm from 6m in height</td> <td>Diameter of mast 1.5m</td> <td>n/a</td> <td>Diameter of mast 1.5m Except in the St Patrick's Estate College Area: Diameter of mast <600mm from 6m in height</td> </tr> <tr> <td>Masts (where there are two or more providers)</td> <td>Diameter of mast <600mm from 6m in height</td> <td>Diameter of mast 1.5m</td> <td>n/a</td> <td>Diameter of mast 1.5m</td> </tr> <tr> <td>Antenna attached to masts</td> <td>Antenna located within a horizontal diameter circle of</td> <td>Antenna located within a horizontal circle of 5m around the mast</td> <td>n/a</td> <td>Antenna located within a horizontal circle of 5m around the mast</td> </tr> </tbody> </table>			Network utility	City Centre	Commercial Neighbourhood Centre Local Centre Mixed Use Town Centre General Industrial Development Area 1 (Gateway Precinct only)	General Residential High Density Residential Development Area1 (excluding Gateway Precinct)	Special Activity	Masts	Diameter of mast <600mm from 6m in height	Diameter of mast 1.5m	n/a	Diameter of mast 1.5m Except in the St Patrick's Estate College Area: Diameter of mast <600mm from 6m in height	Masts (where there are two or more providers)	Diameter of mast <600mm from 6m in height	Diameter of mast 1.5m	n/a	Diameter of mast 1.5m	Antenna attached to masts	Antenna located within a horizontal diameter circle of	Antenna located within a horizontal circle of 5m around the mast	n/a	Antenna located within a horizontal circle of 5m around the mast
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					750mm around the mast			Except In the St Patrick's Estate College Area – Antenna located within a horizontal circle of 750mm around the mast
				Antenna attached to buildings

SUB-HRZ – Subdivision in the High Density Residential Zone		
New SUB-HRZ - Subdivision in the High Density Residential Zone	Add new Heading and Background	<p>SUB-HRZ – Subdivision within the High Density Residential Zone (including Precinct 2 – St Patrick's Estate Precinct)</p> <p><u>Background</u></p> <p>The High Density Residential Zone is to be used predominantly for residential activities with high concentration and bulk of buildings, such as apartments, and other compatible activities.</p> <p>The High Density Residential Zone is located adjacent to and within a walkable catchment of the following <u>train stations and centre zones</u>:</p> <ul style="list-style-type: none"> (i) <u>Silverstream Station</u> (ii) <u>Heretaunga Station</u> (iii) <u>Trentham Station</u> (iv) <u>Wallaceville Station</u> (v) <u>Upper Hutt Station</u> (vi) <u>City Centre Zone</u> (vii) <u>Town Centre Zone</u> (viii) <u>Local Centre Zone</u>

		<p>The High Density Residential Zone provides for heights and densities of residential units and buildings greater than those provided for by the Medium Density Residential Standards that apply in the General Residential Zone. The High Density Residential Zone gives effect to policy 3(c) and (d) of the National Policy Statement on Urban Development (2020). The High Density Residential Zone subdivision rules cross-reference to relevant rules and standards in the General Residential Zone where applicable.</p> <p>Within the High Density Residential Zone, the St Patrick's Estate Precinct sits at the southern entrance to the City and adjoins the Hutt River and Mawaihakona Stream. Opportunities to enhance the Southern gateway to the City via landscaping the frontage to Fergusson Drive, and providing linkages to the Hutt River walkway and Silverstream Railway Station are required.</p>	
New SUB-HRZ - Subdivision in the High Density Residential Zone	Add policy	SUB-HRZ-P9	<p>Medium and high density residential subdivision, use and development within the St Patrick's Estate Precinct must:</p> <p>(i) provide pedestrian linkages to the Hutt River walkway and Silverstream Railway Station.</p> <p>(ii) Enhance the southern entrance to the City via landscaping along the frontage of the site with Fergusson Drive.</p>

SUB-CMU – Subdivision in Commercial and Mixed Use Zones			
New SUB-CMU - Subdivision in Commercial and Mixed Use Zones	Add policy	SUB-CMU-P2	<p>Subdivision within the St Patrick's Estate Precinct must:</p> <p>(i) <u>Provide pedestrian linkages to the Hutt River walkway and Silverstream Railway Station.</u></p> <p>(ii) <u>Enhance the southern entrance to the City via landscaping along the frontage of the site with Fergusson Drive and County Lane.</u></p>

SUB-SAZ - Subdivision in the Special Activity Zone				
SUB-SAZ - Subdivision in the Special Activity Zone	Consequential Amendment	SUB-SAZ-MC6	<p>Additional matters for the St Patrick's Estate College Area</p> <ol style="list-style-type: none"> (1) Whether flooding effects have been adequately addressed. (2) Whether the proposal maintains a landscaped gateway to the City, a low density, open development and contains screening from residential areas and Fergusson Drive. (3) Whether the landscaping will maintain and enhance the amenity of the area. (4) Whether pedestrian linkages to the Hutt River walkway and Silverstream Railway Station are provided. 	Special Activity

NOISE - Noise

	NOISE - Noise	Consequential Amendment	<p>Standards for Permitted Activities</p> <p>NOISE-S3</p> <p><i>Policies</i> NOISE-P1 NOISE-P2</p> <p>Noise from all other activities</p> <p>(1) The following noise rules shall not apply to:</p> <p>(a) Normal agricultural and forestry practices undertaken for a limited duration.</p> <p>(b) Normal residential activities such as lawn mowing.</p> <p>(c) Noise generated by sirens and alarms used by emergency services.</p> <p>(2) All activities, other than those specified above, shall not exceed the following noise standards:</p> <table border="1" data-bbox="958 643 2114 1134"> <thead> <tr> <th></th> <th colspan="2">Mon to Sat 7:00am – 7:00pm</th> <th colspan="2">All other times, Sundays & public holidays</th> </tr> <tr> <th>dba</th> <th>L10</th> <th>Lmax</th> <th>L10</th> <th>Lmax</th> </tr> </thead> <tbody> <tr> <td>Maximum noise levels measured at or within the boundary of any site (other than the source site) in the General Residential, <u>High Density Residential</u>, General Rural, Rural Production, Rural Lifestyle and Open Space Zones.</td> <td>50</td> <td>-</td> <td>40</td> <td>70</td> </tr> <tr> <td>Maximum noise levels measured at or within the boundary of any site (other than the source site) in the Commercial <u>and Mixed Use</u>, <u>Industrial</u> and Special Activity Zones.</td> <td>65</td> <td>-</td> <td>45</td> <td>75</td> </tr> </tbody> </table> <p>(3) The following standards apply to the Business Industrial Land on Eastern Hutt Road</p> <table border="1" data-bbox="958 1217 2114 1347"> <thead> <tr> <th></th> <th colspan="2">Day-time 7:00am – 9:00pm</th> <th colspan="2">Night-time 9:00pm – 7:00am</th> </tr> <tr> <th>dba</th> <th>L10</th> <th>Lmax</th> <th>L10</th> <th>Lmax</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>		Mon to Sat 7:00am – 7:00pm		All other times, Sundays & public holidays		dba	L10	Lmax	L10	Lmax	Maximum noise levels measured at or within the boundary of any site (other than the source site) in the General Residential, <u>High Density Residential</u> , General Rural, Rural Production, Rural Lifestyle and Open Space Zones.	50	-	40	70	Maximum noise levels measured at or within the boundary of any site (other than the source site) in the Commercial <u>and Mixed Use</u> , <u>Industrial</u> and Special Activity Zones.	65	-	45	75		Day-time 7:00am – 9:00pm		Night-time 9:00pm – 7:00am		dba	L10	Lmax	L10	Lmax					
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				<p>Maximum noise levels from activities in the General Industrial Zone located on Eastern Hutt Road measured at or within the boundary of any site:</p> <p>(1) In the General Residential Zone;</p> <p>(2) In the Residential Conservation Precinct and in the General Rural Zone, but assessed no closer than 100m from the zone boundary of the General Industrial zone;</p> <p>(3) In the Special Activity Zone that is St Patricks Estate College area.</p> <p>(4) In the High Density Residential Zone.</p>	50	-	40	70
				Maximum noise levels from activities in the General Industrial zone on	-	...	-
				Exemption				
				...				

HRZ – High Density Residential Zone		
HRZ – High Density Residential Zone	New Background	<p><u>HRZ – High Density Residential Zone</u></p> <p><u>Background</u></p> <p>The High Density Residential Zone is to be used predominantly for residential activities with high concentration and bulk of buildings, such as apartments, and other compatible activities.</p> <p>The High Density Residential Zone is located adjacent to and within a walkable catchment of the following <u>train stations and centre zones</u>:</p> <ul style="list-style-type: none"> (i) <u>Silverstream Station</u> (ii) <u>Heretaunga Station</u> (iii) <u>Trentham Station</u> (iv) <u>Wallaceville Station</u>

		<p>(v) <u>Upper Hutt Station</u></p> <p>(vi) <u>City Centre Zone</u></p> <p>(vii) <u>Town Centre Zone</u></p> <p>(viii) <u>Local Centre Zone</u></p> <p>The High Density Residential Zone provides for heights and densities of residential units and buildings greater than those provided for by the Medium Density Residential Standards that apply in the General Residential Zone. The High Density Residential Zone gives effect to policy 3(c) and (d) of the National Policy Statement on Urban Development (2020).</p> <p>Within the High Density Residential Zone, development within the St Patrick's Estate Precinct will maintain and enhance linkages to the Hutt River walkway and Silverstream Railway Station.</p> <p><u>Should there be any conflict between the High Density Residential Zone and the General Residential Zone provisions, the provisions of the High Density Residential Zone prevail.</u></p>
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Precinct 2 – St Patrick's Estate Precinct

HRZ – High Density Residential Zone	Insert Precinct description	<p>Precinct 2 – St Patrick's Estate Precinct</p> <p>The St Patrick's Estate Precinct comprises approximately 45 hectares of undeveloped land bordering the Hutt River, and forms part of the flood plain. The St Patrick's Estate Precinct is within the walkable catchment of Silverstream Railway Station, and is located in proximity to State Highway 2. The Precinct provides a significant development opportunity within Upper Hutt, and therefore high density residential development and compatible non-residential activities are anticipated. as such high density residential development is provided for within the Precinct.</p> <p>Development within the Precinct needs to address potential transportation safety effects on the road network including the state highway.</p> <p>The Precinct sits near the Southern gateway to the City and therefore subdivision and development of the Precinct provides an opportunity for to enhance the entrance to the City via landscaping along Fergusson Drive, and to ensure key active transport connections between the Hutt River and Silverstream Town Centre and rail station are provided.</p> <p>The following objectives, policies and rules apply within the St Patrick's Estate Precinct in addition to the provisions of the underlying High Density Residential Zone. Where there is any conflict between the provisions the St Patrick's Estate Precinct provisions shall prevail.</p>
HRZ – High Density Residential Zone	Insert Precinct Objective	<p>Objectives</p>

		<p>All objectives of the High Density Residential Zone apply.</p> <p>HRZ-PREC2-O1</p> <p>Development of the St Patrick's Estate Precinct will provide a mix of high density residential and compatible non-residential activities which avoids, or remedies reverse sensitivity effects, and adverse effects on services and the transportation network.</p>			
HRZ—High Density Residential Zone	Insert Precinct Policy	<p>Policies</p> <p>In addition to HRZ-PREC2-P1 and P2 below, all policies of the High Density Residential Zone apply.</p> <table border="1"> <tr> <td>HRZ-PREC2-P1</td> <td> <p>Provide for medium and high density residential subdivision, use and development, and a mix of compatible non-residential activities within the St Patrick's Estate Precinct that:</p> <p>a.—avoids significant adverse effects arising from potential inundation from the Hutt River and the Mawaihakona Stream; and-</p> <p>b.—provides pedestrian linkages to the Hutt River walkway and Silverstream Railway Station.</p> <p>c.—enhances the southern entrance to the City via landscaping along the frontage of the site with Fergusson Drive</p> <p>(iv) Avoids or remedies adverse effects on the transportation network.</p> <p>(iiv) Avoids potential reverse sensitivity effects.</p> </td> </tr> </table>		HRZ-PREC2-P1	<p>Provide for medium and high density residential subdivision, use and development, and a mix of compatible non-residential activities within the St Patrick's Estate Precinct that:</p> <p>a.—avoids significant adverse effects arising from potential inundation from the Hutt River and the Mawaihakona Stream; and-</p> <p>b.—provides pedestrian linkages to the Hutt River walkway and Silverstream Railway Station.</p> <p>c.—enhances the southern entrance to the City via landscaping along the frontage of the site with Fergusson Drive</p> <p>(iv) Avoids or remedies adverse effects on the transportation network.</p> <p>(iiv) Avoids potential reverse sensitivity effects.</p>
HRZ-PREC2-P1	<p>Provide for medium and high density residential subdivision, use and development, and a mix of compatible non-residential activities within the St Patrick's Estate Precinct that:</p> <p>a.—avoids significant adverse effects arising from potential inundation from the Hutt River and the Mawaihakona Stream; and-</p> <p>b.—provides pedestrian linkages to the Hutt River walkway and Silverstream Railway Station.</p> <p>c.—enhances the southern entrance to the City via landscaping along the frontage of the site with Fergusson Drive</p> <p>(iv) Avoids or remedies adverse effects on the transportation network.</p> <p>(iiv) Avoids potential reverse sensitivity effects.</p>				
HRZ—High Density Residential Zone	Insert Precinct Rule	<p>Rules</p> <table border="1"> <tr> <td>HRZ-PREC2-R1</td> <td>All permitted activity rules and standards in the High Density Residential Zone apply unless specifically provided for in this table.</td> </tr> </table>		HRZ-PREC2-R1	All permitted activity rules and standards in the High Density Residential Zone apply unless specifically provided for in this table.
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HRZ—High Density Residential Zone	Insert Precinct Rule	<table border="1"> <tr> <td>HRZ-PREC2-R3</td> <td>All restricted activity rules, standards, matters of discretion, and information requirements in the High Density Residential Zone apply unless specifically provided for in this table.</td> </tr> </table>		HRZ-PREC2-R3	All restricted activity rules, standards, matters of discretion, and information requirements in the High Density Residential Zone apply unless specifically provided for in this table.
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HRZ—High Density Residential Zone	Insert Precinct Rule	<table border="1"> <tr> <td>HRZ-PREC2-R5</td> <td>All discretionary activity rules in the High Density Residential Zone apply unless specifically stated in this table.</td> </tr> </table>		HRZ-PREC2-R5	All discretionary activity rules in the High Density Residential Zone apply unless specifically stated in this table.
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HRZ – High Density Residential Zone	Insert Precinct Rule	HRZ-PREC2-R7	All prohibited activity rules in the High Density Residential Zone apply unless specifically stated in this table.
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SPECIAL PURPOSE ZONES

SAZ – Special Activity Zone

	SAZ – Special Activity Zone	Amend Background	<p>Background</p> <p>The main characteristics of the Special Activity Zone are the form and scale of building development, the nature and intensity of activities on the sites and their effects on the environment.</p> <p>Major activities in the Zone include Trentham Military Camp, Rimutaka Prison, New Zealand International Campus (the former Central Institute of Technology (CIT) complex), St Patrick’s College, Trentham Racecourse, Heretaunga Golf Course and the Silver Stream Railway. These activities make an important and positive economic, social and cultural contribution to the City.</p> <p>The area adjoining and including St Patrick’s College covers approximately 65 hectares of land, 45 hectares of which is undeveloped. This land is referred to in the Plan as the St Patrick’s Estate Area. The land borders the Hutt River and forms part of the flood plain.</p> <p>The Hutt City Council have a designation for an excess wastewater flow storage facility adjacent to the Eastern Hutt Road.</p>
	SAZ – Special Activity Zone	Delete Amend Issue	<p>Issues</p> <p>SAZ-14 <i>Potential detractor from the visual amenity resulting from development on the St Patrick’s Estate College Area.</i></p> <p>The St Patrick’s Estate Area is currently mainly pasture and is part of the open vista entrance to Upper Hutt. This open character is a feature when entering the City from the south. To recognise and respect the “gateway” function of the area and maintain its visual amenity, building development should be relatively low-profile with an emphasis on landscaping.</p>
	SAZ – Special Activity Zone	Delete Amend Issue	<p>SAZ-15 <i>The threat to the St Patrick’s Estate Area Precinct and St Patrick’s College Area from potential inundation from the Hutt River and the Mawaihakona Stream.</i></p> <p>As this is a flood plain, a number of restrictions have to be placed on the location and construction of buildings and structures.</p>

	SAZ – Special Activity Zone	Delete Amend Objective	<p>Objectives</p> <p>SAZ-O3 <i>Provision for a range of activities on the St Patrick’s Estate Area which avoids, remedies or mitigates any adverse effects on its visual amenity, on the neighbouring community, services and roading infrastructure, and takes into account the flooding hazards.</i></p> <p>St Patrick’s Estate Precinct is an area of land with potential for a wide range of development options that adjoins the St Patrick’s College Area. This Precinct area is dealt with under a specific policy framework within the Special Activity Mixed Use Zone. The St Patrick’s Estate contains two distinct areas for future development, which are identified on the Planning Maps:</p> <p>(1) The St Patrick’s College Area provides for future education expansion under the Special Activity Zone provisions.</p> <p>(2) The Managed Development Area for a range of other uses.</p> <p>Controls are required to prevent development in close proximity to the Hutt River and Mawaihakona Stream.</p>												
	SAZ – Special Activity Zone	Delete Amend Policy	<p>Policies</p> <p>SAZ-P4 <i>To provide for a range of activities within the St Patrick’s College Estate Area which best suit the characteristics and constraints of the existing environment.</i></p> <p>Two distinct The areas provides for a range of commercial, open space and educational activities appropriate to the environmental character and constraints of the land and surrounding area. These have been based on previous policies for the land and negotiation with the landowners and other parties. Linkages to the Hutt River walkway and the Silverstream Railway Station may be important components of future development.</p> <p>The rules for these areas require that any development be serviced with appropriate access to existing services and roads. In a major flood event, structures could impede the flood flow, putting buildings, roads or services in danger and causing additional problems. Accordingly, activities that are relatively free of structures are appropriate for the part of the site in the flood plain. However, special requirements are also included in relation to building floor levels, roads and services, so that structures may be developed as long as they are designed for protection from future floods with a 1 in 100 year return period.</p>												
	SAZ – Special Activity Zone	Amend Rule	<table border="1"> <tr> <th colspan="3" data-bbox="687 1189 2036 1241">Permitted Activities</th> </tr> <tr> <th colspan="3" data-bbox="687 1241 2036 1289">Zone-wide (excluding the St Patrick’s Estate College Area)</th> </tr> <tr> <td data-bbox="687 1289 860 1342">SAZ-R1</td> <td data-bbox="860 1289 1960 1342">Activities relating to ...</td> <td data-bbox="1960 1289 2036 1342">PER</td> </tr> <tr> <td data-bbox="687 1342 860 1393">SAZ-R2</td> <td data-bbox="860 1342 1960 1393">Activities relating to ...</td> <td data-bbox="1960 1342 2036 1393">PER</td> </tr> </table>	Permitted Activities			Zone-wide (excluding the St Patrick’s Estate College Area)			SAZ-R1	Activities relating to ...	PER	SAZ-R2	Activities relating to ...	PER
Permitted Activities															
Zone-wide (excluding the St Patrick’s Estate College Area)															
SAZ-R1	Activities relating to ...	PER													
SAZ-R2	Activities relating to ...	PER													

			SAZ-R3	Activities relating to educational ...	PER
			SAZ-R4	Visitor accommodation, tourist facilities, ...	PER
			SAZ-R5	Activities relating to the Police ...	PER
			SAZ-R6	Railway museum and ...	PER
			SAZ-R7	Active and passive recreation and ...	PER
			SAZ-R8	Removal of a building ...	PER
			SAZ-R9	Minor Structures	PER
SAZ – Special Activity Zone	Delete Amend Rules	St Patrick's Estate College Area only			
		SAZ-R10	Passive recreation	PER	
		SAZ-R11	Removal of a building from a site	PER	
		SAZ-R12	Educational facilities, early childhood centres (St Patrick's College Area* only)	PER	
		SAZ-R13	Residential units and visitor accommodation (St Patrick's College Area* only)	PER	
		SAZ-R14	Minor Structures	PER	
		* Identified on the Planning Maps			
SAZ – Special Activity Zone	Delete Amend Rule	Controlled Activities			
		Zone-wide (including the St Patrick's Estate College Area)			
		St Patrick's Estate College Area only			
		SAZ-R16	Car parks (not including buildings)	CON	
		<i>Policies</i> SAZ-P2 SAZ-P3 NU-P3	Council may impose conditions over the following matters: (1) Bulk, location and design of the buildings. (2) Design and layout of car parks, loading, manoeuvring, pedestrian links and access. (3) Provision of and effects on utilities and/or services. (4) Landscaping.		

				<p>(5) Flood mitigation measures.</p> <p>(6) Screening.</p> <p>(7) Financial contributions.</p> <p>(8) The outcome of consultation with the owner or operator of regionally significant network utilities (excluding the National Grid) located on or in proximity to the site. Note: Rule SUB-SAZ-R7 covers subdivision within the Electricity Transmission Corridor</p> <p>(9) The outcome of consultation with the owner or operator of consented or existing renewable energy generation activities located on or in proximity to the site.</p>	
SAZ – Special Activity Zone	Delete Rule	<p>SAZ-R17</p> <p><i>Policies</i> SAZ-P2 SAZ-P3 NU-P3</p>	<p>Commercial development, excluding retailing</p> <p>Council may impose conditions over the following matters:</p> <p>(1) Bulk, location and design of the buildings.</p> <p>(2) Design and layout of car parks, loading, manoeuvring, pedestrian links and access.</p> <p>(3) Provision of and effects on utilities and/or services.</p> <p>(4) Landscaping.</p> <p>(5) Flood mitigation measures.</p> <p>(6) Screening.</p> <p>(7) Financial contributions.</p> <p>(8) The outcome of consultation with the owner or operator of regionally significant network utilities (excluding the National Grid) located on or in proximity to the site. Note: Rule SUB-SAZ-R7 covers subdivision within the Electricity Transmission Corridor</p> <p>(9) The outcome of consultation with the owner or operator of consented or existing renewable energy generation activities located on or in proximity to the site.</p>	CON	
SAZ – Special Activity Zone	Delete Rule	<p>SAZ-R18</p> <p><i>Policies</i> SAZ-P2</p>	<p>Business and professional offices</p> <p>Council may impose conditions over the following matters:</p> <p>(1) Bulk, location and design of the buildings.</p>	CON	

			<p>SAZ-P3 NU-P3</p>	<p>(2) Design and layout of car parks, loading, manoeuvring, pedestrian links and access.</p> <p>(3) Provision of and effects on utilities and/or services.</p> <p>(4) Landscaping.</p> <p>(5) Flood mitigation measures.</p> <p>(6) Screening.</p> <p>(7) Financial contributions.</p> <p>(8) The outcome of consultation with the owner or operator of regionally significant network utilities (excluding the National Grid) located on or in proximity to the site. Note: Rule SUB-SAZ=R7 covers subdivision within the Electricity Transmission Corridor</p> <p>(9) The outcome of consultation with the owner or operator of consented or existing renewable energy generation activities located on or in proximity to the site.</p>	
SAZ – Special Activity Zone	Delete Rule	<p>SAZ-R19</p> <p><i>Policies</i></p> <p>SAZ-P2</p> <p>SAZ-P3</p> <p>NU-P3</p>	<p>Active recreation and places of entertainment</p> <p>Council may impose conditions over the following matters:</p> <p>(1) Bulk, location and design of the buildings.</p> <p>(2) Design and layout of car parks, loading, manoeuvring, pedestrian links and access.</p> <p>(3) Provision of and effects on utilities and/or services.</p> <p>(4) Landscaping.</p> <p>(5) Flood mitigation measures.</p> <p>(6) Screening.</p> <p>(7) Financial contributions.</p> <p>(8) The outcome of consultation with the owner or operator of regionally significant network utilities (excluding the National Grid) located on or in proximity to the site. Note: Rule 22.18-22.15 SUB-SAZ-R7 covers subdivision within the Electricity Transmission Corridor</p> <p>(9) The outcome of consultation with the owner or operator of consented or existing renewable energy generation activities located on or in proximity to the site.</p>	CON	

	SAZ – Special Activity Zone	Delete Rule	<p>SAZ-R20</p> <p><i>Policies</i> SAZ-P2 SAZ-P3 NU-P3</p>	<p>Places of assembly (including community facilities), and conference centres</p> <p>Council may impose conditions over the following matters:</p> <ul style="list-style-type: none"> (1) Bulk, location and design of the buildings. (2) Design and layout of car parks, loading, manoeuvring, pedestrian links and access. (3) Provision of and effects on utilities and/or services. (4) Landscaping. (5) Flood mitigation measures. (6) Screening. (7) Financial contributions. (8) The outcome of consultation with the owner or operator of regionally significant network utilities (excluding the National Grid) located on or in proximity to the site. Note: Rule SUB- SAZ-R7 covers subdivision within the Electricity Transmission Corridor (9) The outcome of consultation with the owner or operator of consented or existing renewable energy generation activities located on or in proximity to the site. 	CON
	SAZ – Special Activity Zone	Delete Rule	<p>SAZ-R21</p> <p><i>Policies</i> SAZ-P2 SAZ-P3 NU-P3</p>	<p>Garden-centres</p> <p>Council may impose conditions over the following matters:</p> <ul style="list-style-type: none"> (1) Bulk, location and design of the buildings. (2) Design and layout of car parks, loading, manoeuvring, pedestrian links and access. (3) Provision of and effects on utilities and/or services. (4) Landscaping. (5) Flood mitigation measures. (6) Screening. (7) Financial contributions. 	CON

			<p>(8) The outcome of consultation with the owner or operator of regionally significant network utilities (excluding the National Grid) located on or in proximity to the site. Note: RuleSUB-SA-Z-R7 covers subdivision within the Electricity Transmission Corridor</p> <p>(9) The outcome of consultation with the owner or operator of consented or existing renewable energy generation activities located on or in proximity to the site.</p>																		
SAZ – Special Activity Zone	Amend Standard	Standards for Permitted and Controlled Activities																			
		Zone-wide (including St. Patrick’s Estate College Area)																			
		<p>SAZ-S2</p> <p><i>Policies</i> GRZ-P4 SAZ-P2 SAZ-P3</p>	<p>Sunlight access</p> <p>(1) All buildings on sites adjoining, or separated by a road from a site in the Residential or Open Space Zone, shall comply with the height control planes in relation to boundary standard defined in GRZ-S8 along the adjoining boundary or the boundary or boundaries separated by a road.</p>																		
SAZ – Special Activity Zone	Delete Amend Standard	Zone-wide (excluding St. Patrick’s Estate College Area)																			
		<p>St Patrick’s Estate College Area only</p> <p>In addition to compliance with the zone-wide provisions and the Citywide rules, all permitted activities within the St Patrick’s Estate College Area shall also comply with the following standards.</p>																			
		<p>SAZ-S8</p> <p><i>Policies</i> SAZ-P3 SAZ-P4</p>	<p>Setbacks from boundaries</p> <p>(1) The setback distance for buildings shall not be less than:</p> <table border="1"> <thead> <tr> <th></th> <th></th> <th>Managed Development Area*</th> <th>St Patrick’s College Area*</th> </tr> </thead> <tbody> <tr> <td>(a)</td> <td>Front boundary - Fergusson Drive</td> <td>10m</td> <td>10m</td> </tr> <tr> <td>(b)</td> <td>Any other front boundary</td> <td>5m</td> <td>5m</td> </tr> <tr> <td>(c)</td> <td>Side boundary</td> <td>5m</td> <td>10m</td> </tr> <tr> <td>(d)</td> <td>Rear boundary</td> <td>10m</td> <td>10m</td> </tr> </tbody> </table> <p>* Identified on Planning Maps</p>			Managed Development Area*	St Patrick’s College Area*	(a)	Front boundary - Fergusson Drive	10m	10m	(b)	Any other front boundary	5m	5m	(c)	Side boundary	5m	10m	(d)	Rear boundary
		Managed Development Area*	St Patrick’s College Area*																		
(a)	Front boundary - Fergusson Drive	10m	10m																		
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(d)	Rear boundary	10m	10m																		
SAZ – Special Activity Zone	Delete Amend Standard	SAZ-S9	Building coverage																		

			<p><i>Policies</i> SAZ-P3 SAZ-P4</p> <p>(1) The <u>maximum building coverage by buildings</u> on a site shall not exceed <u>10%</u>.</p> <table border="1"> <thead> <tr> <th></th> <th>Managed Development Area*</th> <th>St Patrick's College Area*</th> </tr> </thead> <tbody> <tr> <td>Maximum building coverage</td> <td>40%</td> <td>10%</td> </tr> </tbody> </table> <p>* Identified on Planning Maps</p>		Managed Development Area*	St Patrick's College Area*	Maximum building coverage	40%	10%
	Managed Development Area*	St Patrick's College Area*							
Maximum building coverage	40%	10%							
SAZ – Special Activity Zone	Delete Amend Standard	<p>SAZ-S10</p> <p><i>Policies</i> SAZ-P3 SAZ-P4</p> <p>Building Height</p> <p>(1) The maximum height above ground level of any building shall not exceed <u>8m</u>.</p> <table border="1"> <thead> <tr> <th></th> <th>Managed Development Area*</th> <th>St Patrick's College Area*</th> </tr> </thead> <tbody> <tr> <td>Maximum building height</td> <td>8m</td> <td>8m</td> </tr> </tbody> </table> <p>* Identified on Planning Maps</p>		Managed Development Area*	St Patrick's College Area*	Maximum building height	8m	8m	
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SAZ – Special Activity Zone	Delete Amend Standard	<p>SAZ-S11</p> <p><i>Policies</i> SAZ-P3 SAZ-P5</p> <p>Screening</p> <p>(1) Outdoor storage areas shall be screened by a close-boarded fence, a solid wall or dense planting</p>							
SAZ – Special Activity Zone	Delete Amend Standard	<p>SAZ-S12</p> <p><i>Policies</i> SAZ-P3 SAZ-P5</p> <p>Landscaping</p> <p>(1) Front boundary setback areas along Fergusson Drive <u>and County Lane</u> shall be landscaped into a partial screen through earth shaping and permanent plantings of trees and shrubs.</p> <p>(2) If parking or accessways are provided between the road boundary and the building, a landscape strip with a minimum width of 0.6m shall be provided within the St Patrick's <u>Estate College site</u> along the road boundary.</p>							
SAZ – Special Activity Zone	Delete Amend Standard	<p>SAZ-S13</p> <p><i>Policies</i> NH-P1 NH-P2</p> <p>Building restriction</p> <p>(1) No building, structure or earthworks shall be located or undertaken within 200m of the southern bank of the Hutt River and to the north of the Mawaihakona Stream.</p>							

SAZ – Special Activity Zone	Amend Rule Table Heading	Discretionary Activities	
		Zone-wide (excluding the St Patrick's Estate College Area)	
		SAZ-R27	Activities which do not comply with the permitted and ... DIS
SAZ – Special Activity Zone	Amend Rule Table Heading	Non-complying Activities	
		Zone-wide (excluding the St Patrick's Estate College Area)	
		SAZ-R28	Buildings or structures within 12m of high voltage (110kV or greater) electricity transmission lines as shown on the Planning Maps *(refer to the definition of transmission line) NC
SAZ-R29	Activities which are not listed in this table unless otherwise covered in the District-wide matters of the Plan NC		
SAZ – Special Activity Zone	Delete Amend Rules	St Patrick's Estate College Area only	
		SAZ-R30	Retailing excluding garden centres NC
		SAZ-R31	Activities which do not comply with the permitted or controlled activity standards or which are not listed in this table unless otherwise covered in the District-wide matters of the Plan NC
		SAZ-R32	Medical facilities (St Patrick's College Area* only) NC
* Identified on the Planning Maps			
SAZ – Special Activity Zone	Amend Rule	Prohibited Activities	
		Zone-wide (including the St Patrick's Estate College Area)	
		SAZ-R33	Gang fortifications PR
SAZ – Special Activity Zone	Amend Method	Methods SAZ-M1 District Plan provisions consisting of the following: (1) A Special Activity Zone containing special land uses and environments within the City. Rules and standards reflect environmental standards so that adverse effects can be avoided, remedied or mitigated.	

			<p>(2) For the St Patrick's Estate Area two special areas are identified. These are the Managed Development Area, which provides for a range of development options, and the The St Patrick's College Area which promotes the development of educational facilities. These areas are identified on the Planning Maps.</p> <p>(32) Rules controlling vegetation clearance, setbacks, earthworks, minimum allotment size, noise and other nuisances, and building.</p>			
SAZ – Special Activity Zone	Delete Amend Anticipated Environmental Result	Anticipated environmental results			Monitoring indicators	Data source
		SAZ-AER3	Development on the St Patrick's Estate College Area which has due regard to the flood hazards, the environmental characteristics of the site and the compatibility of a diverse range of activities	Resource consents by type Change in land cover and use Development in identified natural hazard areas	Council resource consent records	
		SAZ-AER34	A built environment which ...	Resource consents and type and ... Consultation and ...	Council records	

D. Mapping amendments to rezone St Patrick's Estate Precinct to MUZ, and retain the SAZ zoning for the St Patrick's College site:

Amend District Plan/IPI maps as follows:

- (a) Identify spatial extent of Precinct 2 - St Patrick's Estate Precinct;
- (b) Amend the zoning of the St Patrick's Estate Precinct from Special Activity Zone to Mixed Use Zone;
- (c) Create Precinct 2 – St Patrick's Estate Precinct Structure Plan mapping overlay.
- (d) Identify the spatial extent of the St Patrick's College Area;
- (e) Retain the existing Special Activity Zone for the St Patrick's College Area.