

Final Recommended Amendments

Definitions

3 INTERPRETATION	
3.1 Definitions	
Term	Definition
the Act	the Resource Management Act 1991 including any amendments thereto.
Abrasive blasting <i>NPS</i>	means the cleaning, smoothing, roughening, cutting or removal of part of the surface of any article by the use, as an abrasive, of a jet of sand, metal, shot or grit or other material propelled by a blast of compressed air or steam or water or by a wheel.
Access allotment	any separate allotment , owned in common undivided shares, and used primarily for access to one or more allotments that have no legal frontage.
Accessory building	means a detached building , the use of which is ancillary to the use of any building, buildings or activity that is or could be lawfully established on the same site , but does not include any minor residential unit .
Active recreation	recreation activities that are active in nature. It includes motorised activities and gun clubs which have an intermittent noise component but excludes all temporary events , such as organised competitive sporting events.
Activity	the use of a site including the construction, operation, maintenance, minor upgrading , replacement and refurbishment of buildings, structures , plant and equipment.
Allotment <i>NPS</i>	has the same meaning as in section 218 of the RMA (as set out in the box below)

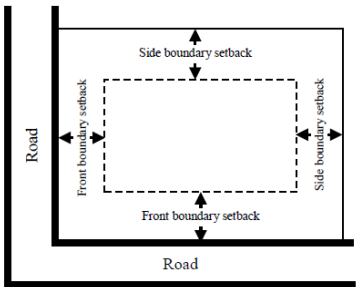
	<p>2. In this Act, the term allotment means—</p> <p>a. any parcel of land under the Land Transfer Act 2017 that is a continuous area and whose boundaries are shown separately on a survey plan, whether or not—</p> <p>(i) the subdivision shown on the survey plan has been allowed, or subdivision approval has been granted, under another Act; or</p> <p>(ii) a subdivision consent for the subdivision shown on the survey plan has been granted under this Act; or</p> <p>b. any parcel of land or building or part of a building that is shown or identified separately—</p> <p>(i) on a survey plan; or</p> <p>(ii) on a licence within the meaning of subpart 6 of Part 3 of the Land Transfer Act 2017; or</p> <p>c. any unit on a unit plan; or</p> <p>d. any parcel of land not subject to the Land Transfer Act 2017.</p> <p>3. For the purposes of subsection (2), an allotment that is—</p> <p>a. subject to the Land Transfer Act 2017 and is comprised in 1 record of title or for which 1 record of title could be issued under that Act; or</p> <p>b. not subject to that Act and was acquired by its owner under 1 instrument of conveyance— shall be deemed to be a continuous area of land notwithstanding that part of it is physically separated from any other part by a road or in any other manner whatsoever, unless the division of the allotment into such parts has been allowed by a subdivision consent granted under this Act or by a subdivisional approval under any former enactment relating to the subdivision of land.</p> <p>4. For the purposes of subsection (2), the balance of any land from which any allotment is being or has been subdivided is deemed to be an allotment.</p>
Alteration or addition	in relation to Historical Heritage - means any work on a significant heritage feature which involves the addition, alteration or removal and replacement of walls, windows, ceilings, floors or roofs, either internally or externally.
Amenity values NPS	has the same meaning as in section 2 of the RMA (as set out in the box below) means those natural or physical qualities and characteristics of an area that contribute to people’s appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes.
Ancestral Land	means land that belonged to tipuna/tupuna .
Ancillary activity NPS	means an activity that supports and is subsidiary to a primary activity .
Anemometer	means a mast and supporting sensors for the purpose of wind resource measurement. This includes guy wires and various meteorological instruments to be erected at varying heights , including: <ol style="list-style-type: none"> 1. Anemometers to measure the average wind speed, wind gust speeds, turbulence intensity and wind shear;

	2. wind vanes to measure wind direction; and other meteorological instruments to measure temperature, air pressure, humidity and rainfall.
Antenna	means antenna as defined in the Resource Management (National Environmental Standard for Telecommunications Facilities) Regulations 2008. An antenna does not include: <ol style="list-style-type: none"> 1. Devices used in amateur radio configurations 2. Devices used only for television reception; and 3. Any other device not otherwise defined above that is less than 1.5m² in area <p>Advice note: The mountings of any antenna and any radiofrequency equipment or similar device shall not be included in the measurement of area or diameter of each antenna, provided that the radiofrequency unit or similar device is smaller in area or diameter than the antenna itself. Any antenna only need meet the area or diameter measurement, as appropriate to the type of antenna and the measurement is of each individual antenna and is not a cumulative measurement.</p>
Aquifer NPS	means a permeable geological formation, group of formations, or part of a formation, beneath the ground, capable of receiving, storing, transmitting and yielding water .
Bed NPS	has the same meaning as in section 2 of the RMA (as set out in the box below) means— <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <ol style="list-style-type: none"> a. in relation to any river— <ol style="list-style-type: none"> i. for the purposes of esplanade reserves, esplanade strips, and subdivision, the space of land which the waters of the river cover at its annual fullest flow without overtopping its banks; ii. in all other cases, the space of land which the waters of the river cover at its fullest flow without overtopping its banks; and b. in relation to any lake, except a lake controlled by artificial means,— <ol style="list-style-type: none"> i. for the purposes of esplanade reserves, esplanade strips, and subdivision, the space of land which the waters of the lake cover at its annual highest level without exceeding its margin; ii. in all other cases, the space of land which the waters of the lake cover at its highest level without exceeding its margin; and c. in relation to any lake controlled by artificial means, the space of land which the waters of the lake cover at its maximum permitted operating level; and d. in relation to the sea, the submarine areas covered by the internal waters and the territorial sea. </div>
Best practicable option NPS	has the same meaning as in section 2 of the RMA (as set out in the box below) <p>in relation to a discharge of a contaminant or an emission of noise, means the best method for preventing or minimising the adverse effects on the environment having regard, among other things, to—</p> <ol style="list-style-type: none"> a. the nature of the discharge or emission and the sensitivity of the receiving environment to adverse effects; and b. the financial implications, and the effects on the environment, of that option when compared with other options; and

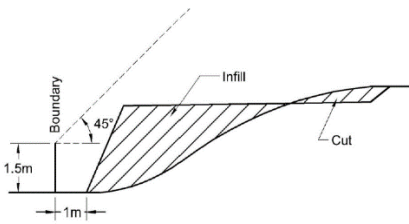
	c. the current state of technical knowledge and the likelihood that the option can be successfully applied.
Biodiversity Offset	means a measurable positive environmental outcome resulting from actions designed to redress the residual adverse effects on biodiversity arising from activities after appropriate avoidance, minimisation, and remediation measures have been applied. The goal of a biodiversity offset is to achieve no net loss, and preferably a net gain, of indigenous biodiversity values.
Bore NPS	means any hole drilled or constructed in the ground that is used to: <ul style="list-style-type: none"> a. investigate or monitor conditions below the ground surface; or b. abstract gaseous or liquid substances from the ground; or c. discharge gaseous or liquid substances into the ground; but it excludes test pits, trenches, soak holes and soakage pits.
Boundary	the legal boundary of a site , unless otherwise specified.
Boundary adjustment NPS	means a subdivision that alters the existing boundaries between adjoining allotments , without altering the number of allotments .
Building NPS	means a temporary or permanent movable or immovable physical construction that is: <ul style="list-style-type: none"> a. partially or fully roofed; and b. fixed or located on or in land; <p>but excludes any motorised vehicle or other mode of transport that could be moved under its own power.</p>
Building coverage NPS	means the percentage of the net site area covered by the building footprint .
Building footprint NPS	means, in relation to building coverage , the total area of buildings at ground floor level together with the area of any section of any of those buildings that extends out beyond the ground floor level limits of the building and overhangs the ground.
Building improvement centres	are premises used for the storage, display and sale of goods and materials used in the construction, repair, alteration, improvement and renovation of buildings and includes building supply, electrical supply and plumbing supply centres, building recyclers and home and building display centres.

Cabinet	means a box-shaped structure which houses radio and telecommunication equipment, electrical equipment, equipment associated with the continued operation of network utilities and includes single transformers and associated switching gear distributing electricity at a voltage up to, and including, 110KV.
Cleanfill area <i>NPS</i>	means an area used exclusively for the disposal of cleanfill material .
Cleanfill material <i>NPS</i>	means virgin excavated natural materials including clay, gravel, sand, soil and rock that are free of: <ul style="list-style-type: none"> a. combustible, putrescible, degradable or leachable components; b. hazardous substances and materials; c. products and materials derived from hazardous waste treatment, stabilisation or disposal practices; d. medical and veterinary wastes, asbestos, and radioactive substances; e. contaminated soil and other contaminated materials; and f. liquid wastes
Code of Practice for Civil Engineering Works	a document prepared by the Council which sets out performance criteria, standards and procedures for engineering works within Upper Hutt. Read the document: https://www.upperhuttcity.com/Your-Council/Plans-policies-bylaws-and-reports/Code-of-Practice-for-Civil-Engineering-Works
Commercial activity <i>NPS</i>	means any activity trading in goods, equipment or services. It includes any ancillary activity to the commercial activity (for example administrative or head offices).
Commercial and mixed use zones	means the following: <ul style="list-style-type: none"> a. City centre zone; b. Town centre zone; c. Local centre zone; d. Neighbourhood centre zone; and e. Mixed use zone
Commercial Service Activity	means any activity that provides commercial services rather than goods. It includes:

	<ul style="list-style-type: none"> a. bank; b. commercial indoor fitness centres/gymnasiums/play areas; c. professional and financial services; d. commercial sexual services; e. dry cleaner; f. funeral director premises; g. beauty and appearance industries; h. real estate agent; i. show home; j. travel agent; and k. veterinary clinic.
Community care housing	special care housing used for the rehabilitation or care of any group of persons.
Community corrections activity <i>NPS</i>	means the use of land and buildings for non-custodial services for safety, welfare and community purposes, including probation, rehabilitation and reintegration services, assessments, reporting, workshops and programmes, administration, and a meeting point for community works groups.
Community facility <i>NPS</i>	means land and buildings used by members of the community for recreational, sporting, cultural, safety, health, welfare, or worship purposes. It includes provision for any ancillary activity that assists with the operation of the community facility .
Community scale renewable energy generation	means renewable electricity generation for the purpose of supplying electricity to a whole community which is not connected to the distribution network ('off grid'); or to supplying an immediate neighbourhood in an urban area with some export back into the distribution network .
Conservation	the maintenance or enhancement of environmental and historic heritage values.
Construction and Commissioning activities	in respect of renewable electricity generation activities includes those activities directly involved with the building and operation of a new renewable electricity generation activity . This includes site preparation, earthworks , quarrying, concrete batching, plant construction, road construction and widening, traffic generation, reservoir formation, clearance or inundation of vegetation, but specifically excludes investigative activities such as geological sampling, surveys and geotechnical investigations.

	<p>Activities associated with “construction and commissioning” includes rapid and temporary population increases and the associated effects on infrastructure and community facilities; the need to reroute or relocate network utilities and community facilities; the need to construct new infrastructure including the system of electricity conveyance transmission (including substations) required to convey electricity to the distribution network and/or the national grid as provided for in the definition of ‘renewable electricity generation activity’.</p>
<p>Contaminant <i>NPS</i></p>	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <p>includes any substance (including gases, odorous compounds, liquids, solids, and microorganisms) or energy (excluding noise) or heat, that either by itself or in combination with the same, similar, or other substances, energy, or heat—</p> <ol style="list-style-type: none"> when discharged into water, changes or is likely to change the physical, chemical, or biological condition of water; or when discharged onto or into land or into air, changes or is likely to change the physical, chemical, or biological condition of the land or air onto or into which it is discharged.
<p>Contaminated land <i>NPS</i></p>	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <p>means land that has a hazardous substance in or on it that—</p> <ol style="list-style-type: none"> has significant adverse effects on the environment; or is reasonably likely to have significant adverse effects on the environment.
<p>Corner allotment</p>	<p>any site adjoining two or more contiguous roads with two or more contiguous frontages that each comply with the relevant subdivision standard (for the minimum frontage) of a corner allotment in the relevant zone, but excludes any rear allotment.</p>  <p>The diagram illustrates a corner lot situated at the intersection of two roads. The lot is represented by a dashed rectangle. Four arrows point from the lot's boundaries to the roads, labeled as follows: 'Front boundary setback' (top and bottom), 'Side boundary setback' (left and right), and 'Road' (for the adjacent roads). The entire lot is labeled 'Corner lot' at the bottom.</p>
<p>Council</p>	<p>the Upper Hutt City Council or any committee, subcommittee or person to whom the Council's powers, duties and discretions have been lawfully delegated.</p>
<p>Cultivation <i>NPS</i></p>	<p>means the alteration or disturbance of land (or any matter constituting the land including soil, clay, sand and rock) for the purpose of sowing, growing or harvesting of pasture or crops.</p>

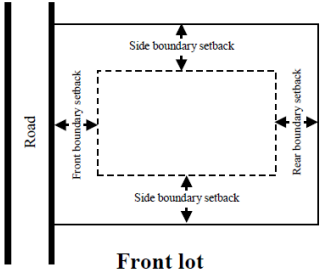
Discharge <i>NPS</i>	has the same meaning as in section 2 of the RMA (as set out in the box below) includes emit, deposit, and allow to escape.
Distribution network	for the purpose of the Renewable Energy Chapter (REG), has the same meaning as in the National Policy Statement for Renewable Electricity Generation and means a distributor's lines and associated equipment used for the conveyance of electricity on lines other than lines that are part of the national grid.
Distributor	for the purpose of the Renewable Energy Chapter (REG), has the same meaning as in the National Policy Statement for Renewable Electricity Generation and means a business engaged in distribution of electricity.
Drain <i>NPS</i>	means any artificial watercourse designed, constructed, or used for the drainage of surface or subsurface water , but excludes artificial watercourses used for the conveyance of water for electricity generation, irrigation, or water supply purposes
Drinking water <i>NPS</i>	means water intended to be used for human consumption; and includes water intended to be used for food preparation, utensil washing, and oral or other personal hygiene
Dripline (of a tree)	the shape defined on the ground by a series of vertical lines formed around the outer most extent of the tree, branches and foliage.
Drive Through Activity	means any activity with a substantial focus on drive-through transactions, including service stations and drive-in or drive-through retail and services outlets and restaurants
Drive-through restaurant	means any land or building on or in which food and beverages are prepared, served and sold to the public inclusive of a facility designed to serve customers in their vehicles, for the consumption on or off the premises and may include an ancillary cafe or playground area.
Driveway	means an access way designed and constructed for use by motor vehicles, pedestrians or cyclists.
Dry abrasive blasting <i>NPS</i>	means abrasive blasting using materials to which no water has been added.
Dust <i>NPS</i>	means all non-combusted solid particulate matter that is suspended in the air, or has settled after being airborne. Dust may be derived from materials including rock, sand, cement, fertiliser , coal, soil, paint, animal products and wood.
Dwelling	means residential unit .

Early childhood centre	means premises used for the care or education of four or more children under the age of seven, including but not limited to Kindergartens, Playcentres, Kohanga Reo , Licensed Childcare Centres, Day Nurseries and Creches.
Earthworks NPS	means the alteration or disturbance of land , including by moving, removing, placing, blading, cutting, contouring, filling or excavation of earth (or any matter constituting the land including soil, clay, sand and rock); but excludes gardening, cultivation , and disturbance of land for the installation of fence posts.
Earthworks plane	means a height control plane applied at the ground level at a boundary from a height of 1.5 metres above any point along that boundary and entering the site at an angle of 45° 
Ecosystem	a dynamic complex of plant, animal and micro-organism communities and their non-living environment , interacting as a functional unit.
Educational facility NPS	means land or buildings used for teaching or training by child care services, schools, or tertiary education services, including any ancillary activities .
Effect NPS	has the same meaning as in section 3 of the RMA (as set out in the box below) includes— <ul style="list-style-type: none"> a. any positive or adverse effect; and b. any temporary or permanent effect; and c. any past, present, or future effect; and d. any cumulative effect which arises over time or in combination with other effects— regardless of the scale, intensity, duration, or frequency of the effect , and also includes— <ul style="list-style-type: none"> e. any potential effect of high probability; and f. any potential effect of low probability which has a high potential impact.
Emergency Services Facility	means places occupied by organisations that respond to and deal with accidents, emergencies, or urgent problems such as fire, illness, or crime. Includes:

	<ul style="list-style-type: none"> a. police, fire and ambulance stations; b. surf lifesaving activities; c. administration related to emergency services; d. storage and maintenance of emergency vehicles and equipment; and e. personnel training. <p>Excludes:</p> <ul style="list-style-type: none"> f. healthcare activities; g. hospitals; and h. private security companies.
Entertainment and hospitality activity	means any activity where the primary business is providing entertainment or hospitality
Entertainment facility	means any commercial facility used for leisure, entertainment or hospitality. It includes: <ul style="list-style-type: none"> a. cinemas; b. theatres; c. concert venues; d. conference centres; and e. private function facilities.
Entrance Strip	has the same meaning as driveway for the purposes of the MDRS height in relation to boundary standard.
Environment NPS	has the same meaning as in section 2 of the RMA (as set out in the box below) includes— <ul style="list-style-type: none"> a. ecosystems and their constituent parts, including people and communities; and b. all natural and physical resources; and c. amenity values; and d. the social, economic, aesthetic, and cultural conditions which affect the matters stated in paragraphs (a) to (c) or which are affected by those matters.
Erosion Hazard Area	the area identified within the District Plan (Part 5) Hazard Maps that are at risk from erosion caused by the flood hazard.

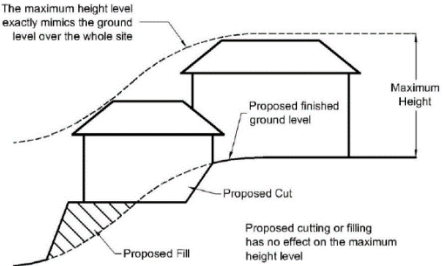
<p>Esplanade reserve</p> <p>NPS</p>	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <p>means a reserve within the meaning of the Reserves Act 1977—</p> <p>a. which is either—</p> <p>i. a local purpose reserve within the meaning of section 23 of that Act, if vested in the territorial authority under section 239; or</p> <p>ii. a reserve vested in the Crown or a regional council under section 237D; and</p> <p>b. which is vested in the territorial authority, regional council, or the Crown for a purpose or purposes set out in section 229</p>
<p>Esplanade strip</p> <p>NPS</p>	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <p>means a strip of land created by the registration of an instrument in accordance with section 232 for a purpose or purposes set out in section 229.</p>
<p>Event overnighting</p>	<p>is the sleeping in a tent, caravan, campervan or other related means on a site not typically used for this purpose, and is directly related to a temporary event.</p>
<p>Event staff</p>	<p>Staff involved in the daily operation of a temporary event.</p>
<p>External sound insulation level</p>	<p>External sound insulation level means the standardised level difference (outdoor to indoor) and is a measure of the airborne sound insulation provided by the external building envelope (including windows, walls, ceilings and floors where appropriate) using insulation spectrum No.2 (A-weighted traffic noise spectrum) described in units of D2m,nT,w + Ctr as defined in the following Standard: ISO 717-1:2013 Acoustics - Rating of sound insulation in buildings and of building elements - Part 1: Airborne sound.</p> <p>The term “external sound insulation level” is used in this Plan primarily as a calculated value to demonstrate compliance with the stated minimum standard of acoustic isolation against sounds arising from outside the building. If field testing of built structures is employed to verify predictions, these tests shall be carried out using <i>ISO 140-5:1998 Acoustics - Measurement Of Sound Insulation In Buildings And Of Building Elements, Part 5: Field Measurements Of Airborne Sound Insulation Of Façade Elements And Facades</i>.</p>
<p>Family flat</p>	<p>a self-contained residential unit no more than 55m² in floor area, on the same property and in the same ownership as the principal residential unit (and not leased to another party), for the purpose of providing ancillary accommodation.</p> <p>Note: For clarity, a family flat which exceeds the 55m² limit will be considered as a residential unit and will be assessed against the appropriate rules.</p>
<p>Farming activity</p>	<p>an activity with the primary purpose of commercially producing livestock or vegetative matter. It includes horticulture but does not include forestry, veterinary hospitals, boarding kennels, catteries, aviaries or farm products processing industries. It also includes the sale of goods produced on the site, except where sale takes place via access to a State Highway.</p>
<p>Fertiliser</p> <p>NPS</p>	<p>means a substance or biological compound or mix of substances or biological compounds in solid or liquid form, that is described as, or held out to be suitable for, sustaining or increasing the growth, productivity or quality of soils, plants or, indirectly, animals through the application to plants or soil of any of the following:</p>

	<ul style="list-style-type: none"> a. nitrogen, phosphorus, potassium, sulphur, magnesium, calcium, chlorine, and sodium as major nutrients; or b. manganese, iron, zinc, copper, boron, cobalt, molybdenum, iodine, and selenium as minor nutrients; or c. fertiliser additives to facilitate the uptake and use of nutrients; or d. non-nutrient attributes of the materials used in fertiliser. <p>It does not include livestock effluent, human effluent, substances containing pathogens, or substances that are plant growth regulators that modify the physiological functions of plants.</p>
Finished Floor Level	in relation to flood inundation the height as measured to the underside of the floor joists for wooden structures or to the bottom of a concrete slab.
Flood Hazard Extent	<p>the area identified within the District Plan (Part 5) Hazard Maps. This identifies the area:</p> <ul style="list-style-type: none"> • susceptible to the average flood return interval of 100 years (1 in 100-year flood), incorporating climate change to 2090 and freeboard; but, <p>Excludes land within that area where the flood depth is not anticipated to exceed 100mm.</p>
Flood mitigation works	work undertaken by local and regional authorities such as Greater Wellington Regional Council and Upper Hutt City Council or their nominated contractors where the primary purpose is to improve the ability and capacity of a stream or river to convey flood flows or reduce flooding across land , often in accordance with a relevant adopted Floodplain Management Plan.
Food and beverage activity	<p>means any activity where the primary business is selling food or beverages for immediate consumption on or off-site.</p> <p>It includes:</p> <ul style="list-style-type: none"> a. restaurants; b. cafes; c. bars; d. taverns; and e. take-away food bars <p>It excludes:</p> <ul style="list-style-type: none"> f. retail activities; g. supermarkets; and h. drive-through restaurants.
Forestry	<p>the management of forests for:</p> <ul style="list-style-type: none"> • Soil conservation. • Forest protection. • Regulation of water.

	<ul style="list-style-type: none"> • Production of timber or other forest products. • Recreational, aesthetic or scientific purposes. <p>It does not include forest products industries or on-site milling.</p>
Fresh water <i>NPS</i>	has the same meaning as in section 2 of the RMA (as set out in the box below) means all water except coastal water and geothermal water .
Front allotment	<p>any site abutting a road that complies with the relevant subdivision standard (for the minimum frontage) of a front allotment in the relevant zone, but excludes any rear or corner allotment.</p>  <p style="text-align: center;">Front lot</p>
Functional need <i>NPS</i>	means the need for a proposal or activity to traverse, locate or operate in a particular environment because the activity can only occur in that environment
Gabites Block Natural Area	means an area of significant indigenous vegetation or significant habitat of indigenous fauna that meets the criteria in Policy 23 of the Regional Policy Statement for the Wellington Region and identified in DEV3-ECO-APPENDIX1. It excludes wetlands and other waterbodies .
Gabites Block Corridor Buffer Area	means an area in the Station Flats Area identified on the Gabites Block Development Area Structure Plan in DEV3-APPENDIX1. The area runs approximately parallel to the Wellington to Woodville rail corridor measured as a distance of 50m from the boundary of the railway corridor designation.
Garden centre	any land and/or buildings used principally for the storage, display and sale of shrubs, plants, seedlings, and associated home garden supplies.
General Residential Zone	means the areas identified as General Residential Zone on the Planning Maps.

General title land (in relation to Papakāinga)	means land that is owned by Māori but which is not held under Te Ture Whenua Māori Act 1993
Green infrastructure NPS	means a natural or semi-natural area, feature or process, including engineered systems that mimic natural processes, which are planned or managed to: <ul style="list-style-type: none"> a. provide for aspects of ecosystem health or resilience, such as maintaining or improving the quality of water, air or soil, and habitats to promote biodiversity; and b. provide services to people and communities, such as stormwater or flood management or climate change adaptation.
Greywater NPS	means liquid waste from domestic sources including sinks, basins, baths, showers and similar fixtures, but does not include sewage , or industrial and trade waste .
Gross floor area NPS	means the sum of the total area of all floors of a building or buildings (including any void area in each of those floors, such as service shafts, liftwells or stairwells) measured: <ul style="list-style-type: none"> a. where there are exterior walls, from the exterior faces of those exterior walls; b. where there are walls separating two buildings, from the centre lines of the walls separating the two buildings; c. where a wall or walls are lacking (for example, a mezzanine floor) and the edge of the floor is discernible, from the edge of the floor.
Ground level NPS	means: <ul style="list-style-type: none"> a. the actual finished surface level of the ground after the most recent subdivision that created at least one additional allotment was completed (when the record of title is created); b. if the ground level cannot be identified under paragraph (a), the existing surface level of the ground; c. if, in any case under paragraph (a) or (b), a retaining wall or retaining structure is located on the boundary, the level on the exterior surface of the retaining wall or retaining structure where it intersects the boundary.
Groundwater NPS	means water occupying openings, cavities, or spaces in soils or rocks beneath the surface of the ground.
Habitable building	any building where people live, work or may assemble, but does not include buildings associated with the storage or use of dangerous goods on the site .
Habitable room NPS	means any room used for the purposes of teaching or used as a living room, dining room, sitting room, bedroom, office or other room specified in the Plan to be a similarly occupied room

<p>Hazard Sensitive Activity</p>	<p>Means any building that contains one or more of the following activities:</p> <ul style="list-style-type: none"> • Community Facility • Early Childhood Centre • Educational Facility • Emergency Service Facilities • Hazardous Facilities and Major Hazardous Facilities • Healthcare Activity • Kōhanga reo • Marae • Residential Activity • Retirement Village • Research Activities • Visitor Accommodation
<p>Hazardous substance</p> <p>NPS</p>	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <div style="border: 1px solid black; padding: 5px;"> <p>includes, but is not limited to, any substance defined in section 2 of the Hazardous Substances and New Organisms Act 1996 as a hazardous substance. The Hazardous Substances and New Organisms Act 1996 defines hazardous substances as meaning, unless expressly provided otherwise by regulations or an EPA notice, any substance—</p> <ol style="list-style-type: none"> a. with 1 or more of the following intrinsic properties: <ol style="list-style-type: none"> i. explosiveness: ii. flammability: iii. a capacity to oxidise: iv. corrosiveness: v. toxicity (including chronic toxicity): vi. ecotoxicity, with or without bioaccumulation; or b. which on contact with air or water (other than air or water where the temperature or pressure has been artificially increased or decreased) generates a substance with any 1 or more of the properties specified in paragraph (a). </div>
<p>Health and safety sign</p>	<p>A sign affixed to a structure or building for the sole purpose of providing a health and safety warning or identifying hazardous substances that is required by legislation or the regulations made under those Acts. This includes but is not limited to the Health and Safety at Work Act 2015 and the Hazardous Substances and New Organisms Act 1996. A health and safety sign excludes any additional advertising or content not required by the relevant legislation (which would be assessed as a 'sign' and those provisions would apply) and is not directly illuminated, digital or contains changing content.</p>

<p>Healthcare activity</p>	<p>means the use of land and/or buildings for providing physical or mental health or welfare services, including:</p> <ul style="list-style-type: none"> a. medical practitioners; b. dentists and dental technicians; c. opticians; d. physiotherapists; e. medical social workers and counsellors; f. midwives; g. paramedical practitioners; h. alternative therapists; i. providers of health and wellbeing services; j. diagnostic laboratories; and k. ancillary office activities; <p>but excluding hospitals.</p>
<p>Height</p> <p><i>NPS</i></p>	<p>means the vertical distance between a specified reference point and the highest part of any feature, structure or building above that point.</p> 
<p>Height in relation to boundary</p> <p><i>NPS</i></p>	<p>means the height of a structure, building or feature, relative to its distance from either the boundary of:</p> <ul style="list-style-type: none"> a. a site; or b. another specified reference point.
<p>High density residential zone</p>	<p>means the areas identified as high density residential zone on the Planning Maps.</p>
<p>Historic heritage</p>	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p>

NPS	<p>a. means those natural and physical resources that contribute to an understanding and appreciation of New Zealand’s history and cultures, deriving from any of the following qualities:</p> <ul style="list-style-type: none"> i. archaeological: ii. architectural: iii. cultural: iv. historic: v. scientific: vi. technological; and <p>b. includes—</p> <ul style="list-style-type: none"> i. historic sites, structures, places, and areas; and ii. archaeological sites; and iii. sites of significance to Māori, including wāhi tapu; and iv. surroundings associated with the natural and physical resources.
Home business NPS	<p>means a commercial activity that is:</p> <ul style="list-style-type: none"> a. undertaken or operated by at least one resident of the site; and b. incidental to the use of the site for a residential activity.
Hydraulic neutrality	<p>the principle of managing stormwater runoff from all new allotment or development areas through disposal or stored on-site and released at a rate that does not exceed the peak stormwater runoff when compared to the pre-development or subdivision situation.</p>
Impervious Surface	<p>means a surface which prevents or significantly constrains the soakage or filtration of water into the ground.</p> <p>It includes:</p> <ul style="list-style-type: none"> a. Roofs; b. Paved areas including driveways and sealed or compacted metal parking areas and patios; c. Tennis or netball courts; d. Sealed and compacted—metal roads; e. Engineered layers such as compacted clay. <p>It excludes:</p> <ul style="list-style-type: none"> f. Grass or bush areas; g. Gardens and other landscape areas; h. Permeable artificial surfaces, fields or lawns; i. Slatted decks; j. Swimming pools, ponds and dammed water; and

	k. Rain tanks.
Indigenous biodiversity precinct	means the areas identified on the Maps as Precinct 1 - Indigenous Biodiversity Precinct .
Indigenous vegetation	a plant community of any species or genetic variants of plants found naturally in New Zealand.
Indigenous Vegetation clearance	the removal, damage or destruction of indigenous vegetation , but excluding where such work is undertaken solely in relation to any one or more of the following: <ul style="list-style-type: none"> • Clearance of diseased, dead or dying vegetation; • Clearance undertaken for the purpose of flood control undertaken or approved by local authorities; • Clearance where necessary to maintain or restore existing essential services or for emergency work to avoid injury to persons or damage to property; • Clearance of regenerating vegetation under the canopy of a plantation forest; • Clearance of indigenous vegetation that has been planted and managed specifically for the purposes of harvesting.
Industrial activity <i>NPS</i>	means an activity that manufactures, fabricates, processes, packages, distributes, repairs, stores, or disposes of materials (including raw, processed, or partly processed materials) or goods. It includes any ancillary activity to the industrial activity .
Industrial and trade waste <i>NPS</i>	means liquid waste, with or without matter in suspension, from the receipt, manufacture or processing of materials as part of a commercial, industrial or trade process, but excludes sewage and greywater .
Intensive animal Farming	any farming operation where animals are kept and/or fed in a building or outdoor enclosures, where the stocking density precludes the maintenance of pasture or vegetative ground cover.
Intensive indoor primary production <i>NPS</i>	means primary production activities that principally occur within buildings and involve growing fungi, or keeping or rearing livestock (excluding calf-rearing for a specified time period) or poultry.
Iwi authority	means the same as in the Resource Management Act 1991 .
Kaitiakitanga	has the same meaning provided in section 2 of the Resource Management Act 1991 .

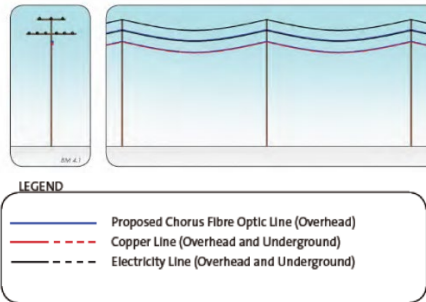
Kohanga reo	premises where pre-school children are taught and cared for in accordance with tikanga Māori (Māori customs).
LA90 NPS	has the same meaning as the 'Background sound level' in New Zealand Standard 6801:2008 Acoustics – Measurement of Environmental Sound.
LAeq NPS	has the same meaning as 'time-average A-weighted sound pressure level' in New Zealand Standard 6801:2008 Acoustics -Measurement of Environmental Sound.
LA_{F(max)} NPS	has the same meaning as the 'maximum A-frequency weighted, F-time weighted sound pressure level' in New Zealand Standard 6801:2008 Acoustics – Measurement of Environmental Sound.
Lake NPS	has the same meaning as in section 2 of the RMA (as set out in the box below) means a body of fresh water which is entirely or nearly surrounded by land .
Land NPS	has the same meaning as in section 2 of the RMA (as set out in the box below) <ul style="list-style-type: none"> a. includes land covered by water and the airspace above land; and b. in a national environmental standard dealing with a regional council function under section 30 or a regional rule, does not include the bed of a lake or river; and c. in a national environmental standard dealing with a territorial authority function under section 31 or a district rule, includes the surface of water in a lake or river.
Land disturbance NPS	means the alteration or disturbance of land (or any matter constituting the land including soil, clay, sand and rock) that does not permanently alter the profile, contour or height of the land .
Landfill NPS	means an area used for, or previously used for, the disposal of solid waste. It excludes cleanfill areas .
Landscaping	the provision of tree and shrub planting, and may include ancillary lawn, rocks, paved areas or amenity features.

Large format retail	means any individual retail activity with a store or individual tenancy exceeding 500m ² gross floor area .
L_{dn} NPS	has the same meaning as the ‘Day night level, or day-night average sound level’ in New Zealand Standard 6801:2008 Acoustics – Measurement of Environmental Sound.
Less Hazard Sensitive Activity	<p><u>Means any building that will contain any activity not identified as a Hazard Sensitive Activity or Potentially Hazard Sensitive Activity, and includes:</u></p> <ul style="list-style-type: none"> • <u>Accessory buildings used for non-habitable purposes</u> • <u>Event overnighting</u> • <u>Parks Facilities</u> • <u>Parks Furniture</u> • <u>Buildings associated with temporary activities</u> • <u>Structures that are non-habitable and are not used as places of employment.</u>
Light industrial activity	means industrial activity that does not involve the use of heavy machinery and does not generate objectionable odour, dust or noise .
Line	means ‘ line ’ as defined in Section 5 of the Telecommunications Act 2001 or Section 2 of the Electricity Act 1992.
Loading	the loading and unloading of a vehicle including adjusting, covering or tying its load.
L_{peak} NPS	has the same meaning as ‘Peak sound pressure level’ in New Zealand Standard 6801:2008 Acoustics – Measurement of Environmental Sound.
Maintenance	as it applies to network utilities , means the replacement, repair or renewal of existing network utilities and where the effects of that utility remain the same or similar in character, intensity and scale, and excludes ‘ minor upgrading ’ and ‘ upgrading ’.
Mana Whenua	<p>has the same meaning as in section 2 of the RMA:</p> <p>means customary authority exercised by an iwi or hapū in an identified area.</p>
Marae	customarily means the open space in front of a meeting house upon which various ceremonial occasions are centred, but for the purpose of the District Plan a marae also consists of a Māori meeting house and/or hall together with the associated area of open ground.
Mast	any pole, tower or similar structure which is fixed to the ground specifically designed to carry an antenna to facilitate the transmission of telecommunication and radiocommunication signals.

Medium density residential standards (MDRS)	means the requirements, conditions and permissions set out in Schedule 3A of the Resource Management Act 1991 .
Minor above ground line	means a line that provides an above ground connection to a site , including any connection to a building within that site , from an existing or permitted new above ground line provided that no more than one new support structure is required for that connection.
Minor residential unit <i>NPS</i>	means a self-contained residential unit that is ancillary to the principal residential unit , and is held in common ownership with the principal residential unit on the same site .
Minor structures	means any structure of less than 5m ² in area with a height of less than 1.2m. <ul style="list-style-type: none"> ▪ Any fence or wall with a height of less than 2m. ▪ Any retaining wall with a height of less than 1.5m above the finished ground level. ▪ Any tank or pool, and any structural support: <ul style="list-style-type: none"> ○ Which has a capacity of less than 25,000 litres and is supported directly by the ground. ○ Which has a capacity of less than 2,000 litres and is supported at a height of less than 2.0 metres from the base of its structure. ○ Which has a capacity of less than 500 litres and is supported at a height of less than 4.0 metres from the base of its supporting structure. ○ Any non-enclosed and uncovered decks with a height of 1.0m or less above ground level.
Minor upgrading	means an increase in the carrying capacity, efficiency or security of electricity and telecommunication lines , which utilise the existing or replacement support structures and includes: <ol style="list-style-type: none"> 1. The reconductoring of the line with higher capacity conductors; and 2. The re-sagging of conductors; and 3. The addition of longer and more efficient insulators; and 4. A support structure replacement within 5 metres of the support structure that is to be replaced; and 5. The addition of earthwires, which may contain telecommunication lines, earthpeaks and lightning rods; and 6. The addition of electrical or telecommunication fittings; and 7. Support structure replacement in the same location or within the existing alignment of the transmission line corridor; and 8. The replacement of existing cross arms, including with cross arms of an alternative design; and 9. An increase in tower height to achieve compliance with the clearance distances specified in NZECP34:2001; and 10. An increase in the height of replacement poles in the road reserve by a maximum of 1m, for the purpose of achieving road controlling authority clearance requirements, provided the permitted height in Rule 30.4 is not exceeded; 11. An increase in voltage of electricity lines from 11kV to no more than 33kV.and

12. The addition of a new overhead telecommunication fibre optic **line** provided that:
- i. the maximum number of fibre optic **lines** on existing support **structures** does not exceed two **lines**;
 - ii. the diameter of new fibre optic **lines** does not exceed 25mm; and
 - iii. the location of the new fibre optic **line** is consistent with the following figure

Figure 1: Location of new fibre optic **line**



Minor upgrading shall not include:

- i. Any increase in the voltage of the **line** unless the **line** was originally constructed to operate at the higher voltage but has been operating at a reduced voltage, or
- ii. Any increase in any individual wire, cable, or other similar conductor to a diameter that exceeds 35mm, or
- iii. The bundling together of any wire, cable, or other similar conductor so that the bundle exceeds 43mm in diameter, or
- iv. The addition of any new circuits, **lines** or utility **structures**, where this results in an increase in the number of circuits, **lines** or utility **structures** except as provided for in (12) above.

Note: The Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009 applies to the existing National Grid, **transmission lines** that were operational, or able to be operated, on 14 January 2010.

Motor vehicle wrecking	any land and/or building used for the dismantling and storage of wrecked motor vehicles for private or commercial purposes.
Nationally significant infrastructure	means the same as in the National Policy Statement on Urban Development 2020.
Natural and physical resources	has the same meaning as in section 2 of the RMA (as set out in the box below) <div style="border: 1px solid black; padding: 5px; margin-top: 5px;">Includes land, water, air, soil, minerals, and energy, all forms of plants and animals (whether native to New Zealand or introduced), and all structures.</div>

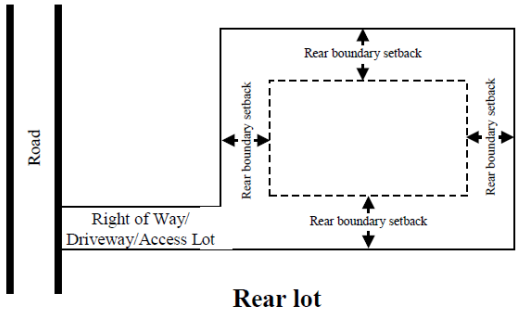
NPS	
Natural hazard	has the same meaning as in section 2 of the RMA (as set out in the box below)
NPS	means any atmospheric or earth or water related occurrence (including earthquake, tsunami, erosion, volcanic and geothermal activity , landslip, subsidence, sedimentation, wind, drought, fire, or flooding) the action of which adversely affects or may adversely affect human life, property , or other aspects of the environment .
Net floor area	<ul style="list-style-type: none"> a. means the sum of any gross floor area; and b. includes: <ul style="list-style-type: none"> i. both freehold and leased areas; and ii. any stock storage or preparation areas; but c. excludes: <ul style="list-style-type: none"> i. void areas such as liftwells and stair wells, including landing areas; ii. shared corridors and mall common spaces; iii. entrances, lobbies and plant areas within a building; iv. open or roofed outdoor areas, and external balconies, decks, porches and terraces; v. off street loading areas; vi. building service rooms; vii. parking areas and basement areas used for parking, manoeuvring and access; and viii. non-habitable floor spaces in rooftop structures.
Net site area	<p>means the total area of the site, but excludes:</p> <ul style="list-style-type: none"> a. any part of the site that provides legal access to another site; b. any part of a rear site that provides legal access to that site; c. any part of the site subject to a designation that may be taken or acquired under the Public Works Act 1981.
Network utility	<p>means any activity undertaken by a network utility operator as defined in s166 of the RMA, relating to:</p> <ol style="list-style-type: none"> 1. Distribution or transmission by pipeline of natural or manufactured gas, petroleum, biofuel or geothermal energy, or 2. Telecommunication as defined in section 5 of the Telecommunications Act 2001; or radiocommunications as defined in section (2)(1) of the Radiocommunications Act 1989, or 3. works as defined in section 2 of the Electricity Act 1992 for the conveyancing of electricity, or 4. The distribution of water for supply including irrigation, or 5. Sewerage or drainage reticulation, or 6. Construction and operation of roads and railway lines, or

	<p>7. The operation of an airport as defined by the Airport Authorities Act 1966, or</p> <p>8. the provision of any approach control service within the meaning of the Civil Aviation Act 1990, or</p> <p>9. Undertaking a project or work described as a 'network utility operation' by regulations made under the Resource Management Act 1991 and includes:</p> <ul style="list-style-type: none"> ○ Lighthouses, navigation aids, beacons, signal and trig stations and natural hazard emergency warning devices, ○ Meteorological services, ○ all associated structures; and ○ regionally significant network utilities
Network utility operator	has the same meaning as in s166 of the RMA (as set out in the box below)
NPS	<p>means a person who—</p> <ul style="list-style-type: none"> a. undertakes or proposes to undertake the distribution or transmission by pipeline of natural or manufactured gas, petroleum, biofuel, or geothermal energy; or <ul style="list-style-type: none"> i. operates or proposes to operate a network for the purpose of— ii. telecommunication as defined in section 5 of the Telecommunications Act 2001; or b. radio communication as defined in section 2(1) of the Radio Communications Act 1989; or c. is an electricity operator or electricity distributor as defined in section 2 of the Electricity Act 1992 for the purpose of line function services as defined in that section; or d. undertakes or proposes to undertake the distribution of water for supply (including irrigation); or e. undertakes or proposes to undertake a drainage or sewerage system; or f. constructs, operates, or proposes to construct or operate, a road or railway line; or g. is an airport authority as defined by the Airport Authorities Act 1966 for the purposes of operating an airport as defined by that Act; or h. is a provider of any approach control service within the meaning of the Civil Aviation Act 1990; or i. undertakes or proposes to undertake a project or work prescribed as a network utility operation for the purposes of this definition by regulations made under this Act,— <p>and the words network utility operation have a corresponding meaning</p>
Network utility structure	means any structure associated with a network utility and includes, but is not limited to, pipes, valves, meters, regulator stations, support poles and towers for lines , transformers (other than pole mounted transformers), substations (other than overhead substations), compressor stations, pumping stations, navigational aids, meteorological installations, containers, cabinets , and similar structures . It does not include lines , antennas and masts .
Noise	has the same meaning as in section 2 of the RMA (as set out in the box below)
NPS	includes vibration.

Noise rating level <i>NPS</i>	means a derived noise level used for comparison with a noise limit.
Notional boundary <i>NPS</i>	means a line 20 metres from any side of a residential unit or other building used for a noise sensitive activity , or the legal boundary where this is closer to such a building .
Office activity	means an activity conducted within a building and focusing on business, government, professional or financial services and includes the personal service elements of these activities .
Official sign <i>NPS</i>	means all signs required or provided for under any statute or regulation, or are otherwise related to aspects of public safety.
Operational need <i>NPS</i>	means the need for a proposal or activity to traverse, locate or operate in a particular environment because of technical, logistical or operational characteristics or constraints.
Organised fireworks display	The public display of fireworks conducted by a suitably qualified person.
Outdoor living space <i>NPS</i>	means an area of open space for the use of the occupants of the residential unit or units to which the space is allocated.
Overflow path	the area defined on the District Plan Part 5 Hazard Maps. The overflow paths are areas identified as conveying moving flood water across land during a flood event and may be fast and/or deep.
Papakāinga	means housing and ancillary activities (including social, cultural, educational, recreational, and commercial activities) for tangata whenua on their ancestral land .
Partial or total demolition	in relation to Historic Heritage - means the removal, destruction or taking down of any significant historic heritage feature, either in total or in part, except, in the case of a building , where permitted for “ repair or maintenance ” or within the definition of “ addition or alteration .”

Passenger car unit (PCU)	means the conversion of different types of vehicles into their equivalent passenger cars in terms of operating characteristics. A car or other light vehicle is 1 PCU, while a heavy vehicle or bus is 2.0 PCU. A car entering and leaving a site generates 2 PCU, while a heavy vehicle or bus generates 4 PCU.
Passive recreation	comprises all forms of informal recreational activity that are passive in nature, including the use of walkways, bridle paths and picnic areas, swimming and fishing activities , cycling and outdoor education. It excludes facilities for organised, competitive sports.
Peak particle velocity <i>NPS</i>	means, to the extent used for the assessment of the risk of structural damage to a fixed structure , the instantaneous maximum velocity reached by a vibrating surface as it oscillates about its normal position
Pinehaven Catchment Overlay	the area encompassing the upper sub-catchments of the Pinehaven stream catchment.
Places of assembly	land and/or buildings used for the public and/or private assembly of people primarily for worship, religious, educational, recreational, social and cultural purposes. This definition includes marae , churches and associated halls and grounds.
Ponding area	the area defined on the District Plan Part 5 Hazard Maps comprising areas of still, shallow or slow moving water during a flood event.
Potentially Hazard Sensitive Activities	<p><u>Means any building that will contain one or more of the following activities:</u></p> <ul style="list-style-type: none"> • <u>Buildings associated with primary production (excluding Residential Activities or buildings identified as Less Hazard Sensitive Activities)</u> • <u>Commercial Activity</u> • <u>Entertainment Facility</u> • <u>Industrial Activities</u> • <u>Integrated Retail Activity</u> • <u>Large Format Retail Activity</u> • <u>Office Activities</u> • <u>Retail Activities</u> • <u>Rural Industrial Activities</u> • <u>Service Stations</u>
Primary production <i>NPS</i>	<p>means:</p> <ol style="list-style-type: none"> a. any aquaculture, agricultural, pastoral, horticultural, mining, quarrying or forestry activities; and b. includes initial processing, as an ancillary activity, of commodities that result from the listed activities in a);

	<p>c. includes any land and buildings used for the production of the commodities from a) and used for the initial processing of the commodities in b); but</p> <p>d. excludes further processing of those commodities into a different product</p>
Property	all of that land held in one ownership
Public street	has the same meaning as road with respect to the Outlook Space (per residential unit standard).
Qualifying matter	means a matter referred to in section 771 or 770 of the RMA .
Qualifying matter area	<p>Means a qualifying matter listed below:</p> <ul style="list-style-type: none"> a. flood hazard extents identified on the Planning Maps comprising the: <ul style="list-style-type: none"> i. River Corridor; ii. Stream Corridor; iii. Overflow Path; and iv. Erosion Hazard Area; b. Ponding areas; c. Pinehaven Flood Hazard Extent; d. Mangaroa Flood Hazard Extent; e. 1% (1 in 100 year) flood extent of the Hutt River; f. Fault band identified on the Planning Maps; g. Significant Heritage Features listed in Schedule HH-SCHED1; h. Notable Trees listed in TREE-SCHED1; i. Urban Tree Groups listed in UTG-SCHED1; j. Indigenous vegetation that is not on an Urban Environment Allotment; k. Rare or Threatened Indigenous Vegetation and Fauna in ECO-SCHED-2 where not on an Urban Environment Allotment; l. The areas within 20 metres of the bank of any waterbody with an average width of 3 metres or more; m. The widths specified for esplanade reserves and esplanade strips in SUB-GEN-S1; n. The areas within 20 metres of a high voltage (110kV or greater) electricity transmission line; o. The areas within 12-32m of a high voltage (110kV or greater) electricity transmission line; p. The Open Space Zone as identified on the Planning Maps; q. The Natural Open Space Zone as identified on the Planning Maps; r. The Sport and Active Recreation Zone as identified on the Planning Maps
Quarry	means a location or area used for the permanent removal and extraction of aggregates (clay, silt, rock or sand). It includes the area of aggregate resource and surrounding land associated with the operation of a quarry and which is used for quarrying activities .

NPS	
Quarrying activities	means the extraction, processing (including crushing, screening, washing, and blending), transport, storage, sale and recycling of aggregates (clay, silt, rock, sand), the deposition of overburden material, rehabilitation, landscaping and cleanfilling of the quarry , and the use of land and accessory buildings for offices, workshops and car parking areas associated with the operation of the quarry .
NPS	
Raft	has the same meaning as in section 2 of the RMA (as set out in the box below)
NPS	means any moored floating platform which is not self-propelled; and includes platforms that provide buoyancy support for the surfaces on which fish or marine vegetation are cultivated or for any cage or other device used to contain or restrain fish or marine vegetation; but does not include booms situated on lakes subject to artificial control which have been installed to ensure the safe operation of electricity generating facilities.
Rear allotment	<p>any site situated generally to the rear of another site, which does not comply with the relevant subdivision standard (for the minimum frontage) for a front or corner allotment in the relevant zone. It also includes any site, the net site area of which is accessed from a road by an access strip (i.e. right of way, access leg or access allotment) that is less than the relevant subdivision standard (for the minimum frontage) for a front or corner allotment.</p>  <p>The diagram illustrates a rear lot situated behind a road. On the left, a vertical line represents the 'Road'. To its right is a 'Right of Way/ Driveway/ Access Lot'. Further to the right is the 'Rear lot', which is a rectangular area enclosed by a dashed line. Four arrows point from the dashed line to the text 'Rear boundary setback', indicating the required distance from the rear, front, and side boundaries of the rear lot to the rear boundary of the right-of-way area.</p>
Regional park	land which is managed and administered by the Wellington Regional Council in accordance with a Regional Park management plan.
Regionally significant network utilities	<p>includes:</p> <ul style="list-style-type: none"> • pipelines for the distribution or transmission of natural or manufactured gas or petroleum • the National Grid, as defined by the National Policy Statement on Electricity Transmission • facilities for the generation and transmission of electricity where it is supplied to the network, as defined by the Electricity Governance Rules 2003 • the local authority water supply network and water treatment plants

	<ul style="list-style-type: none"> the local authority wastewater and stormwater networks, systems and wastewater treatment plants the Strategic Transport Network, detailed in Appendix 1 to the Wellington Regional Land Transport Strategy 2010-2040
Relevant residential zone	means the general residential zone and the high density residential zone .
Relocated building	any building or other structure , over two years old or which has been occupied for more than two years, which is intended to be removed and re-erected on another site .
Renewable electricity generation	means generation of electricity from solar, wind, hydro, geothermal, biomass, tidal, wave, or ocean current sources.
Renewable electricity generation activities	has the same meaning as under the National Policy Statement for Renewable Electricity Generation and means the construction, operation and maintenance of structures associated with renewable electricity generation . This includes small and community-scale distributed renewable generation activities and the system of electricity conveyance required to convey electricity to the distribution network and/or the national grid and electricity storage technologies associated with renewable electricity.
Renewable energy	is defined in section 2 of the Resource Management Act 1991
Repair or maintenance	in relation to Historical Heritage - means any repair of a structural element of a significant heritage feature (including the facade, exterior wall, roof and internal load bearing walls), using building materials similar to the existing ones.
Residential activity <i>NPS</i>	means the use of land and building(s) for people's living accommodation.
Residential unit <i>NPS</i>	means a building(s) or part of a building that is used for a residential activity exclusively by one household, and must include sleeping, cooking, bathing and toilet facilities.
Rest home	any nursing or convalescent home for aged and infirm persons or similar facility.
Restaurants	the use of land and/or buildings for the sale of food, mainly prepared on the premises, to the public. The food may be consumed on or off the premises. Cafes, coffee bars and take away food places are included. The premises may or may not be licensed under the Sale of Liquor Act.
Retail	refers to any land, building or part of a building where goods, merchandise, equipment or services are sold, displayed or offered for sale or direct hire to the public. The definition does not include the sale and hire of motor vehicles, boats, caravans, motor homes and accessories and motor vehicle spare parts, home business, restaurants or service stations .

Retirement village NPS	means a managed comprehensive residential complex or facilities used to provide residential accommodation for people who are retired and any spouses or partners of such people. It may also include any of the following for residents within the complex: recreation, leisure, supported residential care, welfare and medical facilities (inclusive of hospital care) and other non-residential activities.
Reverse sensitivity	means the vulnerability of an existing lawfully established activity to other activities in the vicinity which are sensitive to adverse environmental effects that may be generated by such existing activity, thereby creating the potential for the operation of such existing activity to be constrained.
River NPS	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <div style="border: 1px solid black; padding: 5px;"> means a continually or intermittently flowing body of fresh water; and includes a stream and modified watercourse; but does not include any artificial watercourse (including an irrigation canal, water supply race, canal for the supply of water for electricity power generation, and farm drainage canal). </div>
River Corridor	the area as defined on the District Plan (Part 5) Hazard Maps as ' River Corridor '.
Road NPS	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <div style="border: 1px solid black; padding: 5px;"> <p>has the same meaning as in section 315 of the Local Government Act 1974; and includes a motorway as defined in section 2(1) of the Government Roading Powers Act 1989 Section 315 of the Local Government Act 1974 road definition: road means the whole of any land which is within a district, and which—</p> <ol style="list-style-type: none"> a. immediately before the commencement of this Part was a road or street or public highway; or b. immediately before the inclusion of any area in the district was a public highway within that area; or c. is laid out by the council as a road or street after the commencement of this Part; or d. is vested in the council for the purpose of a road as shown on a deposited survey plan; or e. is vested in the council as a road or street pursuant to any other enactment;— <p>and includes—</p> <ol style="list-style-type: none"> f. except where elsewhere provided in this Part, any access way or service lane which before the commencement of this Part was under the control of any council or is laid out or constructed by or vested in any council as an access way or service lane or is declared by the Minister of Works and Development as an access way or service lane after the commencement of this Part or is declared by the Minister of Lands as an access way or service lane on or after 1 April 1988: g. every square or place intended for use of the public generally, and every bridge, culvert, drain, ford, gate, building, or other thing belonging thereto or lying upon the line or within the limits thereof;— </div>

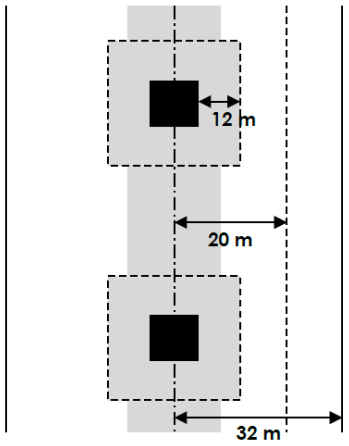
	<p>but, except as provided in the Public Works Act 1981 or in any regulations under that Act, does not include a motorway within the meaning of that Act or the Government Roading Powers Act 1989 Section 2(1) of the Government Roading Powers Act 1989 motorway definition motorway—</p> <ul style="list-style-type: none"> h. means a motorway declared as such by the Governor-General in Council under section 138 of the Public Works Act 1981 or under section 71 of this Act; and i. includes all bridges, drains, culverts, or other structures or works forming part of any motorway so declared; but j. does not include any local road, access way, or service lane (or the supports of any such road, way, or lane) that crosses over or under a motorway on a different level.
Roading hierarchy	the classification of roads according to their intended function within the City's roading network (see Transport and Parking Chapter TP-SCHED1).
Rural industry <i>NPS</i>	means an industry or business undertaken in a rural environment that directly supports, services, or is dependent on primary production .
Service station	any land and buildings where the predominant activity is the retail sale of motor vehicle fuels (including petrol, LPG, CNG and diesel) and may also include, as ancillary activities : <ul style="list-style-type: none"> a. the mechanical repair and servicing of motor vehicles (other than panel beating, trimming or spray painting, heavy engineering such as engine restoring and crankshaft grinding); b. the sale or hire of any goods, including the preparation and sale of food and beverages; c. car wash facilities, and d. the hire of light trailers and motor vehicles.
Setback	the minimum distance from a particular boundary of a site .
Sewage <i>NPS</i>	means human excrement and urine.
Shape factor	a square with sides of the specified dimension which can be fitted within the net site area .
Sign <i>NPS</i>	means any device, character, graphic or electronic display, whether temporary or permanent, which: <ul style="list-style-type: none"> a. is for the purposes of: <ul style="list-style-type: none"> i. identification of or provision of information about any activity, property or structure or an aspect of public safety; ii. providing directions; or iii. promoting goods, services or events; and b. is projected onto, or fixed or attached to, any structure or natural object; and

	c. includes the frame, supporting device and any ancillary equipment whose function is to support the message or notice.
Significant Exterior Alteration	In the Gateway Precinct of the Wallaceville Structure Plan Development Area , any horizontal or vertical extension to, or demolition of, a wall(s) or roof of a building and any recladding, repair or maintenance of a building , or the replacement of windows or doors (including their framing) where the new materials are not the same or similar in appearance to the existing materials. It does not include any works to existing, or installation of new, mechanical structures relating to ventilation, or means of ingress and egress for the building (including lift shafts).
Site NPS	means: <ul style="list-style-type: none"> a. an area of land comprised in a single record of title under the Land Transfer Act 2017; or b. an area of land which comprises two or more adjoining legally defined allotments in such a way that the allotments cannot be dealt with separately without the prior consent of the council; or c. the land comprised in a single allotment or balance area on an approved survey plan of subdivision for which a separate record of title under the Land Transfer Act 2017 could be issued without further consent of the Council; or d. despite paragraphs (a) to (c), in the case of land subdivided under the Unit Titles Act 1972 or the Unit Titles Act 2010 or a cross lease system, is the whole of the land subject to the unit development or cross lease.
Small Scale Renewable Energy Generation	means small scale renewable energy generation development for the purpose of using or generating electricity on a particular site (single household or business premise) with or without exporting back into the distribution network .
Small scale wind turbines	means wind turbines that are capable of generating up to 10kW of electricity.
Solar Panel	means a panel exposed to radiation from the sun, used to heat water or, when mounted with solar cells, to produce electricity direct
Special audible characteristic NPS	has the same meaning as ' special audible characteristic ' in section 6.3 of New Zealand Standard 6802:2008 Acoustics – Environmental Noise
St Patrick's Estate Development Area	means the area identified as St Patrick's Estate Development Area on the Planning Maps.
Stormwater NPS	means run-off that has been intercepted, channelled, diverted, intensified or accelerated by human modification of a land surface, or run-off from the surface of any structure , as a result of precipitation and includes any contaminants contained within.

Stream Corridor	the area as defined on the District Plan Part 5 Hazard Maps as ' Stream Corridor '.
Structure	has the same meaning as in section 2 of the RMA (as set out in the box below)
NPS	means any building , equipment, device, or other facility, made by people and which is fixed to land ; and includes any raft .
Subdivision	has the same meaning as " subdivision of land "-in section 218 of the RMA (as set out in the box below)
NPS	means— <ul style="list-style-type: none"> a. the division of an allotment— <ul style="list-style-type: none"> i. by an application to the Registrar-General of Land for the issue of a separate certificate of title for any part of the allotment; or ii. by the disposition by way of sale or offer for sale of the fee simple to part of the allotment; or iii. by a lease of part of the allotment which, including renewals, is or could be for a term of more than 35 years; or iv. by the grant of a company lease or cross lease in respect of any part of the allotment; or v. by the deposit of a unit plan, or an application to the Registrar-General of Land for the issue of a separate certificate of title for any part of a unit on a unit plan; or b. an application to the Registrar-General of Land for the issue of a separate certificate of title in circumstances where the issue of that certificate of title is prohibited by section 226.
Supermarket	means a retail shop selling a wide range of foodstuffs and non-food grocery items for consumption and use off-site , where foodstuffs comprise more than 90 percent of the total retail floor space. Foodstuffs include: <ul style="list-style-type: none"> a. fresh produce, meat, fish and dairy; and b. chilled, frozen, packaged, canned and bottled foodstuffs and beverages. <p>Non-food grocery items include:</p> <ul style="list-style-type: none"> c. cooking, cleaning and washing products; d. kitchenwares; and e. toiletries.
Sustainable management	has the same meaning as in section 5 of the RMA (as set out in the box below)
NPS	means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while— <ul style="list-style-type: none"> a. sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and b. safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and c. avoiding, remedying, or mitigating any adverse effects of activities on the environment.

Tangata whenua	has the same meaning provided in section 2 of the Resource Management Act 1991.
Taonga	treasure or valued highly by Maori.
Temporary event	an organised event that is of a temporary nature, has a limited duration and that includes public entertainment events, cultural events and organised competitive sporting and recreational events, but excludes commercial promotional events and temporary military training activities .
Temporary military training activity NPS	means a temporary activity undertaken for the training of any component of the New Zealand Defence Force (including with allied forces) for any defence purpose. Defence purposes are those purposes for which a defence force may be raised and maintained under section 5 of the Defence Act 1990 which are: <ul style="list-style-type: none"> a. the defence of New Zealand, and of any area for the defence of which New Zealand is responsible under any Act: b. the protection of the interests of New Zealand, whether in New Zealand or elsewhere: c. the contribution of forces under collective security treaties, agreements, or arrangements: d. the contribution of forces to, or for any of the purposes of, the United Nations, or in association with other organisations or States and in accordance with the principles of the Charter of the United Nations: e. the provision of assistance to the civil power either in New Zealand or elsewhere in time of emergency: f. the provision of any public service.
Temporary renewable energy assessment and research structures	means structures for the investigation, identification and assessment of potential sites and energy sources for renewable electricity generation by existing and prospective generators and includes the following activities : <ul style="list-style-type: none"> ▪ Erecting an anemometer mast. ▪ Digging test pits, drilling boreholes, constructing investigation drives and removing samples to investigate geological conditions. ▪ Installing instruments into drill holes for monitoring groundwater levels and land movement. ▪ Erecting survey monuments and installing instruments to monitor land movement. ▪ Erecting telemetry stations for the transmission of instrument data. ▪ Installing microseismic stations to measure microseismic activity and ground noise. ▪ Erection of signs or notices giving warning of danger
Temporary Sign	means a sign in connection with any of the purposes identified in the definition of sign , but for a short duration only and with the purpose relating to a one-off or temporary activity , event or provision of information.
Territorial authority NPS	has the same meaning as in section 5 of the Local Government Act 2002 (as set out in the box below) <div style="border: 1px solid black; padding: 2px; width: fit-content;">means a city council or a district council named in Part 2 of Schedule 2.</div>
Tikanga/Tikanga Māori	means Māori customary values and practices.

Tino rangatiratanga	means self-determination, sovereignty, self-government, Māori governance by Māori over Māori affairs.
Tipuna/Tupuna	means ancestors.
Topsoil removal	the removal, relocation or stockpiling of topsoil for purposes other than in conjunction with conventional domestic gardening or the planting, cropping or drainage of land in connection with farming and forestry operations.
Tourism facilities	land and/or structures used for ventures, features, events and services primarily intended to attract tourists, visitors and travellers.
Trade supplier	means a business engaged in sales to businesses and institutional customers (but may also include sales to the general public) and consists only of suppliers of goods in one or more of the following categories: <ul style="list-style-type: none"> a. automotive and/or marine suppliers; b. building suppliers; c. catering equipment suppliers; d. farming and agricultural suppliers; e. garden and patio suppliers; f. hire services (except hire or loan of books, videos, DVDs and other similar home entertainment items); g. industrial clothing and safety equipment suppliers; and h. office furniture, equipment and systems suppliers.
Transmission line	has the same meaning as in section 3 of the Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009.

	 <p>■ = Tower support structure</p> <p>Note: The measurement of setback distances from electricity transmission lines shall be taken from the centre line of the electricity transmission line and from the outer edge of any support structure. The centre line at any point is a straight line between the centre points of the two support structures at each end of the span. The diagram above depicts setback distances.</p>
<p>Upgrading</p>	<p>as it applies to network utilities, upgrading means the improvement or physical works that result in an increase in carrying capacity, operational efficiency, security or safety of existing network utilities but excludes:</p> <ul style="list-style-type: none"> ▪ ‘maintenance’ (as it relates to network utilities); and ▪ ‘minor upgrading’; and <p>any other activity specifically otherwise provided for under Rules NU-R1-R31</p>
<p>Urban environment allotment</p>	<p>means an allotment within the meaning of section 218</p> <ol style="list-style-type: none"> 1. that is no greater than 4 000 m²; and 2. that is connected to a reticulated water supply system and a reticulated sewerage system; and 3. on which there is a building used for industrial or commercial purposes or as a dwelling house; and 4. that is not reserve (within the meaning of section 2(1) of the Reserves Act 1977) or subject to a conservation management plan or conservation management strategy prepared in accordance with the Conservation Act 1987 or the Reserves Act 1977.
<p>Upgrading</p>	<p>as it applies to network utilities, upgrading means the improvement or physical works that result in an increase in carrying capacity , operational efficiency, security or safety of existing network utilities but excludes:</p>

	<ul style="list-style-type: none"> ▪ 'maintenance' (as it relates to network utilities); and ▪ 'minor upgrading'; and any other activity specifically otherwise provided for under Rules NU-R1-R31	
Vehicle movement	a movement of a vehicle between a road and a site , with the number of movements per day being calculated over a 24 hour period as follows: 1 car to and from a site = 2 vehicle movements 1 truck to and from a site = 6 vehicle movements 1 truck and trailer to and from a site = 10 vehicle movements	
Verandah	a permanent structure , constructed of weatherproof material, which is either cantilevered or supported on posts or pillars, which extends from a building facade, usually on the street frontage and at first floor level, and overhangs a footpath or other similar public pedestrian accessway or space.	
Visitor accommodation	means land and/or buildings used for accommodating visitors, subject to a tariff being paid, and includes any ancillary activities .	
NPS		
Waahi tapu	a place which is particularly sacred or spiritually meaningful to tangata whenua . It includes burial grounds, tribal altars and locations where significant events have taken place.	
Walkable catchment	means areas within the high density residential zone that are specified in Urban Form and Development Policy UFD-P2.	
Wallaceville Structure Plan Development Area	the area of land defined in the Wallaceville Structure Plan Map (refer to DEV1 Wallaceville Structure Plan Development Area)	
Warehouse	means any building , or part of a building , or land , where materials, articles or goods are stored.	
Wastewater	means any combination of two or more the following wastes: sewage, greywater or industrial and trade waste	
NPS		
Water	has the same meaning as in section 2 of the RMA (as set out in the box below)	
NPS	<table border="1" style="width: 100%;"> <tr> <td> <ul style="list-style-type: none"> a. means water in all its physical forms whether flowing or not and whether over or under the ground: b. includes fresh water, coastal water, and geothermal water: </td> </tr> </table>	<ul style="list-style-type: none"> a. means water in all its physical forms whether flowing or not and whether over or under the ground: b. includes fresh water, coastal water, and geothermal water:
<ul style="list-style-type: none"> a. means water in all its physical forms whether flowing or not and whether over or under the ground: b. includes fresh water, coastal water, and geothermal water: 		

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

Natural Hazards Chapter

NH – Natural Hazards

Background

Upper Hutt City is susceptible to a wide range of **natural hazards**, including flooding, fault rupture, poor ground conditions and slope instability. When **natural hazards** occur, they can result in damage to **property** and **buildings**, and lead to a loss of human life. It is therefore important to identify areas susceptible to **natural hazards** and to avoid or manage **subdivision** use and development, relative to the **natural hazard** risk posed, in order to reduce the damage to **properties** and the potential for loss of human life.

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

- Flooding;
- Fault rupture;
- Poor Ground Conditions; and
- Slope instability

Flooding is influenced by climate change. It is predicted that climate change will result in more intense rainfall events, and storm events will become more common. The flooding hazard maps incorporate current climate change predictions.

Upper Hutt City is also susceptible to **natural hazards** such as severe winds, wildfires, and ground shaking from earthquakes. These hazards are primarily managed by other statutory instruments or processes including the Building Act 2004, Civil Defence Emergency Management Act 2002 and the Local Government Act 1974.

Risk

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

- The protection of people including loss of life and injury;
- Maintaining key infrastructure to ensure the health and safety of communities;
- Maintaining the functionality of **buildings** after a **natural hazard** event and the ability for communities to recover.

While in most instances development is unable to change the likelihood of the risk, incorporating mitigation measures or avoiding any further development in certain hazard areas can reduce the consequences from **natural hazards**, thereby over time reducing the associated risks. Potential mitigation measures that can be incorporated into developments to reduce the consequences of **natural hazards** include:

- **Building** design and location (for example minimum floor levels);
- Raising **ground levels** to avoid inundation;
- The creation of flood water detention areas to protect areas from inundation;
- The introduction, retention or improvement of existing natural systems;
- Use or size of materials in infrastructure design and **building** construction;
- The type of **activities** within **buildings** and **structures**; and
- The use of soft engineering options (for example sacrificial fill).

Natural hazards are addressed within the following four chapters:

- Natural Hazards
- Subdivision;
- Earthworks; and
- Energy Infrastructure and Utilities.

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

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

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

Resource Management Issues

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

~~Within Upper Hutt, the Wellington Fault occupies the north-western margin of the Upper Hutt/Te Marua basins. The north-west side of the valley is the eroded fault scarp of the Wellington Fault. In many parts of Upper Hutt the exact location of the active fault is unknown. The level of accuracy ranges from~~

+/-5m within Totara Park, to more than +/- 50m between the Silverstream Bridge and south of Totara Park. The variation in accuracy is due to the lack of surface evidence like active faulting and other surface obstructions.

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

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

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

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

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

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

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

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

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

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

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

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

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

Objectives

~~**NH-01** — The avoidance, remedying or mitigation of the adverse **effects** of **natural hazards** on the **environment**.~~

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

It is not always feasible or practicable to avoid, remedy, or mitigate all potential **effects** of **natural hazards** at all times for all aspects of the **environment**. Some priority must be placed on human life and property, but preferably this can be achieved in conjunction with achieving other goals. The goal in managing the **effects** of **natural hazards** within the City, therefore, is the avoidance, remedying or mitigation of the adverse **effects** of **natural hazards** on the **environment** as appropriate to the circumstances, with priority on community protection.

NH-01 Risk from **Natural Hazards**

Subdivision, use and development within the Natural Hazard Overlays minimises the risk to life or **property**.

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

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

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

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

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

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

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

Policies

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

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

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

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

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

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

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

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

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

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

NH-P1 *Identification of Natural Hazards*

*Identify and map **natural hazards** and take a risk-based approach to the management of **subdivision**, use and development within the natural hazard overlays based on the following:*

- a) The consequence of the **natural hazard** on people and **property**; and
- b) The level of risk presented to people and **property** from a **natural hazard**

NH-P2 *Less Hazard Sensitive Activities within the Mangaroa Peat Overlay, Slope Hazard Overlay and Wellington Fault Overlay.*

Allow for **Less Hazard Sensitive Activities** within the Mangaroa Peat Overlay, Slope Hazard Overlay and Wellington Fault Overlay

NH-P3 *Hazard Sensitive and Potentially Hazard Sensitive Activities within the poorly constrained or the uncertain constrained areas of the Wellington Fault Overlay.*

Provide for **Hazard Sensitive** and **Potentially Hazard Sensitive Activities** within the poorly constrained or the uncertain constrained areas of the Wellington Fault Overlay provided:

- a) New **buildings** and **building** platforms are located to avoid the fault, as advised by an appropriately qualified specialist.

NH-P4 *Hazard Sensitive and Potentially Hazard Sensitive Activities within the well-defined or well-defined extension areas of the Wellington Fault Overlay.*

Avoid the construction of new **buildings**, undertake substantial additions to existing **buildings**, or **subdivision** associated with, or the of establishment, of **Hazard Sensitive** and **Potentially Hazard Sensitive Activities** within the well-defined or well-defined extension areas of the Wellington Fault Overlay, unless it can be demonstrated that:

- a. The **activity** or **subdivision** has a critical regional or nationally important operational and **functional need** to locate or occur within the High Hazard Areas and locating or occurring outside the High Hazard Areas is not a practicable option; and
- b. The **building, activity** or **subdivision** incorporates mitigation measures that demonstrate that risk to people, and **property** is avoided; and
- c. For additions to existing **buildings**, the change in risk from fault rupture to people, **buildings** is not increased.

NH-P5 *Hazard Sensitive and Potentially Hazard Sensitive Activities within the Mangaroa Peat Overlay.*

Allow for **subdivisions** that results in the creation of vacant **allotments** in the Mangaroa Peat Overlay, provided:

- a. It can be demonstrated through a geotechnical investigation that the **subdivision** will not increase the risk of damage to **property** due to the **building platform** being located on good ground; or
- b. A geotechnical assessment shows that there is the ability for appropriate mitigation options to be incorporated into the design of a future **building** to minimise the likelihood of damage as a result of poor ground conditions on the identified **building platform**.

NH-P6 *Earthworks in the Slope Hazard Overlay.*

Provide for **earthworks** in the Slope Hazard Overlay, where:

- a. A geotechnical assessment confirms that the proposed **earthworks** will minimise the risk from slope instability to people, and **buildings**; and
- b. The **earthworks** will not increase the risk of slope failure at adjacent **sites**.

NH-P7 *Subdivision where additional **building platforms** are created in the Slope Hazard Overlay.*

Provide for **subdivision** that creates additional **building platforms** in the Slope Hazard Overlay where:

- a. A geotechnical assessment confirms that the site is suitable for **subdivision**, use and development, and that the risk from slope instability can be avoided, remedied or mitigated.
- b. The **subdivision** does not cause land instability on the **site** or adjoining **properties**.

NH-P38 *Avoid development within high hazard areas of identified **Flood Hazard Extents** and **Erosion Hazard Areas**.*

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

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

NH-P49 *To control development (including **buildings**) within the lower hazard areas of identified **Flood Hazard Extents** and **Erosion Hazard Areas** by requiring mitigation to minimise the risk to people and property.*

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

NH-P510 *Enable planned **flood mitigation works** within identified **Flood Hazard Extents** that decrease the flood risk to people and property or maintain the function of the floodplain.*

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

NH-P611 *Within the Pinehaven **Flood Hazard Extent**, reduce blockage potential from fences, **buildings** and driveways in high hazard areas through design controls on development.*

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

NH-P712 *Development within the **Pinehaven Catchment Overlay** is designed to ensure that the peak **stormwater** runoff, during both a 1 in 10-year and 1 in 100-year event, shall be at a rate no greater than when compared to the pre-development situation.*

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

NH-P813 *Within the Mangaroa **Flood Hazard Extent** enable accesses positioned above the 1 in 100-year level to serve **residential units** where located within the lower hazard areas and avoid locating accesses to serve **residential units** within high hazard areas.*

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

NH-P914 *Within the Mangaroa **Flood Hazard Extent**, enable non-habitable **accessory buildings** within the lower hazard areas.*

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

Rules

Activities Tables

Policies [NH-P1 – NH-P14](#)

Permitted Activities			Zones
NH-R1	Less Hazard Sensitive Activities within the Wellington Fault Overlay, Slope Hazard Overlay and Mangaroa Peat Overlay	PER	All
NH-R2	<p>Additions to a building in the Wellington Fault Overlay</p> <p>a. Where the proposal meets NH-S1</p>	PER	All
NH-R13	Flood mitigation works undertaken or approved by a local authority	PER	All
Pinehaven Flood Hazard Extent and Pinehaven Catchment Overlay			
NH-R24	Within the Ponding Area of the Pinehaven Flood Hazard Extent the alteration and addition to existing buildings , or construction of accessory buildings are a Permitted Activity provided the gross floor area is less than 20m ² and the proposal complies with the relevant zone standards for permitted activities and meets NH-S12 .	PER	All
Mangaroa Flood Hazard Extent			
NH-R35	Within the Ponding Area of the Mangaroa Flood Hazard Extent (outside the Erosion Hazard Area), the construction of a new, or alteration and addition to an existing, accessory building is a Permitted Activity where the proposal complies with the relevant zone standards for permitted activities and meets NH-S23 .	PER	All
NH-R46	Within the Ponding or Erosion Hazard Area within the Mangaroa Flood Hazard Extent , the primary driveway or vehicle access serving the residential unit is a Permitted Activity-provided it meets NH-S34 .	PER	All

Standards for Permitted Activities	
NH-S1	<p><u>Additions to a building in the Wellington Fault Overlay</u></p> <p><u>Where:</u></p> <ol style="list-style-type: none"> <u>The additions do not increase the Gross Floor Area of a Hazard Sensitive Activity in the Wellington Fault Overlay by more than 25m² and are within the uncertain poorly constrained or the uncertain constrained areas of the Wellington Fault Overlay.</u> <u>The additions do not increase the Gross Floor Area of a Potentially Hazard Sensitive Activity in Wellington Fault Overlay by more than 40m² and are within the uncertain poorly constrained or the uncertain constrained areas of the Wellington Fault Overlay.</u>
NH-S12	<p>Within the Ponding Area of the Pinehaven Flood Hazard Extent the alteration and addition to existing buildings, or construction of accessory buildings are a Permitted Activity provided the gross floor area is less than 20m² and the proposal complies with the relevant zone standards for permitted activities.</p> <ol style="list-style-type: none"> Additions and alterations are not below the floor level of the existing building, and do not exceed 20m² in area. Must not be within the Stream Corridor or Overflow Path Only one addition to the existing building following the date of notification of this plan change.
NH-S23	<p>Within the Ponding Area of the Mangaroa Flood Hazard Extent (outside the Erosion Hazard Area), the construction of a new, or alteration and addition to an existing, accessory building is a Permitted Activity where the proposal complies with the relevant zone standards for permitted activities.</p> <ol style="list-style-type: none"> The construction or additions and alterations are not within the River Corridor, Overflow Path or Erosion Hazard Area. The construction or additions and alterations comply with the relevant zone standards for permitted activities.
NH-S34	<p>Within the Ponding or Erosion Hazard Area within the Mangaroa Flood Hazard Extent, the primary driveway or vehicle access serving the residential unit is a Permitted Activity.</p> <ol style="list-style-type: none"> The access is above the 1 in 100-year flood level, and Does not cross an Overflow Path or River Corridor

Controlled Activities	Zones
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Potentially Hazard Sensitive Activities and Hazard Sensitive Activities in the Wellington Fault Overlay			
NH-R7	<p><u>Where:</u></p> <p>a. <u>The building is being constructed on a site that is vacant as at 30 March 2022 and the building platform is located within the uncertain poorly constrained or the uncertain constrained areas of the Wellington Fault Overlay.</u></p> <p><u>The matters of controlled are limited to:</u></p> <p>a. <u>The ability for the building to maintain life safety as a result of fault rupture</u> b. <u>The location of the building relative to the fault line and any mitigation measures to reduce the impacts from fault rupture.</u></p> <p><u>Note: The position of the building relative to the fault trace shall be determined by a suitably qualified geotechnical or geological specialist.</u></p>	CON	<u>All</u>
Pinehaven Flood Hazard Extent and Pinehaven Catchment Overlay			
NH-R58	<p>Driveways and bridges over the Pinehaven Stream that meet the requirements of NH-S45.</p> <p>Council may impose conditions over the following matters</p> <p>(1) Design of the crossing to avoid obstructing the Stream Corridor from conveying flood water.</p>	CON	<i>All</i>
Standards for Controlled Activities			
NH-S45	<p>Driveways and bridges over the Pinehaven Stream</p> <p>(1) Only one crossing per property</p> <p>(2) No fences (excluding required support rails) are to be constructed along the bridge crossing</p>		
Restricted Discretionary Activities			Zones
<u>Additions to a building in the Wellington Fault Overlay</u>			
NH-R9	<u>Where:</u>	RDIS	<u>All</u>

	<p>a) <u>Compliance is not achieved with NH-R2-1(a) or</u></p> <p>b) <u>The additions are located within the well-defined or well-defined extension areas of the Wellington Fault Overlay.</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p>a) <u>The change in risk to life as a result of the additions being undertaken on the site; and</u></p> <p>b) <u>The location of the additions relative to the fault line and any mitigation measures to reduce the impacts to life and buildings from fault rupture</u></p>		
<i>Potentially Hazard Sensitive Activities and Hazard Sensitive Activities in the Wellington Fault Overlay</i>			
<u>NH-R10</u>	<p><u>Where:</u></p> <p>a. <u>The building is not located on a vacant site as at 30 March 2022 and the area where the building is to be located is within the uncertain poorly constrained or the uncertain constrained areas of the Wellington Fault Overlay.</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p>a. <u>The ability for the building to maintain life safety as a result of fault rupture</u></p> <p>b. <u>The ability for the building to remain structurally sound as a result of fault rupture; and</u></p> <p>c. <u>The location of the building relative to the fault line and any mitigation measures to reduce the impacts from fault rupture.</u></p> <p><u>Note: The position of the building relative to the fault trace shall be determined by a suitably qualified geotechnical or geological specialist.</u></p>	<u>RDIS</u>	<u>All</u>
<i>Pinehaven Flood Hazard Extent and Pinehaven Catchment Overlay</i>			
<u>NH-R611</u>	<p>Within the Ponding Area of the Pinehaven Flood Hazard Extent the construction of new buildings, or alteration and addition to existing buildings, including accessory buildings over 20m², that are not Permitted Activities and meet the requirements of NHS-56.</p> <p>Council will restrict its discretion to, and may impose conditions on</p> <ol style="list-style-type: none"> (1) Building floor level. (2) Building location within the site (3) Building floor area (4) Effect of displacement of flood waters from the site. 	<u>RDIS</u>	<u>All</u>

<p>NH-R712</p>	<p>Visitor accommodation or residential accommodation activities within the Commercial Zone of the Pinehaven Flood Hazard Extent that meets the requirements of NH-S67.</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> (1) Where residential accommodation is proposed, the susceptibility of the activity to flood hazards and whether appropriate mitigation can be achieved. 	<p>RDIS</p>	<p><i>All</i></p>
<p>NH-R813</p>	<p>Any part of a fence within an Overflow Path of the Pinehaven Flood Hazard Extent that meets the requirements of NH-S78.</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> (1) Effect on the Overflow Path's ability to convey flood water along the identified route shown on the relevant hazard map. 	<p>RDIS</p>	<p><i>All</i></p>
<p>NH-R914</p>	<p>Any building within the Pinehaven Catchment Overlay that meets the requirements of NH-S89.</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> (1) To avoid, remedy or mitigate the effects of any increase in risk to people or property as a result of the peak runoff. (2) Ability for the proposed development and proposed design to ensure peak flow of stormwater discharge will be no greater than pre-subdivision levels and thus achieve hydraulic neutrality. (3) Mitigation measures proposed to achieve hydraulic neutrality. (4) Effect on the Pinehaven Flood Hazard Extent. 	<p>RDIS</p>	<p><i>All</i></p>
<p>Mangaroa Flood Hazard Extent</p>			
<p>NH-R1015</p>	<p>Within either the Ponding Area or Erosion Hazard Area of the Mangaroa Flood Hazard Extent, where one or more of the following occurs:</p> <ol style="list-style-type: none"> (1) The construction of new residential units; (2) The alteration and addition to existing residential units; (3) Construction of accessory buildings in the Erosion Hazard Area (4) Construction of otherwise permitted non-residential buildings; (5) Residential accommodation for caretaker activities in the General Industrial Zone. <p>and the requirements of NH-S910 are being met.</p>	<p>RDIS</p>	<p><i>All</i></p>

	<p>Council will restrict its discretion to, and may impose conditions on:</p> <p>(6) Assessment of the appropriateness of the proposed building location in terms of area and position in relation to the flood hazard and erosion risk and any recommendations of the report required by Section 2.4.10 of Part 1 of this Plan;</p> <p>(7) Where residential accommodation is proposed, the susceptibility of the activity and whether appropriate mitigation can be achieved</p>		
NH-R1116	<p>Within the Ponding Area of the Mangaroa Flood Hazard Extent, the primary driveway or vehicle access serving the residential unit where below the 1 in 100 year flood level.</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <p>(2) The suitability of the proposed access to facilitate evacuation during a 1 in 100 year flood event.</p>	RDIS	<i>All</i>

Standards for Restricted Discretionary Activities	
NH-S56	<p>Within the Ponding Area of the Pinehaven Flood Hazard Extent the construction of new buildings, or alteration and addition to existing buildings</p> <p>Standards:</p> <p>(1) The Finished Floor Level must be above the 1 in 100-year event level for residential activities, or;</p> <p>(2) The Finished Floor Level above the 1 in 25-year event level if a commercial activity within the Business Commercial Zone.</p> <p>(3) The buildings, additions or alterations must not be within the Stream Corridor or an Overflow Path.</p>
NH-S67	<p>Visitor accommodation or residential accommodation activities within the Commercial-Zone of the Pinehaven Flood Hazard Extent.</p> <p>Standard:</p> <p>(1) Activities must be in buildings with a Finished Floor Level above the 1 in 100-year event level.</p>
NH-78	<p>Any part of a fence within an Overflow Path of the Pinehaven Flood Hazard Extent.</p> <p>Standard:</p> <p>(1) The design of the fence must not obstruct the direction or route of the Overflow Path.</p>
NH-S89	<p>Any building within the Pinehaven Catchment Overlay.</p> <p>Standards:</p> <p>(1) Achieves hydraulic neutrality</p>

	(2) Provision of a report by a suitably qualified and experienced person providing an assessment of the ability for the site to achieve hydraulic neutrality in accordance with the requirements of Section 2.4.11 of Part 1 of this Plan.
NH-S910	<p>Within either the Ponding Area or Erosion Hazard Area of the Mangaroa Flood Hazard Extent.</p> <p>Standards:</p> <ol style="list-style-type: none"> (1) Finished Floor Level above the 1 in 100-year event level for: (2) The construction of new residential units, (3) The alteration and addition to existing residential units, (4) Construction of otherwise permitted non-residential buildings, (5) Residential accommodation for caretaker activities in the General Industrial Zone. (6) Building must not be located within an Overflow Path or River Corridor. (7) Where the proposal is located within the Erosion Hazard Area, provision of a report by a suitably qualified and experienced person is required to determine the erosion risk in accordance with the requirements of Section 2.4.10 of Part 1 of this Plan.

Discretionary Activities			Zones
NH-R1217	Buildings and structures to be erected within the 1% (1 in 100 year) flood extent of the Hutt River, as shown on the Planning Maps.	DIS	<i>All</i>
NH-R1318	Any new habitable building or structure to be erected within the fault band identified on the Planning Maps.	DIS	<i>All</i>
Pinehaven Flood Hazard Extent and Pinehaven Catchment Overlay			
NH-R1419	Any part of a building within an Overflow Path of the Pinehaven Flood Hazard Extent .	DIS	<i>All</i>
Mangaroa Flood Hazard Extent			
NH-R1520	<p>Within the Ponding Area of the Mangaroa Flood Hazard Extent, where one or more of the following occurs;</p> <ol style="list-style-type: none"> (1) The construction of new residential units; (2) The alteration and addition to existing residential units; (3) Construction of otherwise permitted non-residential buildings; or (4) Residential accommodation for caretaker activities in the General Industrial Zone; <p>which have a Finished Floor Level below the 1 in 100 year flood level.</p>	DIS	<i>All</i>
NH-R1621	<p>Within the Overflow Path of the Mangaroa Flood Hazard Extent, where one or more of the following occurs;</p> <ol style="list-style-type: none"> (1) The construction of new residential units; 	DIS	<i>All</i>

	(2) The alteration and addition to existing residential units ; (3) Construction of accessory buildings ; or (4) Construction of otherwise permitted non-residential buildings .		
NH-R1722	Within an Overflow Path of the Mangaroa Flood Hazard Extent , the primary driveway or vehicle access serving the residential unit	DIS	<i>All</i>

Non-Complying Activities		Zones	
<i>Potentially Hazard Sensitive Activities and Hazard Sensitive Activities in the Wellington Fault Overlay</i>			
NH-R23	Where: a. <u>The building is located within the well-defined or well-defined extension areas of the Wellington Fault Overlay.</u>	NC	<i>All</i>
Pinehaven Flood Hazard Extent and Pinehaven Catchment Overlay			
NH-R1824	Within the Pinehaven Flood Hazard Extent , any Permitted, Controlled or Restricted Discretionary Activity which fails to comply with any of the relevant Permitted Activity conditions, Controlled or Restricted Discretionary Activity Standards or Terms and is not identified as a Discretionary Activity, is a Non- Complying Activity.	NC	<i>All</i>
NH-R1925	Any building, structure or fence within the Stream Corridor of the Pinehaven Flood Hazard Extent (except where provided for under the rule for driveways and bridges as a Controlled Activity).	NC	<i>All</i>
Mangaroa Flood Hazard Extent			
NH-R2026	Within the River Corridor of the Mangaroa Flood Hazard Extent , where one or more of the following occurs: (1) The primary driveway or vehicle access serving the residential unit is located in the River Corridor ; (2) The construction of new residential units ; (3) The alteration and addition to existing residential units ; (4) Construction of accessory buildings ; (5) Construction of otherwise permitted non-residential buildings ; or (6) Residential accommodation for caretaker activities in the General Industrial Zone.	NC	<i>All</i>

Matters for Consideration

Matters that may be relevant in the consideration of any resource consent include the following:	
NH-MC1	<p>Flood hazards</p> <ul style="list-style-type: none"> (1) Whether the proposed development would increase the level of risk or jeopardise the safety of the occupants and other persons. (2) The effects of any earthworks or infilling. (3) In addition, where located within the Pinehaven Flood Hazard Extent: <ul style="list-style-type: none"> a) Effect on the Overflow Path's ability to continue conveying flood water. b) Any increase in risk to people or property as a result of the building location. (4) In addition, where located within the Mangaroa Flood Hazard Extent: <ul style="list-style-type: none"> a) Assessment of the appropriateness of the proposed building location and floor level in terms of area and position in relation to the flood hazard and erosion risk. b) Where residential accommodation is proposed, the susceptibility of the activity and whether appropriate mitigation can be achieved. c) Assessment of the effect of the building on the function of the floodplain and whether it would unacceptably obstruct or divert floodwater flows within the Flood Hazard Extent. d) The suitability of the proposed access during a 1 in 100-year flood event, and its effect on obstructing or diverting Overflow Paths or floodwater flows within the Flood Hazard Extent.
NH-MC2	<p>Buildings within the fault band</p> <ul style="list-style-type: none"> 1. The accuracy of information relating to the location of the fault. 2. The potential effects of an earthquake in terms of the nature and scale of use proposed for the building. 3. The extent to which the building complies with Clause B1 Structure of the New Zealand Building Code. 4. The measures proposed to avoid, remedy or mitigate the effects of an earthquake

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

Advice Note

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

Methods

- NH-M1** District Plan provisions consisting of the following:
- (1) Control of the location, and design of **subdivisions** through standards for **subdivision** and **building** design to avoid or mitigate the risk from **natural hazards**.
 - (2) Management of the location and use of **buildings** in close proximity to earthquake faults and areas susceptible to inundation.
 - (3) Restriction of **activities** and **structures** within the **river** berms of the Hutt River.
 - (4) Management of **activities** involving the removal of vegetation and **earthworks** located on unstable slopes.
 - (5) Information on Planning Maps. These indicate the type and extent of the flooding and fault band hazards.
- NH-M2** To maintain an up-to-date Hazard Register which will record areas and **sites** of known or potential hazards. The information will be used in the building consent process, as well as for land information memoranda, project information memoranda, and resource consent processes.
- NH-M3** Information on liquefaction and slope failure hazards, which is held by the **Council**, will be supplied to persons applying for land information memoranda and project information memoranda.
- NH-M4** The use of sections 72 - 76 of the Building Act 2004 and compliance with the New Zealand Building Code in the Council's building consent process for the structural safety of buildings to withstand wind, inundation, earthquakes and unstable ground.
- NH-M5** The continued civil defence emergency management role of the **Council**, and its staff, under the relevant legislation.

Anticipated Environmental Results

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

Anticipated environmental results	Monitoring indicators	Data source
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<p><u>NH-AER1</u></p>	<p><u>Subdivision, use and development within the Natural Hazard Overlays minimises the risk to life or property</u></p>	<p><u>The impacts on new development from natural hazard events</u></p> <p><u>Number of approved resource consents in high hazard areas</u></p> <p><u>Value of insurance claims from natural hazard events</u></p> <p><u>A review of conditions of approved resource consents</u></p>	<p><u>Council complaints register</u></p> <p><u>Council resource consent records for compliance with conditions</u></p> <p><u>Council and Wellington Regional Council records</u></p>
<p><u>NH-AER12</u></p>	<p>The avoidance, remedying, or mitigation of adverse environmental effects of natural hazards on communities, including mitigation measures in place in areas identified as being of high risk</p>	<p>Effectiveness of conditions of consents and methods used in managing adverse effects</p> <p>Development in areas subject to natural hazards</p> <p>Reduction of downstream effects caused by flooding events</p> <p>Number of resource consent applications approved or declined in areas identified in the District Plan as being susceptible to natural hazards and whether these numbers change with time</p> <p>The economic and insured costs from flood hazard events and whether these decrease in time, allowing for changes in inflation</p> <p>The number of section 74 certificates imposed on the titles of properties at the time of building consent and whether these decrease in time</p>	<p>Council complaints register</p> <p>Council resource consent records for compliance with conditions</p>
<p><u>NH-AER23</u></p>	<p>Prevention of development which increases the level of risk in areas identified as being at high risk from natural hazards</p>	<p>Development in areas subject to natural hazards</p>	<p>Council and Wellington Regional Council records</p>
<p><u>NH-AER34</u></p>	<p>Communities informed about, and prepared for, the occurrence of natural hazards</p>	<p>Consultation and community initiatives</p>	<p>Various</p>

EW – Earthworks

Background

Earthworks and **land disturbance** may be required for **subdivision** or other **activities**. The undertaking of these **activities** in areas with **natural hazards**, active geological and geomorphological processes, watercourses, or where future urban growth will be directed may have adverse **effects** on the **environment**.

Resource Management Issues

EW-11 *The potential **effects** of **earthworks** and vegetation removal on the stability of the **land**.*

Earthworks and **land disturbances** have the potential to cause or aggravate **land** instability. This may result in subsidence, erosion or slippage if undertaken in areas which have topographical constraints, are subject to active geological processes or have a geological or subsoil structure that is susceptible to **land** displacement. Because **subdivision** can create expectations that land can be used more intensively, any subsequent development may increase exposure to risk from **natural hazards**.

Land instability can be a significant hazard. Depending on the location and type of **earthworks**, and the intended or potential use of the **site**, **earthworks** will need to be undertaken subject to standards to avoid a potential hazard to the community, **buildings** or the **environment**.

Due to the City's geological and topographical characteristics, there are large areas of steep slopes vulnerable to erosion and slope instability. Removal of vegetation from these areas increases risks of erosion and there is the possibility of downstream hazards as a result of sedimentation of streams increasing the flood risk.

EW-12 *That **earthworks** and vegetation removal do not adversely affect significant natural landforms, areas of significant natural **indigenous vegetation** or significant habitats of indigenous fauna or areas of landscape and/or visual value as identified within the Southern Hills Overlay Area.*

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

Land disturbance in sensitive locations can also seriously damage or destroy the ecological values of the **environment**.

EW-13 *The potential of **earthworks** to alter the natural flow of surface **water** and to adversely affect the visual amenity of the City.*

Land disturbance can create visual **effects** beyond the area of development that may be visible for a long period of time. This affects the amenity of an area, neighbouring **properties** or the wider valley floor where **earthworks** are undertaken on hillsides or other visually prominent areas such as ridgelines.

Earthworks may alter the natural flow of surface **water** and hence can cause **effects** on lower lying **land**. This issue becomes particularly significant for the City as more development occurs along the surrounding hillsides.

EW-14 ***Earthworks** within identified **Flood Hazard Extents** can increase the flood hazard risk.*

Earthworks can adversely affect the function of the floodplain and therefore increase the flood risk to people and **property**.

Earthworks can obstruct or divert flood and surface **water** flow paths as well as increase erosion risk. Sediment loss from areas of work can affect the stream channel and have an impact on the function of the stream during times of flood.

Objectives

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

Earthworks and **land disturbance** can create hazards such as **land** slippage, subsidence and falling debris. It is in the interest of the community that the adverse **effects** of **earthworks** are avoided, remedied or mitigated.

Earthworks undertaken in order to promote the development of **land** may affect the visual amenity of the City and hence the visual amenity enjoyed by surrounding residents and the wider community. It is essential that the adverse visual **effects** resulting from **earthworks** are avoided, remedied or mitigated.

Earthworks which alter the natural flow of surface **water** also generate adverse **effects** which need to be avoided, remedied or mitigated. Particularly, **earthworks** should be constructed in such a way to not concentrate **stormwater** generated from the development onto adjoining **properties**.

EW-02 *To control **earthworks** within identified **Flood Hazard Extents** and **Erosion Hazard Areas** to ensure that the function of the floodplain is not reduced and unacceptable flood risk to people and property is avoided or mitigated.*

Earthworks can result in unacceptable risk for future development or obstruct or divert flood flow paths. Where **earthworks** are proposed within the **Flood Hazard Extent** or **Erosion Hazard Area**, the **natural hazard** constraints should be considered and areas subject to high hazards are avoided or **earthworks** managed to protect the integrity of the high hazard area.

Policies

EW-P1 *To ensure that **earthworks** are designed and engineered in a manner compatible with natural landforms, significant areas of **indigenous vegetation** and habitats of indigenous fauna, the amenity of an area, and the mitigation of **natural hazards**.*

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

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

EW-P2 *To avoid, remedy or mitigate the contamination, degradation and erosion of soil from **earthworks** or vegetation removal through advocating responsible **land** use practices.*

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

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

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

EW-P3 *Limit **earthworks** in the high hazard areas within identified **Flood Hazard Extents** and **Erosion Hazard Areas** to avoid an increase in risk from flood hazards to people and property.*

Earthworks in high hazard areas are generally inappropriate and can result in the diversion of flood **waters**, blocking of **water** flow, or reduce bank stability, which can increase the risk to surrounding **properties**. To maintain the function of the floodplain it is important that the passage of flood **waters** is not impeded or blocked.

EW-P4 *To manage **earthworks** in the low hazard areas within identified **Flood Hazard Extents** and **Erosion Hazard Areas** to reduce the flood risk to people and **property**.*

Earthworks in lower hazard areas may be acceptable as there is less risk of the **earthworks** blocking **water** flow or diverting flood flows. Furthermore, **earthworks** are likely to be required to ensure that future **building** platforms (and in the case of the Mangaroa **Flood Hazard Extent**, the access routes) are above the 1 in 100-year flood level. Managing **earthworks** in these lower hazard areas will support the necessary mitigation and reduce the flood hazard threat to people and **property**, within the identified **Flood Hazard Extents**.

EW-P5 *Require **earthworks** within identified **Flood Hazard Extents** and **Erosion Hazard Area** to be designed to minimise erosion and loss of sediment from the area of work to **streams** and **rivers**.*

Earthworks in the **Flood Hazard Extent** and **Erosion Hazard Area** need to be undertaken in a manner to ensure that sediment runoff is minimalised. Sediment runoff has the potential to reduce the capacity of the **river** channel and exacerbate the flood risk. Furthermore, while not within the scope of the plan change, it is recognised that there are amenity, ecological and **water** quality benefits that are derived from controlling sediment runoff from **earthworks**.

EW-P6 *Enable **earthworks** within identified **Flood Hazard Extents** and **Erosion Hazard Areas** that are directly associated with specific and planned **flood mitigation works** or floodplain management that are designed to reduce the flood risk to people and **property** or maintain the function of the floodplain.*

Earthworks that are undertaken for the express purpose of reducing the flood risk through mitigation works have wider community benefits and therefore it is appropriate that these are supported and encouraged through the policy framework. These works are often undertaken by Greater Wellington Regional Council (or an associated approved contractor) and will be identified in approved floodplain management plans (if one exists).

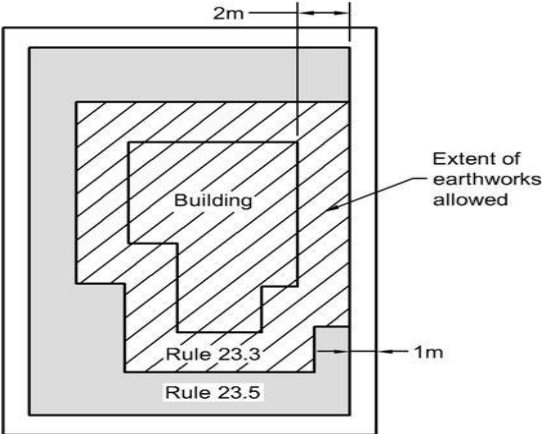
Rules

Activities Tables

Policies EW-P1, EW-P2, EW-P3, EW-P4, EW-P5, EW-P6, NFL-P3, ECO-P6, NU-P4

Permitted Activities			Zones
EW-R1	<p>Earthworks which meet the standards under EW-S1 to EW-S16 <u>and are not an identified Restricted Discretionary, Discretionary or Non-Complying Activity.</u></p> <p>Note: The Accidental Discovery Protocol in Appendix 2 applies to earthworks in Development Area 3.</p>	PER	All
EW-R2	Earthworks within an area identified as Southern Hills Overlay Area which meet the standards under EW-S1 to EW-S12.	PER	All
Earthworks within the Pinehaven Flood Hazard Extent			
EW-R3	Earthworks within the Ponding Area of the Pinehaven Flood Hazard Extent which are directly required for the building platform associated with the alteration and addition to existing buildings , including new accessory buildings , and are less than 20m ² in area, and meet the standards under EW-S14.	PER	All
EW-R4	Earthworks associated with the flood mitigation works within the Pinehaven Flood Hazard Extent , which meet the standards under EW-S13.	PER	All
EW-R5	Earthworks associated with the maintenance , upgrade or installation of network utilities within the Ponding Area, Overflow Path or Stream Corridor of the Pinehaven Flood Hazard Extent where earthworks are located within the legal road reserve and complies with standards under EW-S16.	PER	All
Earthworks within the Mangaroo Flood Hazard Extent			
EW-R6	Earthworks within the Ponding Area of the Mangaroo Flood Hazard Extent , except in the General Residential Zone , are a Permitted Activity where the proposal complies with the relevant zone standards for Permitted Activities and meet the standards under EW-S15.	PER	All

EW-R7	Earthworks associated with flood mitigation works within the Mangaroa Flood Hazard Extent which meet the standards under EW-S13.	PER	<i>All</i>
EW-R8	Earthworks associated with the maintenance , upgrade or installation of network utilities within the Overflow Path or River Corridor of the Mangaroa Flood Hazard Extent where earthworks are located within the legal road reserve, and complies with the standards under EW-S16.	PER	<i>All</i>

Standards for Permitted Activities		Zones
EW-S1 <i>Policies EW-P1, EW-P2</i>	<p>(1) Existing ground level shall not be altered by cutting by a vertical height of more than 1.5m, or filling by a vertical height of more than 0.5m.</p> <p>Exemption</p> <p>(2) The above shall not apply where the area of earthworks for a specific building extends no more than 2 metres beyond the exterior foundations of the proposed building but no closer than 1 metre to a boundary and complies with an earthworks plane (as defined in Section 3.1) measured from a height of 1.5 metres at the ground level boundary and an angle of 45° into the site.</p> 	<i>General Residential High Density Residential Neighbourhood centre Local centre Mixed use Town centre City centre General Industrial Special Activity Development Area 1 Development Area 4</i>
EW-S2 <i>Policies EW-P1,</i>	<p>(1) Existing ground level shall not be altered by cutting or filling by a vertical height of more than 1.5m.</p> <p>Exemption</p>	<i>General Rural Rural Production Rural Lifestyle Open Space</i>

<p>EW-P2</p>	<p>(2) The above shall not apply where the area of earthworks for a specific building extends no more than 2 metres beyond the exterior foundations of the proposed building but no closer than 1 metre to a boundary and complies with an earthworks plane (as defined in Section 3.1) measured from a height of 1.5 metres at the ground level boundary and an angle of 45° into the site.</p>	<p>Development Area 2 Development Area 3</p>
<p>EW-S3</p> <p>Policies EW-P1, EW-P2</p>	<p>(1) The physical extent of earthworks shall not exceed 150m² in surface area on any one site within any continuous 12 month period.</p> <p>Exemption</p> <p>(2) In the General Residential, Commercial, City Centre, General Industrial, Special Activity, General Rural, Rural Production and Rural Lifestyle Zones, earthworks exceeding the foundations of a specific building by more than 2 metres are exempt from the 150m² surface area limit provided that the earthworks beyond the 2 metre foundation line of a building:</p> <ul style="list-style-type: none"> a) do not exceed a vertical cut height of 1.5m or a vertical fill height of 0.5m; and b) do not go closer than 1 metre to any boundary; and c) comply with an earthworks plane (as defined in Section 3.1) measured from a height of 1.5 metres at the ground level boundary and an angle of 45° into the site. 	<p>All</p>
<p>EW-S4</p> <p>Policies EW-P1, EW-P2</p>	<p>(1) Earthworks shall not be undertaken on erosion prone land, identified as land with a gradient steeper than 28 degrees, or within 10m of a downhill slope with a gradient steeper than 28 degrees (see diagram below).</p> <div data-bbox="600 858 1214 1200" data-label="Diagram"> <p>The diagram illustrates a cross-section of a slope. A horizontal line represents the ground surface. A vertical line marks the start of a slope. A horizontal line extends 10m from this vertical line, creating a shaded rectangular area. Below this shaded area, the text reads 'Earthworks in the shaded area require resource consent'. The slope itself is labeled 'Slope with a gradient greater than 28°'. The area below the slope is hatched to indicate it is erosion-prone land.</p> </div>	<p>All</p>
<p>EW-S5</p> <p>Policies EW-P1 EW-P2</p>	<p>(1) Earthworks shall not be undertaken within 10m of any waterbody (measured from the bank of the waterbody), or within the 1 in 100 year flood extent of the Hutt River (as defined on the Planning Maps).</p>	<p>All</p>

<p>EW-S6</p> <p><i>Policies EW-P1, EW-P2</i></p>	<p>(1) Sediment retention and run-off controls shall be implemented to ensure there is no contamination of natural water by sediment.</p>	<p><i>All</i></p>
<p>EW-S7</p> <p><i>Policies EW-P1, EW-P2</i></p>	<p>(1) Earthworks which are not being worked for three months or more, shall be hydroseeded or sown in order to achieve ground cover.</p>	<p><i>All</i></p>
<p>EW-S8</p> <p><i>Policies EW-P1 EW-P2</i></p>	<p>(1) Earthworks shall be undertaken in accordance with the relevant provisions of the Code of Practice for Civil Engineering Works</p> <p>Exemption</p> <p>(2) The above standards shall not apply to earthworks for flood mitigation purposes undertaken or approved by a local authority.</p>	<p><i>All</i></p>
<p>EW-S9</p> <p><i>Policies EW-P1 EW-P2</i></p>	<p>(1) Stormwater resulting from earthworks development is to be controlled and managed so as to avoid, remedy or mitigate adverse effects on other land.</p>	<p><i>All</i></p>
<p>EW-S10</p> <p><i>Policies NU-P4</i></p>	<p>(1) Within 12m of high voltage (110kV or greater) electricity transmission lines, earthworks shall not be undertaken that:</p> <ul style="list-style-type: none"> a) Are at a depth greater than 300mm within 6m of the outer visible edge of a tower support structure; or b) Are at a depth greater than 3m between 6m and 12m of the outer visible edge of a tower support structure; or c) Create an unstable batter; or d) Result in a reduction of the existing conductor clearance distances. <p>Exemptions</p> <p>(2) The above standard shall not apply to earthworks undertaken by utility operators.</p> <p>(3) The above standard shall not apply to normal agricultural or domestic cultivation or repair, sealing, resealing of an existing road, footpath or driveway.</p>	<p><i>All</i></p>

	<p>Restriction on notification Subject to sections 95A(2)(b), 95A(2)(c), 94A(4) and 95C of the Act, a resource consent application required due to non-compliance with this standard will be precluded from public notification under section 95A, and limited notification will be served on Transpower New Zealand Limited as the only affected party under section 95B.</p>	
<p>EW-S11</p> <p><i>Policies</i> EW-P1 EW-P2 NFL-P3, ECO-P6</p>	<p>Earthworks within an area identified as Southern Hills Overlay Area</p> <p>(1) Within an area identified as Southern Hills Overlay Area, existing ground level shall not be altered by cutting or filling by a vertical height of more than 2.5m.</p>	<i>All</i>
<p>EW-S12</p> <p><i>Policies</i> EW-P1 EW-P2 NFL-P3, ECO-P6</p>	<p>(1) Within an area identified as Southern Hills Overlay Area, the physical extent of earthworks shall not exceed 300m² in surface area on any one site within any continuous 12 month period.</p>	<i>All</i>
<p>EW-S13</p> <p><i>Policies</i> EW-P6</p>	<p>Earthworks associated with flood mitigation works within the Pinehaven or Mangaroa Flood Hazard Extents</p> <p>(1) Must be undertaken by Greater Wellington Regional Council, Upper Hutt City Council or their nominated contractor and be for the express purpose of mitigating the identified flood hazard and, where applicable, achieving the design and objectives of the relevant floodplain mitigation plan.</p>	<i>All</i>
<p>EW-S14</p> <p><i>Policies</i> EW-P4 EW-P5</p>	<p>Within the Ponding Area of the Pinehaven Flood Hazard Extent, earthworks directly required for the building platform associated with the alteration and addition to existing buildings, including new accessory buildings, provided they are 20m² or less in area, must comply with the following standards:</p> <p>(1) Earthworks must be directly associated with the building platform of the proposed extension or alteration or new accessory building provided for as a permitted activity under NH-R2; and</p> <p>(2) The earthworks cannot exceed 20m² in area; and</p> <p>(3) The earthworks must not be within the Stream Corridor or an Overflow Path.</p>	<i>All</i>
<p>EW-S15</p> <p><i>Policies</i> EW-P3 EW-P4</p>	<p>Earthworks within the Ponding Area of the Mangaroa Flood Hazard Extent, except in the General Residential Zone, where the proposal complies with the relevant zone standards for Permitted Activities</p> <p>The earthworks are required to comply with the following standards:</p>	<i>All</i>

EW-P5	<ul style="list-style-type: none"> (1) Must not be within the Erosion Hazard Area, River Corridor or Overflow Path; and (2) Must not be located in a General Residential Zone; and (3) Complies with the relevant earthworks zone standards for Permitted Activities. 	
EW-S16 <i>Policies</i> EW-P3 EW-P4 EW-P5 NU-P15	<p>Earthworks associated with the maintenance, upgrade or installation of network utilities within the identified Pinehaven and Mangaroo Flood Hazard Extents where earthworks are located within the legal road reserve</p> <ul style="list-style-type: none"> (1) Ground levels are reinstated to those existing prior to the works; or (2) Earthworks are associated with the installation of underground utilities using directional drilling or thrusting techniques. 	All

Restricted Discretionary Activities		Zones	
<u>EW-R9</u>	<p><u>Earthworks for a building platform in the Slope Hazard Overlay</u></p> <p><u>Where:</u></p> <ul style="list-style-type: none"> (1) <u>The earthworks are for a suitable building platform for a Potentially Hazard Sensitive Activity or Hazard Sensitive Activity in the Slope Hazard Overlay.</u> <p><u>Council will restrict its discretion to, and may impose conditions on:</u></p> <ul style="list-style-type: none"> a) <u>The matters in NH-P6</u> 	RDIS	All
EW-R910 <i>Policies</i> EW-P1 EW-P2 NU-P4	<p>Earthworks which do not meet the standards under EW-S1 to EW-S16 unless specifically identified as a Discretionary or Non-Complying Activity</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ul style="list-style-type: none"> (1) Avoiding, remedying or mitigating effects related to the standard in question. (2) Financial contributions. (3) In addition to the above, within the Mount Marua Structure Plan Development Area, consistency with the Mont Marua Structure Plan. <p>Note: The Accidental Discovery Protocol in Appendix 2 applies to earthworks in Development Area 3.</p>	RDIS	All

<p>EW-R1011</p> <p><i>Policies</i> EW-P1 EW-P2 NFL-P3, ECO-P6</p>	<p>Earthworks within an area identified as Southern Hills Overlay Area which do not meet any one or more of the standards under EW-S1 to EW-S10, but meet the standards under EW-S11 and EW-S12</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> (1) Avoiding, remedying or mitigating effects relating to the standard in question. (2) Effects on visual values. (3) Effects on landscape values. (4) Effects on ecological values. (5) Measures to avoid, remedy or mitigate potential adverse effects. (6) In addition to the above, within the Mount Marua Structure Plan Development Area, consistency with the Mont Marua Structure Plan. 	<p>RDIS</p>	<p><i>All</i></p>
<p>Earthworks within the Pinehaven Flood Hazard Extent</p>			
<p>EW-R1112</p> <p><i>Policies</i> EW-P2 EW-P3 EW-P4 EW-P5</p>	<p>All earthworks not associated with permitted building extensions (up to 20m²) or flood mitigation works within the Ponding Area of the Pinehaven Flood Hazard Extent, which meet the standards under EW-S17</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> (1) Height of cut or fill and area of earthworks above ground level. (2) Earthworks stability. (3) Erosion and sediment control. (4) Effect on the flooding risk to people and property. (5) Permanent surface treatment of earthwork area. (6) Avoiding, remedying or mitigating effects related to the standard in question. (7) Financial contributions. 	<p>RDIS</p>	<p><i>All</i></p>
<p>Earthworks within the Mangaroa Flood Hazard Area</p>			
<p>EW-R1213</p> <p><i>Policies</i> EW-P3 EW-P4 EW-P5</p>	<p>Earthworks within the Ponding Area (excluding the Erosion Hazard Area) of the Mangaroa Flood Hazard Extent which meet the standards under EW-S18 and where one of the following applies: the proposal does not meet the Permitted Activity earthworks standards for the relevant zone, or the proposal is within the General Residential Zone.</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> (1) Height of cut or fill and area of earthworks above ground level. (2) Earthworks stability. (3) Erosion and sediment control. 	<p>RDIS</p>	<p><i>All</i></p>

	<p>(4) Effect on the flood risk to people and property.</p> <p>(5) Permanent surface treatment of earthwork area.</p> <p>(6) Avoiding, remedying or mitigating effects related to the standard in question.</p> <p>(7) Financial contributions.</p>		
<p>EW-R1314</p> <p><i>Policies</i> EW-P3 EW-P4 EW-P5</p>	<p>Earthworks within the Erosion Hazard Area of the Mangaroa Flood Hazard Extent which meet the standards under EW-S19.</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <p>(1) Effect on slope stability and appropriateness of the works based on the provided report required by Section 2.4.10 of Part 1 of this Plan.</p> <p>(2) Height of cut or fill and area of earthworks above ground level.</p> <p>(3) Erosion and sediment control.</p> <p>(4) Effect on the flood risk to people and property.</p> <p>(5) Permanent surface treatment of earthwork area.</p>	RDIS	<i>All</i>

Standards for Restricted Discretionary Activities		Zones
<p>EW-S17</p> <p><i>Policies</i> EW-P2 EW-P3 EW-P4 EW-P5</p>	<p>Earthworks not associated with permitted building extensions or flood mitigation works within the Ponding Area of the Pinehaven Flood Hazard Extent</p> <p>(1) Earthworks must not be located within the Stream Corridor or an Overflow Path.</p>	<i>All</i>
<p>EW-S18</p> <p><i>Policies</i> EW-P3 EW-P4 EW-P5</p>	<p>Earthworks within the Ponding Area (excluding the Erosion Hazard Area) of the Mangaroa Flood Hazard Extent</p> <p>(1) Earthworks must not be located within the Erosion Hazard Area, an Overflow Path or the River Corridor.</p>	<i>All</i>
<p>EW-S19</p> <p><i>Policies</i> EW-P3 EW-P4 EW-P5</p>	<p>Earthworks within the Erosion Hazard Area of the Mangaroa Flood Hazard Extent</p> <p>(1) Where the proposal is located within the Erosion Hazard Area, provision of a report by a suitability qualified and experienced person to determine the erosion risk is required in accordance with the requirements of Section 2.4.10 of Part 1 of this Plan.</p>	<i>All</i>

	(2) Earthworks must not be located within the River Corridor or an Overflow Path (but includes ponding areas within the Erosion Hazard Area).	
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Discretionary Activities			Zones
EW-R1415	<p>Earthworks on a site identified in Schedule HH-SCHED1 or affecting a tree identified in TREE-SCHED1 or UTG-SCHED1.</p> <p>For the purposes of this rule, the following exclusion applies: Earthworks undertaken by a network utility operator affecting a tree identified in UTG-SCHED1 when undertaken in compliance with the rules of the Urban Tree Groups (UTG) Chapter.</p>	DIS	<i>All</i>
EW-R1516	Earthworks within an area identified as Southern Hills Overlay Area which do not meet any one or more of the standards under EW-S11 and EW-S12.	DIS	<i>All</i>
Earthworks within the Mangaroo Flood Hazard Area			
EW-R1617	Earthworks within an Overflow Path of the Mangaroo Flood Hazard Extent (excluding those associated with network utilities that are otherwise provided for as a Permitted Activity).	DIS	<i>All</i>

Non-complying Activities			Zones
Earthworks within the Pinehaven Flood Hazard Extent			
EW-R1718	Earthworks within the Pinehaven Flood Hazard Extent (excluding those associated with flood protection works and network utilities that area otherwise provided for as permitted activities), which are within the Overflow Path or Stream Corridor .	NC	<i>All</i>
Earthworks within the Mangaroo Flood Hazard Area			
EW-R1819	Earthworks within the River Corridor of the Mangaroo Flood Hazard Extent (excluding those associated with network utilities that are otherwise provided for as a Permitted Activity).	NC	<i>All</i>

Matters for Consideration

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

EW-MC1

Earthworks

- (1) The extent to which any cut or fill will remove existing vegetation, alter existing landforms, affect water quality, cause or contribute to land instability, soil erosion or affect existing natural features, such as **water bodies**.
- (2) The effect of any cut or fill on any stands of important **indigenous vegetation**, or **sites, buildings** or places of scientific, cultural or heritage value.
- (3) The extent to which any cut or fill can be restored or treated to resemble natural landforms.
- (4) The extent to which the proposed **earthworks** will impact on prominent or visually sensitive features, such as ridgelines, escarpments, **water bodies**, or high visual and/or landscape value areas identified within the Southern Hills Overlay Area.
- (5) The proposed methods and timing to avoid, remedy or mitigate potential adverse **effects** including rehabilitation, re-contouring and re-vegetation or retention of existing vegetation.
- (6) The necessity for carrying out the work, and extent to which the **earthworks** are required.
- (7) Whether the **earthworks** proposed increase or decrease flood hazards.
- (8) The time period when the soil will be exposed.
- (9) Traffic movements.
- (10) **Noise.**
- (11) **Dust.**
- (12) The findings of any assessment prepared by a suitably qualified expert ecologist or landscape planner, either commissioned by **Council** or accompanying a resource consent application.
- (13) The Southern Hills Environmental Management Study prepared for Upper Hutt City Council by Boffa Miskell Ltd July 2008
- (14) **Effect** on the diversion or obstruction of flood waters in the **Overflow Path** and **Stream/River corridors** and proposed measures to mitigate the **effect** on the function of the floodplain.
- (15) **Effect** of the flood risk to people and property.
- (16) In addition to the above, within the Mount Marua Structure Plan Development Area, consistency with the Mount Marua Structure Plan.

Advice Note

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

Methods

EW-M1 District Plan provisions consisting of:

- (1) Rules to control the location of **building** platforms, **earthworks** and accessways in the identified **Flood Hazard Extents** and **Erosion Hazard Area**.
- (2) Performance standards and consent conditions to minimise the adverse **effects of earthworks**. These relate to:
 - a) Provision of utilities, supply of **water** and disposal of effluent.
 - b) Landscape values, native vegetation, heritage and cultural sites.
 - c) Managing **dust, waterbody** siltation, soil erosion, **effects** on ground stability and other **natural hazards**.
- (3) Management of the **effects of earthworks** and clearing of native vegetation by using:
 - a) Zone performance standards to establish thresholds for resource consents.
 - b) Management plans and monitoring of ongoing operations.
- (4) The ability to impose conditions on resource consents to avoid, remedy or mitigate any adverse **effects**.

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

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

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

Anticipated Environmental Results

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

Anticipated environmental results		Monitoring indicators	Data source
EW-AER1	Minimal adverse effects on the environment from subdivision and earthworks	Effectiveness of conditions of consent and methods used in managing adverse effects Complaints received about adverse effects	Council complaints register Council resource consent records and monitoring compliance

Subdivision Chapter

SUBDIVISION

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

Background

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

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

Resource Management Issues

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The **Council** is predominantly concerned with new more intensive **land use activities** establishing in proximity to existing **regionally significant network utilities** that may lead to reverse sensitivity **effects** on those utilities.

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

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

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

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

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

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

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

Objectives

SUB-GEN-O1 *The promotion of **subdivision** and development that is appropriate to the natural characteristics, landforms, and visual amenity of the City, significant areas of **indigenous vegetation** and habitats of indigenous fauna, is consistent with the sustainable use of **land**, and has regard for walking, cycling and public transport.*

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

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

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

SUB-GEN-O2 *To control **subdivision** within identified **Flood Hazard Extents** and **Erosion Hazard Area** to ensure the risk from flood hazards to **building** platforms and access in high hazard areas are avoided and the flood risk to people and **property** can be appropriately mitigated in the lower hazard areas.*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Policies

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

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

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

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

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

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

This policy recognises that there are areas within the **Flood Hazard Extent** and **Erosion Hazard Area** that are outside the high hazard areas and therefore represent a lower level of flood or erosion hazard to people and **property**. As such, some development within these areas may be appropriate providing

appropriate mitigation measures are incorporated into developments to reduce the risk (for example floor levels above the 1 in 100-year flood extent or being **setback** from the riverbank). These lower hazard areas are characterised by still or slow moving **water** and do not present the same threat to people and **property** as the higher hazard areas subject to the risk being appropriately mitigated.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SUB-GEN-P97 *Avoid, or as appropriate, remedy or mitigate, the potential for any adverse **effects** including reverse sensitivity **effects** on **regionally significant network utilities** from inappropriate new **subdivision** occurring under, over, or adjacent to **regionally significant network utilities**.*

Any potential adverse **effects** including reverse sensitivity **effects**, on **regionally significant network utilities** are to be appropriately managed, with priority given to avoiding adverse **effects**, where practicable, on those utilities. The location of inappropriate new **subdivision** in proximity to existing **regionally significant network utilities** has the potential to compromise the efficient operation and use of the **network utility** including restricting access

and result in the benefits of that **network utility** being reduced. In addition, the safety and **amenity values** of the community may be adversely affected by locating in too close proximity to **regionally significant network utilities**.

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

SUB-GEN-P108 *To manage **subdivision** within close proximity to existing high voltage (110kV or greater) electricity **transmission lines** to protect both:*

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

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

SUB-GEN-P119 *To promote the safe and efficient use and development of the transportation network.*

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

SUB-GEN-P1210 *To ensure that the **subdivision**, of **land** is served by safe and adequate access from the roading network*

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

SUB-GEN-P1311 *Protect consented and existing renewable energy generation **activities** from incompatible **subdivision**.*

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

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

SUB-GEN-P142 Subdivision and development will be designed to achieve **hydraulic neutrality** in the following zones:

1. **General residential zone;**
2. **High density residential zone;**
3. City centre zone;
4. Town centre zone;
5. Neighbourhood centre zone;
6. Local centre zone; and
7. Mixed use zone.

Rules

District-wide matters

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

District-wide matters
TEMP - Temporary Activities
SIGN - Signs
EW - Earthworks
NATC – Natural Character
DC – Development Contributions

HH - Historical Heritage
TREE - Notable Trees
UTG - Urban Tree Groups
ECO - Ecosystems and Indigenous Biodiversity
NFL - Natural Features and Landscapes
PA – Public Access
ASW - Activities on the Surface of Water
NU – Network Utilities
REG - Renewable Energy Generation
TP – Transport and Parking
NOISE - Noise
NH - Natural Hazards
CL – Contaminated Land
HS - Hazardous Substances
WM – Waste Management
AIR - Air
LIGHT - Light

Activities Tables

Controlled Activities			Zones
SUB-GEN-R1 30.10	Subdivision for the purpose of accommodating any network utility Council may impose conditions over the following matters:	CON	<i>All</i>

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

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

Advice Note:

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

Standards for Controlled Activities		Zone									
SUB-GEN-S1 <i>Policy</i> SUB-GEN-P6	Subdivision of land adjoining a river or stream listed below	<i>All</i>									
	(1) Esplanade Reserves When any land being subdivided adjoins any of the following ivers or streams, an esplanade reserve shall be set aside according to the provisions of the following table and Part 77 of the Act :										
	<table border="1"> <thead> <tr> <th>River/stream</th> <th>Width of esplanade reserve</th> </tr> </thead> <tbody> <tr> <td>a) Hutt River</td> <td rowspan="4">20m (both banks)</td> </tr> <tr> <td>b) Whakatiki River from its junction with the Hutt River to 1km upstream from the junction of the Whakatiki River and Wainui Stream</td> </tr> <tr> <td>c) Akatarawa River West for that part of the river passing through Wellington Regional Council land</td> </tr> <tr> <td>d) Pakuratahi River for that part of the river passing through Wellington Regional Council land</td> </tr> <tr> <td>e) Mangaroa River for that part of the river where sites are within 50m from the road on a walkable grade</td> <td>8m (minimum) (both banks)</td> </tr> </tbody> </table>		River/stream	Width of esplanade reserve	a) Hutt River	20m (both banks)	b) Whakatiki River from its junction with the Hutt River to 1km upstream from the junction of the Whakatiki River and Wainui Stream	c) Akatarawa River West for that part of the river passing through Wellington Regional Council land	d) Pakuratahi River for that part of the river passing through Wellington Regional Council land	e) Mangaroa River for that part of the river where sites are within 50m from the road on a walkable grade	8m (minimum) (both banks)
	River/stream		Width of esplanade reserve								
a) Hutt River	20m (both banks)										
b) Whakatiki River from its junction with the Hutt River to 1km upstream from the junction of the Whakatiki River and Wainui Stream											
c) Akatarawa River West for that part of the river passing through Wellington Regional Council land											
d) Pakuratahi River for that part of the river passing through Wellington Regional Council land											
e) Mangaroa River for that part of the river where sites are within 50m from the road on a walkable grade	8m (minimum) (both banks)										

f) Mawaihakona Stream for that part of the river passing through the St Patrick's Estate Area where the adjoining land is reserve	5-12m (both banks) with the width being determined having regard to the criteria set out in 24.4 SUB-GEN-R2
g) Collins Creek from its intersection with the Mangaroa River to the Tunnel Gully Recreation Area	Varying width suitable for access purposes along one side of the creek for its full length, except along its lower reaches near Mangaroa Road where the environmental qualities of the bush clad gorge are significant, and an esplanade reserve shall be provided along both banks of the creek. The width shall be determined having regard to the criteria set out in SUB-GEN-R2

(2) **Esplanade Strips**

When any land being subdivided adjoins any of the following rivers or streams, an esplanade strip shall be set aside according to the provisions of the following table and Part 77 of the Act:

River/stream	Width of esplanade strip
a) Hulls Creek from its junction with the Hutt River to Field Street	5-12m with the width being determined having regard to the criteria set out in SUB-GEN-R2
b) Cooleys Creek from its junction with the Mangaroa River to Mangaroa Valley Road	
c) Huia Stream from its junction with the Mangaroa River to Whitemans Valley Road	
d) Narrow Neck Stream from its junction with the Mangaroa River to Whitemans Valley Road	
e) Akatarawa River from its junction with the Hutt River to its entry into Wellington Regional Council land at the City boundary with Kapiti District	Varying width (minimum of 5m or as otherwise determined by Council) to reflect the width of the river and having regard to the criteria set out in 24.4 SUB-GEN-R2
f) Mangaroa River for that part of the river where sites are not easily accessible from existing	

	roads, (i.e., more than 50m from the road or of a difficult grade), running from the junction of Mangaroa River with the Hutt River to Russells Road		
	g) Mawaihakona Stream for that part of the river passing through the Wellington Golf Club land extending from Trentham Memorial Park to Heretaunga Park, and also for that part of Mawaihakona Stream passing through the St Patrick's Estate Area, where the adjoining land is not a reserve	5-12m being a width suitable for access purposes having regard to the criteria set out in 24.4 SUB-GEN-R2	
	h) Pakuratahi River for that part of its lower reaches not passing through Wellington Regional Council land	10-15m with the width being determined having regard to the criteria set out in 24.4 SUB-GEN-R2	

Restricted Discretionary Activities			Zones
SUB-GEN-R3	<p>Subdivision that creates a <u>building platform for a Potentially Hazard Sensitive Activities and Hazard Sensitive Activities in the Mangaroa Peat Overlay</u></p> <p>a. <u>Activity status: Restricted discretionary</u></p> <p><u>Where:</u></p> <p>b. <u>The subdivision will create a suitable building platform for a Potentially Hazard Sensitive Activity or Hazard Sensitive Activity.</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p>a. <u>The matters in NH-P5</u></p> <p>b. <u>Design, appearance and layout of the subdivision.</u></p>	RDIS	<i>All</i>

	<ul style="list-style-type: none"> c. <u>Landscaping.</u> d. <u>Provision of and effects on utilities and/or services.</u> e. <u>Standard, construction and layout of vehicular access.</u> f. <u>Earthworks.</u> g. <u>Provision of esplanade reserves and strips.</u> h. <u>Protection of any special amenity feature.</u> i. <u>Financial contributions.</u> <p>Notification <u>An application under this rule is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA.</u></p>		
<u>SUB-GEN-R4</u>	<p><u>Subdivision that creates a building platform in the Slope Hazard Overlay</u></p> <p><u>Where:</u></p> <ul style="list-style-type: none"> a. <u>The subdivision will result in a suitable building platform for a Potentially Hazard Sensitive Activity or Hazard Sensitive Activity in the Slope Hazard Overlay.</u> <p><u>Matters of discretion are restricted to:</u></p> <ul style="list-style-type: none"> a. <u>The matters in NH-P7</u> b. <u>Design, appearance and layout of the subdivision.</u> c. <u>Landscaping.</u> d. <u>Provision of and effects on utilities and/or services.</u> e. <u>Standard, construction and layout of vehicular access.</u> f. <u>Earthworks.</u> g. <u>Provision of esplanade reserves and strips.</u> h. <u>Protection of any special amenity feature.</u> i. <u>Financial contributions.</u> 	<u>RDIS</u>	<u>All</u>

<p>SUB-GEN-R5</p>	<p>Subdivision for a Potentially Hazard Sensitive Activities and Hazard Sensitive Activities in the Wellington Fault Overlay</p> <p><u>Where:</u></p> <p>a. <u>The building platform associated with the subdivision is located within the uncertain poorly constrained or the uncertain constrained areas of the Wellington Fault Overlay.</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p>a. <u>The ability for a future building to maintain life safety as a result of fault rupture</u> b. <u>The ability for a future building to remain structurally sound as a result of fault rupture; and</u> c. <u>The location of the building platform relative to the fault line and any mitigation measures to reduce the impacts from fault rupture.</u></p> <p>d. <u>Design, appearance and layout of the subdivision.</u> e. <u>Landscaping.</u> f. <u>Provision of and effects on utilities and/or services.</u> g. <u>Standard, construction and layout of vehicular access.</u> h. <u>Earthworks.</u> i. <u>Provision of esplanade reserves and strips.</u> j. <u>Protection of any special amenity feature.</u> k. <u>Financial contributions.</u></p>	<p>RDIS</p>	<p><i>All</i></p>
<p>SUB-GEN-R36</p> <p><i>Policies SUB-GEN-P1 NFL-P2 NFL-P3, ECO-P6, NFL-P4, ECO-P7, TREE-P1, UTG-P1,</i></p>	<p>Subdivision, otherwise controlled under the underlying zone, within an area identified as Southern Hills Overlay Area</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <p>(1) The standards for permitted and controlled activities in the underlying zone. (2) The design and layout of the subdivision. (3) Effects on visual values. (4) Effects on landscape values. (5) Effects on ecological values.</p>	<p>RDIS</p>	<p><i>All</i></p>

NU-P9	<p>(6) Measures to avoid, remedy or mitigate potential adverse effects.</p> <p>(7) In addition to the above, for the Mount Marua Structure Plan Development Area, compliance with the Mount Marua Structure Plan.</p>		
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Discretionary Activities			Zone
<p>SUB-GEN-R47</p> <p><i>Policies</i> NFL-P2, NFL-P3, ECO-P6, NFL-P4, TREE-P1, UTG-P1, NU-P9</p>	<p>Subdivision, otherwise restricted discretionary or discretionary under the underlying zone, within an area identified as Southern Hills Overlay Area</p>	DIS	<i>All excluding general residential zone</i>
<p>SUB-GEN-R58</p> <p><i>Policies</i> HS-P1, CL-P1, WM-P1,</p>	<p>The subdivision of any contaminated land</p>	DIS	<i>All</i>
<p>SUB-GEN-R69</p>	<p>Subdivision of land adjoining a river or stream listed in SUB-GEN-S1, that does not comply with the requirements of SUB-GEN-S1 relating to esplanade reserves or strips</p>	DIS	<i>All</i>

Non-Complying Activities			Zone
<p>SUB-GEN-R10</p>	<p>Subdivision for a Potentially Hazard Sensitive Activities and Hazard Sensitive Activities in the Wellington Fault Overlay</p>	DIS	<i>All</i>

	<p><u>Where:</u></p> <p>a. The building platform associated with the subdivision is located within the well-defined or well-defined extension areas of the Wellington Fault Overlay.</p>		
<p>SUB-GEN-R711</p> <p><i>Policies</i> NFL-P2, NFL-P3, ECO-P6, NFL-P4, TREE-P1, UTG-P1, NU-P9</p>	<p>Subdivision, otherwise non-complying under the underlying zone within the Southern Hills Overlay Area</p>	<p>NC</p>	<p><i>All excluding general residential zone</i></p>

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

Methods

SUB-GEN-M1 District Plan provisions consisting of:

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

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

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

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

Anticipated Environmental Results

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

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

The subdivision provisions below also apply to subdivision within Development Area 2 – Mount Marua Structure Plan Area

Issues

SUB-RUR-11 *The loss of rural character, the destruction of significant areas of **indigenous vegetation** and areas of significant habitat for fauna, the degradation of **amenity values** from development and **activities** and competing expectations of, and demands for, rural resources.*

The rural **environment** is highly valued for a variety of reasons. It has been highly modified by changes in **land** use and exhibits a range of characteristics. The valley floors are characterised by a patchwork of fields under pasture with farm and other **buildings** dotting the landscape. The hillsides are marked by more extensive pastureland, regenerating scrub, exotic **forestry** plantations and indigenous forest.

While the appearance of the rural **environment** is subject to considerable change and evolution, some characteristics remain constant. These are the open, expansive nature of the countryside with a relatively low density of **buildings** and with vegetation being the dominant feature. Open spaces, a key feature of rural character, serve to mitigate adverse **effects** which may be generated by farming, **forestry** and other **activities** commonly located in the rural **environment**. Loss of this open space through more intensive **subdivision** and subsequent residential development may create an **environment** in which the **effects** of rural **activities** are no longer acceptable.

SUB-RUR-12 *The loss of the life supporting capacity of soil through inappropriate development and unsustainable **land** use practices.*

Land and soil are the most important non-renewable resources in the City, and form part of the City's economic and social wellbeing. The productive potential of **land** relies on the ability of the soil resources to support the production of food, the growth of plantation timber and the sustenance of **indigenous vegetation**. Soil retention is important in maintaining the life-supporting capacity of **land** in the City as well as protecting **water** quality. The productivity of soils is also dependent on soil quality which results from the physical, chemical and organic elements that make up soil.

Subdivision, and subsequent development, can affect the life supporting capacity of soils. They can be removed, compacted, covered, contaminated or otherwise damaged by development.

SUB-RUR-13 *Limited development opportunities in the Blue Mountains Precinct due to infrastructural and environmental constraints.*

Subdivision and development in the Blue Mountains Precinct is restricted due to constraints associated with **land** stability, drainage, existing **allotment** sizes and roading and access. There is difficulty with **sewage** disposal due to poor soakage, as well as limited opportunities to draw **groundwater**. Blue Mountains Road requires major **upgrading** to accommodate further development and this may result in significant adverse environmental **effects**.

The Blue Mountains Precinct is separately identified in the Plan. Because of its physical constraints, development can only be contemplated where adverse **effects** can be adequately mitigated. The present capacity of Blue Mountains Road is a limiting factor in considering development proposals in the areas served by it.

Policies

SUB-RUR-P1 *To manage the adverse environmental **effects** arising from the scale, density, number and location of **earthworks**, new **building** developments and **activities** so that they do not significantly compromise rural character and landscape values.*

Buildings, structures and associated **earthworks** which are not in harmony with the rural landscape have the potential to adversely affect the appearance and rural character of the **environment**. **Council** seeks to maintain the natural elements which give the rural area its character. For this reason the District Plan seeks to limit the number of new **buildings** and **structures** by controlling the **subdivision** of rural **land**, limiting the intensity of residential and other **activities**, and by placing control on associated **earthworks**.

SUB-RUR-P2 *To ensure that **subdivision** within the Rural Production and General Rural Zones minimise adverse **effects** on rural character, areas of significant indigenous flora or fauna, and **amenity values**.*

The Rural Production Zone is characterised by a range of **land** uses which generally retain the open farmland characteristics. The Valley Floor areas have a low level of **building** development. While there are some areas in which there are a number of **structures**, there is generally a high degree of separation between clusters of **buildings**.

The General Rural Zone comprises significant areas of both indigenous and exotic forest which will remain a dynamic **environment** as varying ages of forest are harvested and planted. It also contains small areas of pastoral farming and areas in various states of reversion to **indigenous vegetation**.

Maintaining larger **site** sizes in the Rural Production and General Rural -Zones will generally ensure that the rural character is not compromised by numerous clusters of **buildings** spread across the landscape. It also provides greater opportunities for significant natural features and areas of indigenous flora and fauna to be retained. Larger **sites** also assist in avoiding the creation of nuisances resulting from inadequate separation between new **residential units** and existing **activities**. Retaining openness maintains a rural character which distinguishes the areas from the more densely settled urban **environment**. Further consideration is given to these matters in Chapters NFL and ECO.

SUB-RUR-P3 *To provide for rural lifestyle **subdivision** which maintains the rural character and **amenity values** and avoids, remedies or mitigates the **effects of natural hazards**.*

The presence of smaller **sites** in the Rural Lifestyle Zone provides the opportunity for a variety of residential and rural **land** uses in areas where change to the rural character may not be so marked. The pattern of development within the areas is much closer than in the other rural areas, with **structures** occurring at more regular intervals. Use of **land** in the Zone is more varied.

Proposed **sites** within the Rural Lifestyle Zone shall be of a sufficient size to ensure that subsequent development provides for **maintenance** of rural character and amenities and is visually unobtrusive. The existence of potential **natural hazards** such as flooding and landslip need to be recognised and taken into account in any development proposals.

SUB-RUR-P4 *To ensure that **subdivision** within the General Rural Zone minimise adverse **effects** on significant natural, ecological, scenic, visual, landscape, recreational and cultural values.*

The General Rural Zone contains some of the most scenic areas in the Wellington Region and provides significant recreational opportunities. The proximity to large urban areas increases the importance of preserving the landscape and natural values for the enjoyment of residents and visitors to these areas. Consequently, there are provisions for landscape and visual amenity in the District Plan. When assessing development proposals, particular regard will be given to avoiding adverse **effects** on areas with high visual amenity and features with special cultural significance.

It is intended to protect the Blue Mountains Precinct Area by restricting further **subdivision** and development in order to retain its rural character and amenity, and avoid potential environmental impacts. Within this area and nearby settlements, development is restricted due to environmental and infrastructural constraints, as **properties** are not connected to a common drainage disposal system or **water** supply. Roding access provides further development constraints. However, development can be contemplated when the **effects** on the **environment** and infrastructural resources can be adequately addressed. The specific controls which apply in the Blue Mountains Area are in addition to those applying in the General Rural Zone.

SUB-RUR-P5 *To avoid, remedy or mitigate the adverse **effects of activities** on soil, **water, land** and other natural resources.*

The soils, **water** and **land** of the rural **environment** are finite in nature. Without them, life could not be supported. Food and fibre products could not be produced and indigenous flora and fauna would not be sustained. **Council** seeks to ensure that subdivision does not significantly impair the life-supporting capacity of the rural **environment's** natural resources.

SUB-RUR-P6 *To avoid or mitigate run-off, contamination and erosion of soil from **subdivision** so as to sustain the life-supporting capacity of the soil.*

It is important to ensure that **activities** are managed in such a way as to avoid the depletion of resources. **Subdivision** and **land** development in areas prone to soil erosion can have an adverse **effect** on soil retention. The acceleration of erosion in such circumstances depletes the soil resource and can have adverse impacts on **water** quality and on vegetation in the margins of **waterbodies**. The rural area can be used for a variety of **activities** as long as the potential **effects** of erosion and contamination are considered and addressed.

SUB-RUR-P7 *To encourage new development of an urban nature to locate within the urban areas of the City.*

The edge of the urban area is defined by the interface with rural areas. **Council** generally intends to contain new urban development within the existing urban area. Intensive urban development generally has a detrimental impact on the life-supporting capacity of soils, **water**, **land** and other natural resources in the rural **environment** through removal, compaction, coverage and contamination associated with **buildings**, **roads** and **discharges** of waste to **land** and **water**. Urban expansion also leads to a radical transformation in the appearance of former rural areas and nullifies any open, vegetation dominated aspects of rural character. New residential development needs to be provided for in a sustainable manner. Accordingly, the Plan provides for new urban development in appropriate locations.

SUB-RUR-P8 *To provide for limited development within the Blue Mountains Precinct which takes into account its environmentally sensitive nature.*

Blue Mountains Road requires major **upgrading** to be able to accommodate significant further development and this could result in significant adverse environmental **effects**.

Subdivision in the Blue Mountains Precinct is a non-complying activity in order to deal with the infrastructural and servicing constraints, and the desire to maintain the natural character and **amenity values**. **Subdivision** proposals will be assessed on a case-by-case basis. While there will be circumstances where such **effects** are avoidable or readily able to be mitigated, development within the area is not encouraged due to environmental constraints. In addition, an integrated management approach is required with respect to the **natural and physical resources** within this area.

Rules

Activities Tables

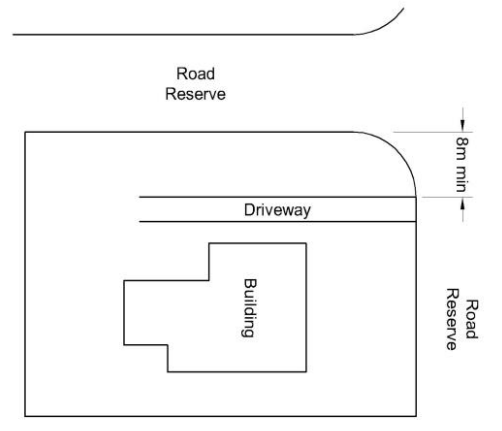
Controlled Activities			Zones
<p>SUB-RUR-R1</p> <p><i>Policies</i> SUB-GEN-P1, SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4, SUB-RUR-P1, SUB-RUR-P2, SUB-RUR-P3, SUB-RUR-P7, SUB-RUR-P8, SUB-GEN-P10, NH-P69 GRUZ-P11, RPROZ-P9, RLZ-P8 DC-P1,</p>	<p>Subdivision which complies with the standards in SUB-RUR-S1 and SUB-RUR-S2 unless specified below</p> <p>Council may impose conditions over the following matters:</p> <ol style="list-style-type: none"> (1) Design, appearance and layout of the subdivision. (2) Landscaping. (3) Provision of and effects on utilities and/or services. (4) Standard, construction and layout of vehicular access. (5) Earthworks. (6) Provision of esplanade reserves and strips. (7) Protection of any special amenity feature. (8) Financial contributions. (9) In addition to the above, within the Mount Marua Structure Plan Development Area – consistency with the Mount Marua Structure Plan. 	<p>CON</p>	<p><i>General Rural Rural Production Rural Lifestyle Development Area 2</i></p>
<p>SUB-RUR-R2</p> <p><i>Policies</i> SUB-GEN-P1, SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4, SUB-RUR-P1, SUB-RUR-P2, SUB-RUR-P3, SUB-RUR-P7,</p>	<p>Subdivision around any existing lawfully established residential unit which does not result in the creation of any new undeveloped site that contains no residential unit</p> <p>Note: this form of subdivision does not need to comply with the minimum net site area requirements of SUB-RUR-S1, but does need to meet the access standards of SUB-RUR-S2</p> <p>Council may impose conditions over the following matters:</p> <ol style="list-style-type: none"> (1) Design, appearance and layout of the subdivision. (2) Landscaping. (3) Provision of and effects on utilities and/or services. (4) Standard, construction and layout of vehicular access. 	<p>CON</p>	<p><i>General Rural Rural Production Rural Lifestyle Development Area 2</i></p>

<p>SUB-RUR-P8, SUB-GEN-P108, NH-P69 GRUZ-P11, RPROZ-P9, RLZ-P8, DC-P1</p>	<p>(5) Earthworks. (6) Provision of esplanade reserves and strips. (7) Protection of any special amenity feature. (8) Financial contributions. (9) In addition to the above, within the Mount Marua Structure Plan Development Area – consistency with the Mount Marua Structure Plan.</p>		
<p>SUB-RUR-R3</p> <p><i>Policies</i> SUB-GEN-P1, SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4, SUB-RUR-P1, SUB-RUR-P2, SUB-RUR-P3, SUB-RUR-P7, SUB-RUR-P8, SUB-GEN-P108, NH-P69 GRUZ-P11, RPROZ-P9, RLZ-P8, DC-P1</p>	<p>Subdivision of land for utilities, reserves or conservation purposes.</p> <p>Council may impose conditions over the following matters:</p> <p>(1) Design, appearance and layout of the subdivision. (2) Landscaping. (3) Provision of and effects on utilities and/or services. (4) Standard, construction and layout of vehicular access. (5) Earthworks. (6) Provision of esplanade reserves and strips. (7) Protection of any special amenity feature. (8) Financial contributions. (9) In addition to the above, within the Mount Marua Structure Plan Development Area – consistency with the Mount Marua Structure Plan.</p>	CON	<p><i>General Rural Rural Production Rural Lifestyle Development Area 2</i></p>
<p>SUB-RUR-R4</p> <p><i>Policies</i> SUB-GEN-P1, SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4, SUB-RUR-P1, SUB-RUR-P2, SUB-RUR-P3, SUB-RUR-P7, SUB-RUR-P8, SUB-GEN-P108,</p>	<p>Subdivision which is a unit title subdivision or an alteration to a company lease, unit title or cross lease title to include a building extension or alteration or accessory building on the site (excluding an additional residential unit) that has been lawfully established in terms of the Building Act 2004.</p> <p>Council may impose conditions over the following matters:</p> <p>(1) Design, appearance and layout of the subdivision. (2) Landscaping. (3) Provision of and effects on utilities and/or services. (4) Standard, construction and layout of vehicular access. (5) Earthworks. (6) Provision of esplanade reserves and strips. (7) Protection of any special amenity feature.</p>	CON	<p><i>General Rural Rural Production Rural Lifestyle Development Area 2</i></p>

NH-P69 GRUZ-P11, RPROZ-P9, RLZ-P8, DC-P1	(8) Financial contributions. (9) Allocation of accessory units to principal units and covenant areas to leased areas to ensure compliance with car park provisions and to ensure practical physical access to units. (10) Allocation of areas.		
<p>Controlled activities – restrictions on notification</p> <p>Subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of the Act, a resource consent application for a controlled activity is precluded from public notification under section 95A and, subject to section 95B(3), is precluded from limited notification under section 95B(2) of the Act.</p>			

Standards for Controlled Activities			Zone																	
<p>SUB-RUR-S1</p> <p><i>Policies</i> SUB-RUR-P1, SUB-RUR-P7,</p>	<p>Minimum requirements for subdivision</p> <table border="1" data-bbox="450 715 1767 1023"> <thead> <tr> <th data-bbox="450 715 992 767">Rural Zones</th> <th data-bbox="992 715 1341 767">Minimum net site area</th> <th data-bbox="1341 715 1767 767">Shape factor</th> </tr> </thead> <tbody> <tr> <td data-bbox="450 767 992 820">Rural Lifestyle</td> <td data-bbox="992 767 1341 820">1ha</td> <td data-bbox="1341 767 1767 820">50m</td> </tr> <tr> <td data-bbox="450 820 992 873">Rural Production</td> <td data-bbox="992 820 1341 873">4ha</td> <td data-bbox="1341 820 1767 873">N/A</td> </tr> <tr> <td data-bbox="450 873 992 925">General Rural</td> <td data-bbox="992 873 1341 925">20ha</td> <td data-bbox="1341 873 1767 925">N/A</td> </tr> <tr> <td colspan="3" data-bbox="450 925 1767 970"> <p>Exemptions</p> </td> </tr> <tr> <td colspan="3" data-bbox="450 970 1767 1023"> <p>These standards shall not apply to any allotment for utility, reserve or conservation purposes.</p> </td> </tr> </tbody> </table>	Rural Zones	Minimum net site area	Shape factor	Rural Lifestyle	1ha	50m	Rural Production	4ha	N/A	General Rural	20ha	N/A	<p>Exemptions</p>			<p>These standards shall not apply to any allotment for utility, reserve or conservation purposes.</p>			<p><i>General Rural</i> <i>Rural Production</i> <i>Rural Lifestyle</i> <i>Development Area 2</i></p>
Rural Zones	Minimum net site area	Shape factor																		
Rural Lifestyle	1ha	50m																		
Rural Production	4ha	N/A																		
General Rural	20ha	N/A																		
<p>Exemptions</p>																				
<p>These standards shall not apply to any allotment for utility, reserve or conservation purposes.</p>																				
<p>SUB-RUR-S2</p> <p><i>Policies</i> SUB-GEN-P1, TP-P4, GRUZ-P5, RPROZ-P4, RLZ-P3</p>	<p>Access standards for subdivision</p> <p>(1) Access to any allotment, including rear allotments, shall be sited at least 20m, measured along the road carriageway, from any access on an adjoining allotment, unless the two access provisions join the road carriageway at a common point.</p> <p>(2) All accessways and manoeuvring areas shall be formed and surfaced in accordance with the Code of Practice for Civil Engineering Works. Exemption – the requirement for accessways serving sites solely occupied by unstaffed utilities shall be that the accessway shall be surfaced with permanent all weather surfacing for a minimum length of 5m from the edge of the road carriageway seal.</p>	<p><i>General Rural</i> <i>Rural Production</i> <i>Rural Lifestyle</i> <i>Development Area 2</i></p>																		

- (3) **Sites** shall have practical vehicle access to car parking and **loading** spaces, in accordance with the **Code of Practice for Civil Engineering Works**. This requirement does not apply to **sites** solely occupied by unstaffed utilities, provided that vehicles associated with utilities shall not obstruct the footpath or create a traffic hazard on the **road**.
- (4) Vehicular access to a **corner allotment** shall be located no closer than 8m from the street corner. Where a **site** is located on an intersection of a primary or secondary arterial traffic route (identified in the Transport and Parking (TP) Chapter) the siting of the vehicular access shall be located as far as practicable from the corner of the street. The 8 metre **setback** shall be measured from where the two front **boundaries** of the **site** (refer to the definition of a **corner allotment**) join, or in accordance with the diagram below.



- (5) Where a **corner allotment** is located at an intersection of a national, primary or secondary arterial traffic route, as identified in the Transport and Parking (TP) Chapter, no **building**, fence or other **structure** is to be erected and no vegetation allowed to grow so as to obstruct a traffic sight line.
- (6) At the intersection of a **road** or rail level crossing, no **building**, fence or other obstructions which block sight lines for trains shall be erected, placed or grown in the hatched area marked in Diagram 1 in the Transport and Parking (TP)-Chapter.

	(7) Subdivision with direct access to a State Highway shall comply with the access and visibility standards set out in Diagrams 2 to 9 in the Transport and Parking (TP) Chapter.	
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Restricted Discretionary Activities			Zones
<p>SUB-RUR-R5</p> <p><i>Policies</i> SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4, SUB-RUR-P1, SUB-RUR-P2, SUB-RUR-P3, SUB-RUR-P7, SUB-RUR-P8, SUB-GEN-P8 SUB-GEN-10P8 NH-P69</p>	<p>Subdivision which complies with the standards of SUB-RUR-S1 but not with the access standards in SUB-RUR-S2</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> (1) The extent to which the activity will adversely affect traffic and pedestrian safety. (2) The extent to which the activity will adversely affect the efficient functioning of the roading network. <p>Council's discretion is also restricted to the matters listed in SUB-RUR-R1.</p>	RDIS	<i>General Rural Rural Production Rural Lifestyle Development Area 2</i>
<p>SUB-RUR-R6</p> <p><i>Policies</i> SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4, SUB-RUR-P1, SUB-RUR-P2, SUB-RUR-P3, SUB-RUR-P7, SUB-RUR-P8, SUB-GEN-P108, SUB-GEN-P1210, NH-P69</p>	<p>Subdivision around any existing lawfully established Residential Unit that does not result in the creation of any new undeveloped site that contains no Residential Unit that does not comply with the access standards of SUB-RUR-S2.</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> (1) The extent to which the activity will adversely affect traffic and pedestrian safety. (2) The extent to which the activity will adversely affect the efficient functioning of the roading network. <p>Council's restriction is also restricted to the matters listed in SUB-RUR-R1</p>	RDIS	<i>General Rural Rural Production Rural Lifestyle Development Area 2</i>

<p>SUB-RUR-R7</p> <p><i>Policies</i> SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4, SUB-RUR-P1, SUB-RUR-P2, SUB-RUR-P3, SUB-RUR-P7, SUB-RUR-P8, SUB-GEN-P48, NH-P62 NU-P1</p>	<p>Subdivision which creates building platforms within 32m of high voltage (110kV or greater) electricity transmission lines as shown on the Planning Maps *(refer to the definition of transmission line)</p> <p>In addition to the matters listed in SUB-RUR-R1, Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> (1) The extent to which the subdivision design manages potential conflicts with existing lines by locating roads and reserves under the route of the line. (2) The extent to which maintenance and inspections of transmission lines are affected including access. (3) The extent to which potential adverse effects including risk or injury, property damage and visual impact are mitigated through the location of building platforms and landscaping. (4) The outcome of any consultation with the affected utility operator. (5) Separation distances between trees and conductors and the location and mature size of trees planted near the transmission lines. (6) Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances 2001 (NZECP 34:2001). (7) Measures necessary to avoid, remedy or mitigate the potential adverse effects of earthworks, dust generation and construction activities, including provision of appropriate separation distances, managing the risks to structural integrity, and safety risks associated with the use of mobile machinery. <p>Restriction of notification Subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of the Act, a resource consent application under this rule will be precluded from public notification under section 95A, and limited notification will be served on Transpower New Zealand Limited as the only affected party under section 95B.</p>	<p>RDIS</p>	<p><i>General Rural Rural Production Rural Lifestyle Development Area 2</i></p>
<p>SUB-RUR-R8</p> <p><i>Policies</i> SUB-GEN-P2, SUB-GEN-P3 SUB-GEN-P4, SUB-RUR-P1, SUB-RUR-P2, SUB-RUR-P3, SUB-RUR-P7,</p>	<p>Subdivision of a site within the Pinehaven Catchment Overlay that complies with the requirements of SUB-RUR-S3</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> (1) The matters listed in SUB-RUR-R1 (2) Ability for the subdivision and proposed design to ensure peak flow of stormwater discharge will be no greater than pre-subdivision levels and thus achieve hydraulic neutrality. (3) The effect of the subdivision on the Pinehaven Flood Hazard Extent. (4) Recommendations and mitigation measures of the hydraulic report. 	<p>RDIS</p>	<p><i>General Rural Rural Production Rural Lifestyle</i></p>

<p>SUB-RUR-P8v SUB-GEN-P108, NH-P69</p>	<p>(5) Consent notice restricting the future development of the allotment to the design and recommendations of the hydraulic neutrality report.</p> <p>(6) Matters addressing the standards for access under SUB-RUR-S2 where any standards are not met.</p>		
<p>SUB-RUR-R9</p> <p><i>Policies</i> SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4, SUB-RUR-P1, SUB-RUR-P2, SUB-RUR-P3, SUB-RUR-P7, SUB-RUR-P8, SUB-GEN-P108, NH-P613</p>	<p>Subdivision within the Ponding Area or Erosion Hazard Area of the Mangaroa Flood Hazard Extent, which results in any undeveloped allotment that contain no residential unit or non-residential building and complies with the requirements of SUB-RUR-S4.</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <p>(1) The matters contained in Rule SUB-RUR-R1.</p> <p>(2) The appropriateness of the proposed building platform in terms of area and location in relation to the flood hazard and/or erosion risk.</p> <p>(3) Ability for a future residential unit to be constructed above the 1 in 100 year flood level.</p> <p>(4) The effect of the future development of the building platform on the function of the floodplain.</p> <p>(5) Consent notice restricting the future development to the identified platform.</p> <p>(6) The suitability of the proposed access to the future building platform to facilitate access during a 1 in 100-year flood event and does not obstruct or divert floodwater flows within the Flood Hazard Extent.</p>	<p>RDIS</p>	<p><i>General Rural Rural Production Rural Lifestyle</i></p>

Standards for Restricted Discretionary Activities		Zones
<p>SUB-RUR-S3</p> <p><i>Policy</i> SUB-GEN-P4</p>	<p>Standards for subdivision within the Pinehaven Catchment Overlay</p> <p>(1) Achieves hydraulic neutrality.</p> <p>(2) Provision of a report by a suitably qualified and experienced person providing an assessment of the ability for the site to achieve hydraulic neutrality in accordance with the requirements of Section 2.4.11 of Part 1 of this Plan.</p> <p>(3) Compliance with the standards of SUB-RUR-S1.</p>	<p><i>General Rural Rural Production Rural Lifestyle</i></p>
<p>SUB-RUR-S4</p> <p><i>Policies</i> SUB-GEN-P2,</p>	<p>Standards for subdivision within the Ponding Area or Erosion Hazard Area of the Mangaroa Flood Hazard Extent</p> <p>(1) Where the proposed building platform is located within the Erosion Hazard Area, provision of a report by a suitably qualified and experienced person to determine the erosion risk is required in accordance with Section 2.4.10 of Part 1 of this Plan.</p>	<p><i>General Rural Rural Production Rural Lifestyle</i></p>

<p><i>SUB-GEN-P3,</i> <i>NH-P613</i></p>	<p>(2) Suitable future building platform area for the residential unit must be identified and must not be located within an Overflow Path or River Corridor.</p> <p>(3) Access serving the building platform is above the 1 in 100-year flood level and does not cross an Overflow Path or River Corridor.</p> <p>(4) Complies with the standards of SUB-RUR-S1.</p>	
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Discretionary Activities			Zone
<p>SUB-RUR-R10</p> <p><i>Policies</i> <i>SUB-GEN-P2,</i> <i>SUB-GEN-P3,</i> <i>SUB-GEN-P4,</i> <i>SUB-RES-P5,</i> <i>SUB-RUR-P1,</i> <i>SUB-RUR-P2,</i> <i>SUB-RUR-P3,</i> <i>SUB-RUR-P7,</i> <i>SUB-RUR-P8,</i> <i>SUB-GEN-P97,</i> <i>SUB-GEN-P108,</i> <i>NATC-P1,</i> <i>NH-P69</i></p>	<p>Subdivision of a site identified in Schedules HH-SCHED1 or TREE-SCHED1</p>	<p>DIS</p>	<p><i>General Rural</i> <i>Rural Production</i> <i>Rural Lifestyle</i> <i>Development Area 2</i></p>
<p>SUB-RUR-R11</p> <p><i>Policies</i> <i>SUB-GEN-P2,</i> <i>SUB-GEN-P3,</i> <i>SUB-GEN-P4,</i> <i>SUB-RUR-P1,</i> <i>SUB-RUR-P2,</i> <i>SUB-RUR-P3,</i> <i>SUB-RUR-P7,</i> <i>SUB-RUR-P8,</i> <i>SUB-GEN-P108,</i></p>	<p>Subdivision which does not comply with the standards specified in SUB-RUR-S1</p>	<p>DIS</p>	<p><i>General Rural</i> <i>Rural Production</i> <i>Rural Lifestyle</i> <i>Development Area 2</i></p>

NH- NH-P69			
SUB-RUR-R12 <i>Policies</i> SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4, SUB-RUR-P1, SUB-RUR-P2, SUB-RUR-P3, SUB-RUR-P7, SUB-RUR-P8, SUB-GEN-P108, NH-P613	Subdivision within the Ponding Area and Erosion Hazard Area of the Mangaroa Flood Hazard Extent which results in any undeveloped allotments that contain no residential unit or non-residential building , where one or more of the following occurs; <ol style="list-style-type: none"> (1) The proposed access is below the 1 in 100-year flood level; (2) Proposed access is located within an Overflow Path; (3) Proposed allotments do not comply with SUB-RUR-S1 	DIS	<i>General Rural Rural Production Rural Lifestyle</i>

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

Non-Complying Activities		Zone
SUB-RUR-R13 <i>Policies</i> SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4, SUB-RUR-P1, SUB-RUR-P2, SUB-RUR-P3, SUB-RUR-P7, SUB-RUR-P8, SUB-GEN-P97, SUB-GEN-P108,	Creation of an allotment that does not have formed legal access to a formed legal road , unless the proposal is for a paper road or other access to be formed as a condition of subdivision approval in accordance with the Code of Practice for Civil Engineering Works	NC <i>General Rural Rural Production Rural Lifestyle Development Area 2</i>

<p>NATC-P1, NH-P69</p>			
<p>SUB-RUR-R14</p> <p><i>Policies</i> SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4, SUB-RUR-P1, SUB-RUR-P2, SUB-RUR-P3, SUB-RUR-P7, SUB-RUR-P8, SUB-GEN-P108, NH-P612</p>	<p>Subdivision of a site within the Pinehaven Catchment Overlay that does not meet the standard of SUB-RUR-S3</p>	<p>NC</p>	<p><i>General Rural Rural Production Rural Lifestyle</i></p>
<p>SUB-RUR-R15</p> <p><i>Policies</i> SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4, SUB-RUR-P1, SUB-RUR-P2, SUB-RUR-P3, SUB-RUR-P7, SUB-RUR-P8, SUB-GEN-P8 NH- NH-P613</p>	<p>Subdivision within the Mangaroo Flood Hazard Extent which results in any new undeveloped allotments that contain no residential unit, where one or more of the following occurs:</p> <ul style="list-style-type: none"> (1) The proposed building platform is located within an Overflow Path or River Corridor; (2) Access to the building platform is within a River Corridor 	<p>NC</p>	<p><i>General Rural Rural Production Rural Lifestyle</i></p>
<p>SUB-RUR-R16</p> <p><i>Policies</i> SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4,</p>	<p>Subdivision in the Blue Mountains Area</p>	<p>NC</p>	<p><i>General Rural – Blue Mountains Precinct</i></p>

<p>SUB-RUR-P1, SUB-RUR-P2, SUB-RUR-P3, SUB-RUR-P7, SUB-RUR-P8, SUB-GEN-P108, NH-P613</p>			
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Matters for Consideration		Zone
Matters that may be relevant in the consideration of any resource consent may include the following:		
SUB-RUR-MC1	<p>Subdivision</p> <p>(1) Where located within the Mangaroa Flood Hazard Extent:</p> <p>a) An assessment of the proposed access to the building platform to achieve suitable access during a 1 in 100-year flood event, and its effect on obstructing or diverting Overflow Paths or floodwater flows within the Flood Hazard Extent.</p> <p>b) Ability for the building platform to accommodate a future building with a finished floor level above the 1 in 100-year level.</p> <p>c) Suitability of the proposed allotment areas to accommodate future activities.</p> <p>d) Consent notice restricting the future development to the identified building platform area.</p>	<p><i>General Rural</i> <i>Rural Production</i> <i>Rural Lifestyle</i></p>
SUB-RUR-MC2	<p>Access</p> <p>(1) Accessibility for public transport, cyclists and pedestrians.</p> <p>(2) Compliance with the Code of Practice for Civil Engineering Works.</p> <p>(3) Whether the topography, size or shape of the site or the location of any natural or built feature(s) on the site or other requirements such as easements, rights-of-way or restrictive covenants impose constraints that make compliance impracticable.</p> <p>(4) Whether the activities proposed will not generate a demand for servicing facilities.</p> <p>(5) Whether suitable alternative provision for servicing can be made.</p> <p>(6) Whether the nature of adjacent roads is such that the entry, exit and manoeuvring of vehicles can be conducted safely.</p> <p>(7) The extent to which any subdivision within the Mount Marua Structure Plan Development Area is consistent with the Mount Marua Structure Plan.</p>	<p><i>General Rural</i> <i>Rural Production</i> <i>Rural Lifestyle</i> <i>Development Area 2</i></p>

Rules

Activities Tables

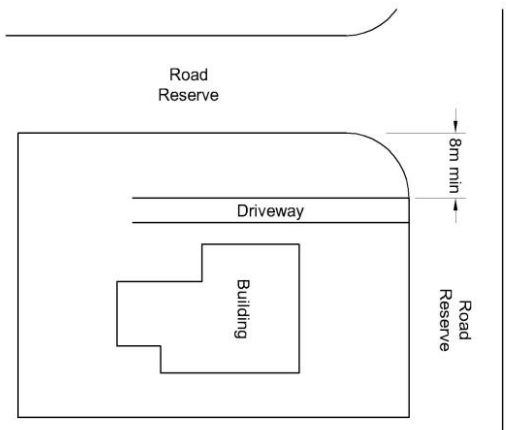
Controlled Activities			Zones
<p>SUB-GIZ-R1</p> <p><i>Policies</i> SUB-GEN-P1, SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P9Z, SUB-GEN-P108, GIZ-P1, GIZ-P3</p>	<p>Subdivision which complies with the standards in SUB-IND-S1 and SUB-IND-S2 unless specified below</p> <p>Council may impose conditions over the following matters:</p> <ol style="list-style-type: none"> (1) Design, appearance and layout of the subdivision. (2) Landscaping. (3) Provision of and effects on network utilities and/or services. (4) Standard, construction and layout of vehicular access. (5) Earthworks. (6) Provision of esplanade reserves and strips. (7) Protection of any special amenity feature. (8) Financial contributions. (9) The outcome of consultation with the owner or operator of consented or existing renewable energy generation activities located on or in proximity to the site. (10) 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-IND-R7 covers subdivision within the Electricity Transmission Corridor. 	<p>CON</p>	<p><i>Industrial</i></p>
<p>SUB-IND-R2</p> <p><i>Policies</i> SUB-GEN-P1, SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P9Z, SUB-GEN-P108, GIZ-P1,</p>	<p>Subdivision around any existing lawfully established residential unit or commercial activity building which does not result in the creation of any new undeveloped site that contains no Residential Unit or commercial activity or industrial activity building.</p> <p>Note: this form of subdivision does not need to comply with the minimum net site area requirements of SUB-IND-S1, but does need to meet the access standards of SUB-IND-S2</p> <p>Council may impose conditions over the following matters:</p>	<p>CON</p>	<p><i>Industrial</i></p>

<p>GIZ-P3,</p>	<ol style="list-style-type: none"> (1) Design, appearance and layout of the subdivision. (2) Landscaping. (3) Provision of and effects on network utilities and/or services. (4) Standard, construction and layout of vehicular access. (5) Earthworks. (6) Provision of esplanade reserves and strips. (7) Protection of any special amenity feature. (8) Financial contributions. (9) The outcome of consultation with the owner or operator of consented or existing renewable energy generation activities located on or in proximity to the site. (10) 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-IND-R7 covers subdivision within the Electricity Transmission Corridor. 		
<p>SUB-IND-R3</p> <p><i>Policies</i> SUB-GEN-P1, SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P9Z, SUB-GEN-P10B, GIZ-P1, GIZ-P3,</p>	<p>Subdivision of land for utilities, reserves or conservation purposes.</p> <p>Council may impose conditions over the following matters:</p> <ol style="list-style-type: none"> (1) Design, appearance and layout of the subdivision. (2) Landscaping. (3) Provision of and effects on network utilities and/or services. (4) Standard, construction and layout of vehicular access. (5) Earthworks. (6) Provision of esplanade reserves and strips. (7) Protection of any special amenity feature. (8) Financial contributions. (9) The outcome of consultation with the owner or operator of consented or existing renewable energy generation activities located on or in proximity to the site. (10) The outcome of consultation with the owner or operator of regionally significant network utilities (excluding the National Grid) located on or in proximity to the site. <p>Note: Rule SUB-IND-R7 covers subdivision within the Electricity Transmission Corridor.</p>	<p>CON</p>	<p><i>Industrial</i></p>
<p>SUB-IND-R4</p> <p><i>Policies</i></p>	<p>Subdivision which is a unit title subdivision or an alteration to a company lease, unit title or cross lease title to include a building extension or alteration or accessory building on the site (excluding an additional residential unit) that has been lawfully established in terms of the Building Act 2004.</p>	<p>CON</p>	<p><i>Industrial</i></p>

<p>SUB-GEN-P1, SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P9Z, SUB-GEN-P108, CCZ-P1, GIZ-P1, GIZ-P3,</p>	<p>Council may impose conditions over the following matters:</p> <ol style="list-style-type: none"> (1) Design, appearance and layout of the subdivision. (2) Landscaping. (3) Provision of and effects on network utilities and/or services. (4) Standard, construction and layout of vehicular access. (5) Earthworks. (6) Provision of esplanade reserves and strips. (7) Protection of any special amenity feature. (8) Financial contributions. (9) The outcome of consultation with the owner or operator of consented or existing renewable energy generation activities located on or in proximity to the site. (10) 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-IND-R7 covers subdivision within the Electricity Transmission Corridor. (11) Allocation of accessory units to principal units and covenant areas to leased areas to ensure compliance with car park provisions and to ensure practical physical access to units. (12) Allocation of areas. 		
<p>Controlled activities – restrictions on notification Subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of the Act, a resource consent application for a controlled activity is precluded from public notification under section 95A and, subject to section 95B(3), is precluded from limited notification under section 95B(2) of the Act.</p>			

Standards for Controlled Activities			Zone			
<p>SUB-IND-S1</p> <p><i>Policy</i> GIZ-P1</p>	<p>Minimum requirements for subdivision</p>		<p><i>Industrial</i></p>			
<table border="1"> <thead> <tr> <th data-bbox="456 1114 992 1158">Commercial and Industrial-Zones</th> <th data-bbox="992 1114 1346 1158">Minimum net site area</th> <th data-bbox="1346 1114 1760 1158">Shape factor</th> </tr> </thead> </table>		Commercial and Industrial-Zones		Minimum net site area	Shape factor	
Commercial and Industrial-Zones	Minimum net site area	Shape factor				
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Commercial	300m ²	7.5m				
<table border="1"> <tbody> <tr> <td data-bbox="456 1216 992 1260">City Centre</td> <td data-bbox="992 1216 1346 1260">300m²</td> <td data-bbox="1346 1216 1760 1260">7.5m</td> </tr> </tbody> </table>		City Centre	300m ²	7.5m		
City Centre	300m ²	7.5m				
<table border="1"> <tbody> <tr> <td data-bbox="456 1267 992 1311">General Industrial</td> <td data-bbox="992 1267 1346 1311">500m²</td> <td data-bbox="1346 1267 1760 1311">20m</td> </tr> </tbody> </table>		General Industrial	500m ²	20m		
General Industrial	500m ²	20m				
<p>Exemptions</p>						

	<p>These standards shall not apply to any allotments for utility, reserve or conservation purposes.</p>	
<p>SUB-IND-S2</p> <p><i>Policies SUB-GEN-P1, TP-P4, GIZ-P1,</i></p>	<p>Access standards for subdivision</p> <ol style="list-style-type: none"> (1) All accessways and manoeuvring areas shall be formed and surfaced in accordance with the Code of Practice for Civil Engineering Works. Exemption – the requirement for accessways serving sites solely occupied by unstaffed utilities shall be that the accessway shall be surfaced with permanent all weather surfacing for a minimum length of 5m from the edge of the road carriageway seal. (2) Sites shall have practical vehicle access to car parking and loading spaces, in accordance with the Code of Practice for Civil Engineering Works. This requirement does not apply to sites solely occupied by unstaffed utilities, provided that vehicles associated with utilities shall not obstruct the footpath or create a traffic hazard on the road. (3) Adequate vehicular access shall be made available to the rear of every new building in accordance with the Code of Practice for Civil Engineering Works. (4) Vehicular access to a corner allotment lot shall be located no closer than 8m from the street corner. Where a site is located on an intersection of a primary or secondary arterial traffic route (identified in the Transport and Parking (TP) Chapter the siting of the vehicular access shall be located as far as practicable from the corner of the street. The 8 metre setback shall be measured from where the two front boundaries of the site (refer to the definition of a corner allotment) join, or in accordance with the diagram below. 	<p><i>Industrial Development Area 1</i></p>

	 <p>(5) Where a corner allotment lot is located at an intersection of a national, primary or secondary arterial traffic route, as identified in the Transport and Parking (TP) Chapter, no building, fence or other structure is to be erected and no vegetation allowed to grow so as to obstruct a traffic sight line.</p> <p>(6) At the intersection of a road or rail level crossing, no building, fence or other obstructions which block sight lines for trains shall be erected, placed or grown in the hatched area marked in Diagram 1A in the Transport and Parking (TP)-Chapter.</p> <p>(7) Subdivision with direct access to a State Highway shall comply with the access and visibility standards set out in Diagrams 2 to 9 in the Transport and Parking (TP) Chapter.</p>	
<p>SUB-IND-S3</p> <p><i>Policies SUB-GEN-P1, NATC-P1</i></p>	<p>Water supply, stormwater and wastewater</p> <p>(1) All activities shall comply with the water supply, stormwater and wastewater standards in the Code of Practice for Civil Engineering Works.</p>	<p><i>Industrial</i></p>

Restricted Discretionary Activities			Zones
<p>SUB-IND-R5</p> <p><i>Policies</i> SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P10<u>8</u>, SUB-GEN-P12<u>10</u>, GIZ-P1</p>	<p>Subdivision which complies with the standards of SUB-IND-S1 but not SUB-IND-S2</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> (1) The extent to which the activity will adversely affect traffic and pedestrian safety. (2) The extent to which the activity will adversely affect the efficient functioning of the roading network. <p>Council's discretion is also restricted to the matters listed in rule SUB-IND-R1.</p>	<p>RDIS</p>	<p><i>Industrial</i></p>
<p>SUB-IND-R6</p> <p><i>Policies</i> SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P10<u>8</u>, SUB-GEN-P12<u>10</u>, GIZ-P1</p>	<p>Subdivision around any existing lawfully established residential unit or commercial activity building which does not result in the creation of any new undeveloped site that contains no residential unit or commercial activity, that does not comply with the access standards of SUB-IND-S2</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> (1) The extent to which the activity will adversely affect traffic and pedestrian safety. (2) The extent to which the activity will adversely affect the efficient functioning of the roading network. <p>Council's discretion is also restricted to the matters listed in rule SUB-IND-R1.</p>	<p>RDIS</p>	<p><i>Industrial</i></p>
<p>SUB-IND-R7</p> <p><i>Policies</i> SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P10<u>8</u>, GIZ-P1, NU-P1</p>	<p>Subdivision which creates building platforms within 20m of high voltage (110kV or greater) electricity transmission lines as shown on the Planning Maps *(refer to the definition of transmission line)</p> <ol style="list-style-type: none"> (1) In addition to the matters listed in SUB-IND-R1, Council will restrict its discretion to, and may impose conditions on: (2) The extent to which the subdivision design manages potential conflicts with existing lines by locating roads and reserves under the route of the line. (3) The extent to which maintenance and inspections of transmission lines are affected including access. (4) The extent to which potential adverse effects including risk or injury, property damage and visual impact are mitigated through the location of building platforms and landscaping. (5) The outcome of any consultation with the affected utility operator. (6) Separation distances between trees and conductors and the location and mature size of trees planted near the transmission lines. 	<p>RDIS</p>	<p><i>Industrial</i></p>

	<p>(7) Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances 2001 (NZECP 34:2001).</p> <p>(8) Measures necessary to avoid, remedy or mitigate the potential adverse effects of earthworks, dust generation and construction activities, including provision of appropriate separation distances, managing the risks to structural integrity, and safety risks associated with the use of mobile machinery.</p> <p>Restriction on notification Subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of the Act, a resource consent application under this rule will be precluded from public notification under section 95A, and limited notification will be served on Transpower New Zealand Limited as the only affected party under section 95B.</p>		
<p>SUB-IND-R8</p> <p><i>Policies</i> SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P108, GIZ-P1</p>	<p>Subdivision within the Ponding Area of the Pinehaven Flood Hazard Extent, which results in any undeveloped site that contains no building, and complies with the requirements of SUB-IND-S1</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> (1) The matters contained in Rule SUB-IND-R1. (2) The appropriateness of the proposed building platform in terms of area and location in relation to the flood hazard. (3) Ability for a future building to be constructed above the 1 in 25- year flood level. (4) The effect of the future development of the building platform on the function of the floodplain. (5) Consent notice restricting the future development to the identified platform. (6) Matters addressing the standards for access under SUB-IND-S2 where any standards are not met. 	RDIS	<i>Industrial</i>
<p>SUB-IND-R9</p> <p><i>Policies</i> SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P108, GIZ-P1</p>	<p>Subdivision within the Erosion Hazard Area of the Mangaroa Flood Hazard Extent, which results in any undeveloped allotments that contain no building, and complies with the requirements of SUB-IND-S1 and SUB-IND-S4.</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> (1) The matters contained in SUB-IND-R1. (2) The appropriateness of the proposed building platform in terms of area and location in relation to the flood hazard. (3) Ability for a future building to be constructed above the 1 in 100- year flood level. (4) The effect of the future development of the building platform on the function of the floodplain. (5) Consent notice restricting the future development to the identified platform. 	RDIS	<i>Industrial</i>

	(6) The suitability of the proposed access to the future building platform to facilitate access during a 1 in 100-year flood event and does not obstruct or divert floodwater flows within the Flood Hazard Extent .		
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Standards for Restricted Discretionary Activities		Zones
SUB-IND-S4 <i>Policies</i> SUB-GEN-P2 SUB-GEN-P3	Standards for Subdivision within the Erosion Hazard Area of the Mangaroa Flood Hazard Extent (1) Suitable future building platform area must be identified and must not be located within the River Corridor . (2) Where the proposed building platform is located within the Erosion Hazard Area , provision of a report by a suitability qualified and experienced person to determine the erosion risk to the proposed building platform is required in accordance with Section 2.4.10 of Part 1 of this Plan.	<i>Industrial</i>

Discretionary Activities			Zone
SUB-IND-R10 <i>Policies</i> SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4, SUB-GEN-P97, SUB-GEN-P108, NATC-P1, NH-P69, GIZ-P1	Subdivision of a site identified in Schedules HH-SCHED1 or TREE-SCHED1	DIS	<i>Industrial Development Area 1</i>
SUB-IND-R11 <i>Policies</i> SUB-GEN-P27, SUB-GEN-P3, SUB-GEN-P108, GIZ-P1	Subdivision which does not comply with the standards specified in SUB-IND-S1	DIS	<i>Industrial</i>

<p>SUB-IND-R12</p> <p><i>Policies</i> SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4, SUB-GEN-P9, SUB-GEN-P10, NATC-P1, GIZ-P1</p>	Subdivision that is not listed as a permitted, controlled, restricted discretionary or non-complying activity.	DIS	<i>Industrial Development Area1</i>
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Non-Complying Activities			Zone
<p>SUB-IND-13</p> <p><i>Policies</i> SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4, SUB-GEN-P97, SUB-GEN-P108, NATC-P1, NH-P69 GIZ-P1</p>	Creation of an allotment that does not have formed legal access to a formed legal road , unless the proposal is for a paper road or other access to be formed as a condition of subdivision approval in accordance with the Code of Practice for Civil Engineering Works	NC	<i>Industrial Development Area1</i>
<p>SUB-IND-R14</p> <p><i>Policies</i> SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P108, GIZ-P1</p>	Subdivision within the Pinehaven Flood Hazard Extent which results in any undeveloped allotments that contain no building , and does not comply with the requirements of SUB-IND-S1	NC	<i>Industrial</i>
<p>SUB-IND-R15</p>	Subdivision within the Mangaroa Flood Hazard Extent which results in any undeveloped allotments that contain no building , where one or more of the following occurs:	NC	<i>Industrial</i>

<p><i>Policies</i> SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P10, GIZ-P1</p>	<ul style="list-style-type: none"> (1) Does not comply with the requirements of SUB-IND-S1; (2) The proposed building platform is located within a River Corridor. 		
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Matters for Consideration		Zone
Matters that may be relevant in the consideration of any resource consent may include the following:		
SUB-IND-MC1	Subdivision <ul style="list-style-type: none"> (1) The design and layout of the subdivision where any allotments may affect the safe and effective operation and maintenance of, and access to, regionally significant network utilities (excluding the National Grid), located on or in proximity to the site. (2) The outcome of consultation with the owner or operator of regionally significant network utilities (excluding the National Grid) located on or in proximity to the site. Note: Rule SUB-IND-R7 covers subdivision within the Electricity Transmission Corridor. (3) The design and layout of the subdivision where any allotment may affect the safe and effective operation and maintenance of, and access to, consented or existing renewable energy generation activities located on or in proximity to the site. (4) The outcome of consultation with the owner or operator of consented or existing renewable energy generation activities located on or in proximity to the site. (5) Account must be taken of the future development potential of adjoining or adjacent land. (6) Account must be taken of any potential reverse sensitivity effects on regionally significant network utilities (excluding the National Grid). (7) Where located within an identified flood hazard extent, any relevant matters of discretion identified under SUB-IND-R8 or SUB-IND-R9. 	<i>Industrial</i>
SUB-IND-MC2	Access <ul style="list-style-type: none"> (1) Accessibility for public transport, cyclists and pedestrians. (2) Compliance with the Code of Practice for Civil Engineering Works. (3) Whether the topography, size or shape of the site or the location of any natural or built feature(s) on the site or other requirements such as easements, rights-of-way or restrictive covenants impose constraints that make compliance impracticable. 	<i>Industrial</i>

	<p>(4) Whether the activities proposed will not generate a demand for servicing facilities.</p> <p>(5) Whether suitable alternative provision for servicing can be made.</p> <p>(6) Whether the nature of adjacent roads is such that the entry, exit and manoeuvring of vehicles can be conducted safely.</p> <p>The extent to which any subdivision and/or development within the Mount Marua Structure Plan Development Area is consistent with the Mount Marua Structure Plan.</p>	
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SUB-OSZ – Subdivision in the Open Space Zone

Policies

SUB-OSZ-P1 *To acquire and protect **land** for open spaces in those parts of the City where a deficiency in the range or distribution of open spaces has been identified, or where there is a particular recreational need, or where an area has significant landscape, ecological values or character.*

The range and distribution of open spaces within the City is important for visual amenity and meeting the recreation needs of residents. **Council** may acquire **land** upon subdivision for open space.

Rules

Activities Tables

Controlled Activities			Zones
<p>SUB-OSZ-R1</p> <p><i>Policies</i> SUB-GEN-P1, SUB-GEN-P9Z, SUB-GEN-P108, NATC-P1,</p>	<p>Subdivision provided for as a Controlled Activity which complies with the standards in SUB-OSZ-S2</p> <p>Council may impose conditions over the following matters:</p> <p>(1) Design, appearance and layout of the subdivision.</p> <p>(2) Landscaping.</p> <p>(3) Provision of and effects on network utilities and/or services.</p>	CON	<i>Open Space</i>

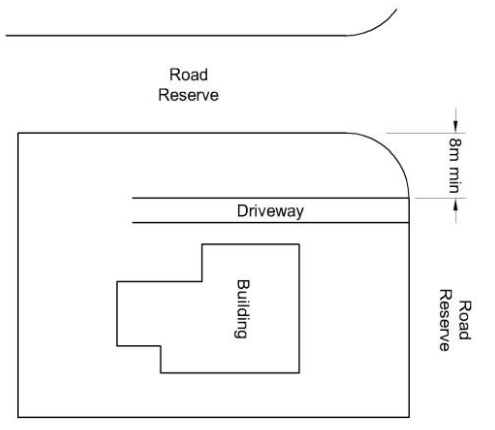
<p>OSZ-P2, OSZ-P3, OSZ-P5,</p>	<p>(4) Earthworks. (5) Provision of esplanade reserves and strips. (6) Protection of any special amenity feature. (7) Financial contributions. (8) The outcome of consultation with the owner or operator of regionally significant network utilities (excluding the National Grid) located on or in proximity to the site. (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>		
<p>SUB-OSZ-R2</p> <p><i>Policies</i> SUB-GEN-P1, SUB-GEN-P9Z, SUB-GEN-P108, NATC-P1, OSZ-P2, OSZ-P3, OSZ-P5</p>	<p>Subdivision around any existing lawfully established Residential Unit or commercial activity building which does not result in the creation of any new undeveloped site that contains no residential unit or commercial activity building which complies with the access-standards in SUB-OSZ-S2.</p> <p>Council may impose conditions over the following matters:</p> <p>(1) Design, appearance and layout of the subdivision. (2) Landscaping. (3) Provision of and effects on network utilities and/or services. (4) Earthworks. (5) Provision of esplanade reserves and strips. (6) Protection of any special amenity feature. (7) Financial contributions. (8) The outcome of consultation with the owner or operator of regionally significant network utilities (excluding the National Grid) located on or in proximity to the site. (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>	<p>CON</p>	<p><i>Open Space</i></p>
<p>SUB-OSZ-R3</p> <p><i>Policies</i> SUB-GEN-P17, SUB-GEN-P9Z, SUB-GEN-P108, NATC-P1, OSZ-P2, OSZ-P3, OSZ-P5</p>	<p>Subdivision of land for utilities, reserves or conservation purposes</p> <p>Council may impose conditions over the following matters:</p> <p>(1) Design, appearance and layout of the subdivision. (2) Landscaping. (3) Provision of and effects on network utilities and/or services. (4) Earthworks. (5) Provision of esplanade reserves and strips. (6) Protection of any special amenity feature. (7) Financial contributions.</p>	<p>CON</p>	<p><i>Open Space</i></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.</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>		
<p>SUB-OSZ-R4</p> <p><i>Policies</i> SUB-GEN-P1, SUB-GEN-P9Z, SUB-GEN-P108, NATC-P1, OSZ-P2, OSZ-P3, OSZ-P5</p>	<p>Subdivision which is a unit title subdivision or an alteration to a company lease, unit title or cross lease title to include a building extension or alteration or accessory building on the site (excluding an additional residential unit) that has been lawfully established in terms of the Building Act 2004</p> <p>Council may impose conditions over the following matters:</p> <ol style="list-style-type: none"> (1) Design, appearance and layout of the subdivision. (2) Landscaping. (3) Provision of and effects on network utilities and/or services. (4) Earthworks. (5) Provision of esplanade reserves and strips. (6) Protection of any special amenity feature. (7) Financial contributions. (8) The outcome of consultation with the owner or operator of regionally significant network utilities (excluding the National Grid) located on or in proximity to the site. (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	<i>Open Space</i>
<p>SUB-OSZ-R5</p> <p><i>Policies</i> SUB-GEN-P1, SUB-GEN-P9Z, SUB-GEN-P108, NATC-P1, OSZ-P2, OSZ-P3, OSZ-P5</p>	<p>Subdivision in the Speedway Area which complies with the standards in SUB-OSZ-S2 and SUB-OSZ-S1</p> <p>Council may impose conditions over the following matters:</p> <ol style="list-style-type: none"> (1) Design, appearance and layout of the subdivision. (2) Landscaping. (3) Provision of and effects on network utilities and/or services. (4) Standard, construction and layout of vehicular access. (5) Earthworks. (6) Provision of esplanade reserves and strips. (7) Protection of any special amenity feature. (8) Financial contributions. (9) The outcome of consultation with the owner or operator of regionally significant network utilities (excluding the National Grid) located on or in proximity to the site. 	CON	<i>Open Space - Speedway Area only</i>

	(10) The outcome of consultation with the owner or operator of consented or existing renewable energy generation activities located on or in proximity to the site .		
SUB-OSZ-R6 <i>Policies</i> SUB-GEN-P1, SUB-GEN-P9Z, SUB-GEN-P108, NATC-P1, OSZ-P2, OSZ-P3, OSZ-P5	Subdivision in the Speedway Area which is a unit title subdivision or an alteration to a company lease, unit title or cross lease title to include a building extension or alteration or accessory building on the site (excluding an additional residential unit) that has been lawfully established in terms of the Building Act 2004. Council may impose conditions over the following matters: <ol style="list-style-type: none"> (1) Design, appearance and layout of the subdivision. (2) Landscaping. (3) Provision of and effects on network utilities and/or services. (4) Standard, construction and layout of vehicular access. (5) Earthworks. (6) Provision of esplanade reserves and strips. (7) Protection of any special amenity feature. (8) Financial contributions. (9) The outcome of consultation with the owner or operator of regionally significant network utilities (excluding the National Grid) located on or in proximity to the site. (10) The outcome of consultation with the owner or operator of consented or existing renewable energy generation activities located on or in proximity to the site. (11) Allocation of accessory units to principal units and covenant areas to leased areas to ensure compliance with car park provisions and to ensure practical physical access to units. (12) Allocation of areas. 	CON	<i>Open Space - Speedway Area only</i>
Controlled activities – restrictions on notification Subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of the Act , a resource consent application for a controlled activity is precluded from public notification under section 95A and, subject to section 95B(3), is precluded from limited notification under section 95B(2) of the Act .			

Standards for Controlled Activities		Zone
SUB-OSZ-S1	Minimum requirements for subdivision	<i>Open Space - Speedway Area only</i>

	<table border="1"> <tr> <th>Open Space Zone</th> <th>Minimum site area</th> <th>Shape factor</th> </tr> <tr> <td>Speedway Area only</td> <td>5000m²</td> <td>50m</td> </tr> <tr> <th colspan="3">Exemptions</th> </tr> <tr> <td colspan="3">These standards shall not apply to any allotment for utility, reserve or conservation purposes.</td> </tr> </table>	Open Space Zone	Minimum site area	Shape factor	Speedway Area only	5000m ²	50m	Exemptions			These standards shall not apply to any allotment for utility, reserve or conservation purposes.			
Open Space Zone	Minimum site area	Shape factor												
Speedway Area only	5000m ²	50m												
Exemptions														
These standards shall not apply to any allotment for utility, reserve or conservation purposes.														
<p>SUB-OSZ-S2</p> <p><i>Policies SUB-GEN, TP-P4</i></p>	<p>Access standards for subdivision</p> <ol style="list-style-type: none"> (1) All accessways and manoeuvring areas shall be formed and surfaced in accordance with the Code of Practice for Civil Engineering Works. Exemption – the requirement for accessways serving sites solely occupied by unstaffed utilities shall be that the accessway shall be surfaced with permanent all weather surfacing for a minimum length of 5m from the edge of the road carriageway seal. (2) Sites shall have practical vehicle access to car parking and loading spaces, in accordance with the Code of Practice for Civil Engineering Works. This requirement does not apply to sites solely occupied by unstaffed utilities, provided that vehicles associated with utilities shall not obstruct the footpath or create a traffic hazard on the road. (3) Vehicular access to a corner allotment shall be located no closer than 8m from the street corner. Where a site is located on an intersection of a primary or secondary arterial traffic route (identified in the Transport and Parking (TP) Chapter) the siting of the vehicular access shall be located as far as practicable from the corner of the street. The 8 metre setback shall be measured from where the two front boundaries of the site (refer to the definition of a corner allotment) join, or in accordance with the diagram below. 	<i>Open Space</i>												

	 <p>The diagram illustrates a corner allotment lot at a road intersection. A building is situated within the lot, with a driveway leading to the road. A 'Road Reserve' is indicated on both the top and right sides of the lot. A vertical dimension line on the right side of the lot indicates a minimum clearance of 8m from the building to the road reserve line.</p> <p>(4) Where a corner allotment lot is located at an intersection of a national, primary or secondary arterial traffic route, as identified in the Transport and Parking (TP) Chapter, no building, fence or other structure is to be erected and no vegetation allowed to grow so as to obstruct a traffic sight line.</p> <p>(5) At the intersection of a road or rail level crossing, no building, fence or other obstructions which block sight lines for trains shall be erected, placed or grown in the hatched area marked in Diagram 1 in the Transport and Parking (TP) Chapter.</p> <p>(6) Subdivision with direct access to a State Highway shall comply with the access and visibility standards set out in Diagrams 2 to 9 in the Transport and Parking (TP) Chapter.</p>	
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Restricted Discretionary Activities			Zones
<p>SUB-OSZ-R7</p> <p><i>Policies</i> SUB-GEN-P108, SUB-GEN-P1210, NATC-P1,</p>	<p>Subdivision which does not comply with the access standards in SUB-OSZ-S2</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> (1) The extent to which the activity will adversely affect traffic and pedestrian safety. (2) The extent to which the activity will adversely affect the efficient functioning of the roading network. 	<p>RDIS</p>	<p><i>Open Space</i></p>

OSZ-P2, OSZ-P3, OSZ-P5	<p>Council's discretion is also restricted to the matters listed in SUB-OSZ-R1.</p> <p>For subdivision in the Speedway area, Council's discretion is also restricted to the matters listed in SUB-OSZ-R5.</p>		
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Discretionary Activities			Zone
SUB-OSZ-R8 <i>Policies</i> SUB-GEN-P108 NATC-P1, OSZ-P2, OSZ-P3, OSZ-P5	Subdivision which does not comply with the standards in SUB-OSZ-S1	DIS	<i>Open Space - Speedway Area only</i>

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

Non-Complying Activities			Zone
SUB-OSZ-R9 <i>Policies</i> SUB-GEN-P108, NATC-P1, OSZ-P2, OSZ-P3, OSZ-P5	Subdivision within the Open Space Zone that is not listed as a permitted, controlled, restricted discretionary or discretionary activity.	NC	<i>Open Space</i>

Matters for Consideration	Zone	
Matters that may be relevant in the consideration of any resource consent may include the following:		
SUB-OSZ-MC1	Subdivision <ol style="list-style-type: none"> (1) The design and layout of the subdivision where any allotment may affect the safe and effective operation and maintenance of, and access to, regionally significant network utilities located on or in proximity to the site. (2) The outcome of consultation with the owner or operator of regionally significant network utilities located on or in proximity to the site. (3) The design and layout of the subdivision where any allotment lot may affect the safe and effective operation and maintenance of, and access to, consented or existing renewable energy generation activities located on or in proximity to the site. (4) The outcome of consultation with the owner or operator of consented or existing renewable energy generation activities located on or in proximity to the site. (5) Account must be taken of the future development potential of adjoining or adjacent land. (6) Account must be taken of any potential reverse sensitivity effects on regionally significant network utilities (excluding the National Grid). 	<i>Open Spaces</i>
SUB-OSZ-MC2	Site layout <ol style="list-style-type: none"> (1) Impact on the recreation potential of the open space. (2) Conflict between different users. (3) On-site safety. (4) Natural character and landscape. 	<i>Open Spaces</i>
SUB-OSZ-MC3	Access <ol style="list-style-type: none"> (1) Accessibility for public transport, cyclists and pedestrians. (2) Compliance with the Code of Practice for Civil Engineering Works. (3) Whether the topography, size or shape of the site or the location of any natural or built feature(s) on the site or other requirements such as easements, rights-of-way or restrictive covenants impose constraints that make compliance impracticable. (4) Whether the activities proposed will not generate a demand for servicing facilities. (5) Whether suitable alternative provision for servicing can be made. (6) Whether the nature of adjacent roads is such that the entry, exit and manoeuvring of vehicles can be conducted safely. 	<i>Open Space</i>

	(7) The extent to which any subdivision within the Mount Marua Structure Plan Development Area is consistent with the Mount Marua Structure Plan.	
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SUB-SAZ – Subdivision in the Special Activity Zone

Rules

Activities Tables

Controlled Activities			Zones
<p>SUB-SAZ-R1</p> <p><i>Policies</i> SUB-GEN-P1, SUB-GEN-P9Z, NATC-P1, SAZ-P1, SAZ-P3, SAZ-P4</p>	<p>Subdivision which complies with the standards in SUB-SAZ-S1 and SUB-SAZ-S2 unless specified below</p> <p>Council may impose conditions over the following matters:</p> <ol style="list-style-type: none"> (1) Design, appearance and layout of the subdivision. (2) Landscaping. (3) Provision of and effects on network utilities and/or services. (4) Standard, construction and layout of vehicular access. (5) Earthworks. (6) Provision of esplanade reserves and strips. (7) Protection of any special amenity feature. (8) Financial contributions. (9) The outcome of consultation with the owner or operator of regionally significant network utilities (excluding the National Grid) located on or in proximity to the site. Note: Rule SUB-SAZ-R7 covers subdivision within the Electricity (10) The outcome of consultation with the owner or operator of consented or existing renewable energy generation activities located on or in proximity to the site. 	<p>CON</p>	<p><i>Special Activity</i></p>
<p>SUB-SAZ-R2</p> <p><i>Policies</i> SUB-GEN-P1, SUB-GEN-P9Z, NATC-P1, SAZ-P1, SAZ-P3,</p>	<p>Subdivision around any existing lawfully established residential unit or commercial activity building which does not result in the creation of any new undeveloped site that contains no residential unit or commercial activity building</p> <p>Note: this form of subdivision does not need to comply with the minimum net site area requirements of SUB-SAZ-S1, but does need to meet the access standards of SUB-SAZ-S2.</p> <p>Council may impose conditions over the following matters:</p>	<p>CON</p>	<p><i>Special Activity</i></p>

<p>SAZ-P4,</p>	<ol style="list-style-type: none"> (1) Design, appearance and layout of the subdivision. (2) Landscaping. (3) Provision of and effects on network utilities and/or services. (4) Standard, construction and layout of vehicular access. (5) Earthworks. (6) Provision of esplanade reserves and strips. (7) Protection of any special amenity feature. (8) Financial contributions. (9) The outcome of consultation with the owner or operator of regionally significant network utilities (excluding the National Grid) located on or in proximity to the site. Note: Rule 22-18 22-15 SUB-SAZ-R7 covers subdivision within the Electricity Transmission Corridor. (10) The outcome of consultation with the owner or operator of consented or existing renewable energy generation activities located on or in proximity to the site. 		
<p>SUB-SAZ-R3</p> <p><i>Policies</i> SUB-GEN-P1, SUB-GEN-P9Z, NATC-P1, SAZ-P1, SAZ-P3, SAZ-P4</p>	<p>Subdivision of land for utilities, reserves or conservation purposes</p> <p>Council may impose conditions over the following matters:</p> <ol style="list-style-type: none"> (1) Design, appearance and layout of the subdivision. (2) Landscaping. (3) Provision of and effects on network utilities and/or services. (4) Standard, construction and layout of vehicular access. (5) Earthworks. (6) Provision of esplanade reserves and strips. (7) Protection of any special amenity feature. (8) Financial contributions. (9) The outcome of consultation with the owner or operator of regionally significant network utilities (excluding the National Grid) located on or in proximity to the site. Note: Rule SUB-SAZ-R7 covers subdivision within the Electricity Transmission Corridor. (10) The outcome of consultation with the owner or operator of consented or existing renewable energy generation activities located on or in proximity to the site. 	<p>CON</p>	<p><i>Special Activity</i></p>
<p>SUB-SAZ-R4</p> <p><i>Policies</i> SUB-GEN-P1,</p>	<p>Subdivision which is a unit title subdivision or an alteration to a company lease, unit title or cross lease title to include a building extension or alteration or accessory building on the site (excluding an additional residential unit) that has been lawfully established in terms of the Building Act 2004</p> <p>Council may impose conditions over the following matters:</p>	<p>CON</p>	<p><i>Special Activity</i></p>

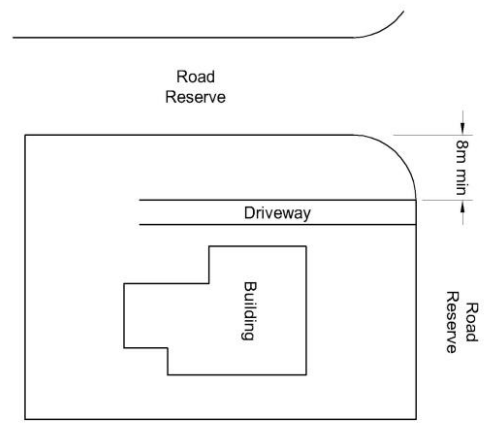
<p>SUB-GEN-P9Z, NATC-P1, SAZ-P1, SAZ-P3, SAZ-P4,</p>	<ol style="list-style-type: none"> (1) Design, appearance and layout of the subdivision. (2) Landscaping. (3) Provision of and effects on network utilities and/or services. (4) Standard, construction and layout of vehicular access. (5) Earthworks. (6) Provision of esplanade reserves and strips. (7) Protection of any special amenity feature. (8) Financial contributions. (9) The outcome of consultation with the owner or operator of regionally significant network utilities (excluding the National Grid) located on or in proximity to the site. Note: Rule SUB-SAZ-R7 covers subdivision within the Electricity Transmission Corridor. (10) The outcome of consultation with the owner or operator of consented or existing renewable energy generation activities located on or in proximity to the site. (11) Allocation of accessory units to principal units and covenant areas to leased areas to ensure compliance with car park provisions and to ensure practical physical access to units. (12) Allocation of areas. 		
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Controlled activities – restrictions on notification
Subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of **the Act**, a resource consent application for a controlled activity is precluded from public notification under section 95A and, subject to section 95B(3), is precluded from limited notification under section 95B(2) of **the Act**.

Standards for Controlled Activities			Zone						
<p>SUB-SAZ-S1</p> <p><i>Policies</i> NATC-P1 SAZ-P3</p>	<p>Minimum requirements for subdivision</p>		<p><i>Special Activity</i></p>						
<table border="1"> <thead> <tr> <th data-bbox="456 1083 983 1129">Special Activity Zone</th> <th data-bbox="983 1083 1509 1129">Minimum net site area</th> <th data-bbox="1509 1083 1760 1129">Shape factor</th> </tr> </thead> <tbody> <tr> <td data-bbox="456 1129 983 1176">All areas</td> <td data-bbox="983 1129 1509 1176">1000m²</td> <td data-bbox="1509 1129 1760 1176">25m</td> </tr> </tbody> </table>		Special Activity Zone		Minimum net site area	Shape factor	All areas	1000m ²	25m	
Special Activity Zone	Minimum net site area	Shape factor							
All areas	1000m ²	25m							
<p>Exemptions</p>									
<p>These standards shall not apply to any allotment for utility, reserve or conservation purposes.</p>									
<p>SUB-SAZ-S2</p>	<p>Access standards for subdivision</p>		<p><i>Special Activity</i></p>						

Policies
SUB-GEN-P1,
TP-P4

- (1) All accessways and manoeuvring areas shall be formed and surfaced in accordance with the **Code of Practice for Civil Engineering Works**. Exemption – the requirement for accessways serving sites solely occupied by unstaffed utilities shall be that the accessway shall be surfaced with permanent all weather surfacing for a minimum length of 5m from the edge of the **road** carriageway seal.
- (2) **Sites** shall have practical vehicle access to car parking and **loading** spaces, in accordance with the **Code of Practice for Civil Engineering Works**. This requirement does not apply to **sites** solely occupied by unstaffed utilities, provided that vehicles associated with utilities shall not obstruct the footpath or create a traffic hazard on the **road**.
- (3) Adequate vehicular access shall be made available to the rear of every new **building** in accordance with the **Code of Practice for Civil Engineering Works**.
- (4) Vehicular access to a **corner allotment** shall be located no closer than 8m from the street corner. Where a **site** is located on an intersection of a primary or secondary arterial traffic route (identified in the Transport and Parking (TP) Chapter) the siting of the vehicular access shall be located as far as practicable from the corner of the street. The 8 metre **setback** shall be measured from where the two front **boundaries** of the **site** (refer to the definition of a **corner allotment**) join, or in accordance with the diagram below.



	<p>(5) Where a corner allotment lot is located at an intersection of a national, primary or secondary arterial traffic route, as identified in the Transport and Parking (TP) Chapter 37, no building, fence or other structure is to be erected and no vegetation allowed to grow so as to obstruct a traffic sight line.</p> <p>(6) At the intersection of a road or rail level crossing, no building, fence or other obstructions which block sight lines for trains shall be erected, placed or grown in the hatched area marked in Diagram 1A in the Transport and Parking (TP)-Chapter.</p> <p>(7) Subdivision with direct access to a State Highway shall comply with the access and visibility standards set out in Diagrams B 2 to E 9 in the Transport and Parking (TP) Chapter.</p>	
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Restricted Discretionary Activities			Zones
<p>SUB-SAZ-R5</p> <p><i>Policies</i> SUB-GEN-P9Z, SUB-GEN-P12,10, NATC-P1, SAZ-P1, SAZ-P4</p>	<p>Subdivision which complies with the standards in SUB-SAZ-S1 but not SUB-SAZ-S2</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> (1) The extent to which the activity will adversely affect traffic and pedestrian safety. (2) The extent to which the activity will adversely affect the efficient functioning of the roading network. <p>Council's discretion is also restricted to the matters listed in SUB-SAZ-R1.</p>	RDIS	<i>Special Activity</i>
<p>SUB-SAZ-R6</p> <p><i>Policies</i> SUB-GEN-P9Z, SUB-GEN-P12,10, NATC-P1, SAZ-P1, SAZ-P4,</p>	<p>Subdivision around any existing lawfully established residential unit or commercial activity building which does not result in the creation of any new undeveloped site that contains no-residential unit or commercial activity, that does not comply with the access standards of SUB-SAZ-S2</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> (1) The extent to which the activity will adversely affect traffic and pedestrian safety. (2) The extent to which the activity will adversely affect the efficient functioning of the roading network. <p>Council's discretion is also restricted to the matters listed in SUB-SAZ-R1.</p>	RDIS	<i>Special Activity</i>
<p>SUB-SAZ-R7</p>	<p>Subdivision which creates building platforms within 32m of high voltage (110kV or greater) electricity transmission lines as shown on the Planning Maps</p>	RDIS	<i>Special Activity</i>

<p><i>Policies</i> SUB-GEN-P9Z, SUB-GEN-P1210, NATC-P1, SAZ-P1, SAZ-P4, NU-P1</p>	<p>In addition to the matters listed in SUB-SAZ-R1, Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> (1) The extent to which the subdivision design manages potential conflicts with existing lines by locating roads and reserves under the route of the line. (2) The extent to which maintenance and inspections of transmission lines are affected including access. (3) The extent to which potential adverse effects including risk or injury, property damage and visual impact are mitigated through the location of building platforms and landscaping. (4) The outcome of any consultation with the affected utility operator. Separation distances between trees and conductors and the location and mature size of trees planted near the transmission lines. (5) Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances 2001 (NZECP 34:2001). (6) Measures necessary to avoid, remedy or mitigate the potential adverse effects of earthworks, dust generation and construction activities, including provision of appropriate separation distances, managing the risks to structural integrity, and safety risks associated with the use of mobile machinery. <p>Restriction on notification Subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of the Act, a resource consent application under this rule will be precluded from public notification under section 95A, and limited notification will be served on Transpower New Zealand Limited as the only affected party under section 95B.</p> <p>Advice Note: For any activity within the Stream/River Corridor, Overflow Path, Ponding Area or Erosion Hazard Area, applicants are advised to consult the Wellington Regional Council to determine if regional consent is also required.</p>		
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Discretionary Activities			Zone
SUB-SAZ-R8	Subdivision of a site identified in Schedules HH-SCHED1 or TREE-SCHED1	DIS	<i>Special Activity</i>

<p><i>Policies</i> SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4, SUB-GEN-P9Z, SUB-GEN-P108, NATC-P1, NH-P69, SAZ-P1, SAZ-P4</p>			
<p>SUB-SAZ-R9</p> <p><i>Policies</i> SUB-GEN-P9Z, SAZ-P1, SAZ-P4, NATC-P1</p>	<p>Subdivision which does not comply with the standards specified in-SUB-SAZ-S1</p>	<p>DIS</p>	<p><i>Special Activity</i></p>
<p>SUB-SAZ-R10</p> <p><i>Policies</i> SUB-GEN-P9Z, SAZ-P1, SAZ-P4, NATC-P1</p>	<p>Updates of existing company lease and cross lease, and all unit title subdivision</p>	<p>DIS</p>	<p><i>Special Activity</i></p>
<p>SUB-RES-R11</p> <p><i>Policies</i> SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4, SUB-GEN-P9Z, SUB-GEN-P108, NATC-P1, SAZ-P1,</p>	<p>Subdivision that is not listed as a permitted, controlled, restricted discretionary or non-complying activity.</p>	<p>DIS</p>	<p><i>Special Activity</i></p>

SAZ-P4			
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Non-Complying Activities			Zone
SUB-SAZ-R12 <i>Policies</i> SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4, SUB-GEN-P9 7 , SUB-GEN-P10 8 , NATC-P1, NH-P6 9 , SAZ-P1, SAZ-P4	Creation of an allotment that does not have formed legal access to a formed legal road , unless the proposal is for a paper road or other access to be formed as a condition of subdivision approval in accordance with the Code of Practice for Civil Engineering Works	NC	<i>Special Activity</i>

Matters for Consideration		Zone
Matters that may be relevant in the consideration of any resource consent may include the following:		
SUB-SAZ-MC1	Subdivision The requirements of section 106 of the Act . (1) Whether the proposed allotments are capable of accommodating a range of activities in compliance with zone standards. (2) Whether the subdivision compromises future subdivision potential of the land . (3) The cumulative effect on existing infrastructure as a result of the proposed subdivision . (4) The extent of compliance with the Council's Code of Practice for Civil Engineering Works . (5) The design and layout of the subdivision where any allotment may affect the safe and effective operation and maintenance of, and access to, regionally significant network utilities (excluding the National Grid) located on or in proximity to the site . (6) Note: Rule SUB-SAZ-R7 covers subdivision within the Electricity Transmission Corridor.	<i>Special Activity</i>

	<p>(7) The design and layout of the subdivision where any allotment may affect the safe and effective operation and maintenance of, and access to, consented or existing renewable energy generation activities located on or in proximity to the site.</p> <p>(8) The outcome of consultation with the owner or operator of consented or existing renewable energy generation activities on or in proximity to the site.</p> <p>(9) Account must be taken of the future development potential of adjoining or adjacent land.</p> <p>(10) Account must be taken of any potential reverse sensitivity effects on regionally significant network utilities (excluding the National Grid).</p>	
SUB-SAZ-MC2	<p>Traffic generation</p> <p>(1) Whether activities which generate significant traffic flows have satisfactory access arrangements.</p> <p>(2) Impacts on public safety</p>	<i>Special Activity</i>
SUB-SAZ-MC3	<p>Site layout</p> <p>(1) The arrangement of buildings, car parks and vehicle movements on site.</p> <p>(2) The extent of landscaping and screening particularly where sites adjoin General Residential or Open Space Zones.</p> <p>(3) Whether the topography of the site has been taken into account.</p> <p>(4) Whether a better standard of development can be achieved by varying the design.</p>	<i>Special Activity</i>
SUB-SAZ-MC4	<p>Infrastructure</p> <p>(1) The capacity of the infrastructure.</p>	<i>Special Activity</i>
SUB-SAZ-MC5	<p>Cumulative effects</p> <p>(1) Whether cumulative effects such as pollution, any risk to public safety and nuisances have been assessed to avoid, remedy or mitigate adverse effects.</p>	<i>Special Activity</i>
SUB-SAZ-MC6	<p>Additional matters for the St Patrick's Estate Area</p> <p>(1) Whether flooding effects have been adequately addressed.</p> <p>(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.</p> <p>(3) Whether the landscaping will maintain and enhance the amenity of the area.</p> <p>(4) Whether pedestrian linkages to the Hutt River walkway and Silverstream Railway Station are provided.</p>	<i>Special Activity</i>
SUB-SAZ-MC7	<p>Access</p> <p>(1) Accessibility for public transport, cyclists and pedestrians.</p> <p>(2) Compliance with the Code of Practice for Civil Engineering Works.</p>	<i>General Rural Rural Production Rural Lifestyle</i>

	<p>(3) Whether the topography, size or shape of the site or the location of any natural or built feature(s) on the site or other requirements such as easements, rights-of-way or restrictive covenants impose constraints that make compliance impracticable.</p> <p>(4) Whether the activities proposed will not generate a demand for servicing facilities.</p> <p>(5) Whether suitable alternative provision for servicing can be made.</p> <p>(6) Whether the nature of adjacent roads is such that the entry, exit and manoeuvring of vehicles can be conducted safely.</p> <p>(7) The extent to which any subdivision within the Mount Marua Structure Plan Development Area is consistent with the Mount Marua Structure Plan.</p>	<p><i>Commercial, City Centre</i> <i>General Industrial</i> <i>Open Space</i> <i>Special Activity</i> <i>Development Area 2</i></p>
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SUB-DEV1 – Subdivision in Development Area 1

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

Policies

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Rules

Activities Tables

Standards for Controlled Activities		Zone
<p>SUB-DEV1-S1</p> <p><i>Policies</i> SUB-P1 SUB-P5 SUB-P6 SUB-P108 TP-P4</p>	<p>Additional access standards</p> <p>(1) Adequate vehicular access shall be made available to the rear of every new building in accordance with the Code of Practice for Civil Engineering Works.</p> <p>(2) 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.</p> <p>(3) There shall be no new private vehicle access to or egress from Alexander Road to land identified as Lot 2 DP 471766, Pt Section 102B Hutt District Wellington or Pt Section 618 Hutt District.</p>	<p><i>Development Area 1 – Wallaceville Structure Plan Development Area</i></p>

Restricted Discretionary Activities		Zones
<p>SUB-DEV1-R1</p> <p><i>Policies</i> SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4, SUB-RES-P5, SUB-DEV1-P1, SUB-GEN-P97, SUB-GEN-P108</p>	<p>Subdivision in the Wallaceville Living Precinct Area A, the Wallaceville Living Precinct Area B, the Urban Precinct and the Grants Bush Precinct of the Wallaceville Structure Plan Development Area (DEV1 – Wallaceville Structure Plan Development Area) which complies with the standards in SUB-RES-S1, SUB-RES-S3, SUB-DEV1-S1 and SUB-DEV1-S2 unless specified below</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <p>(1) The extent to which the subdivision is consistent with the Wallaceville Structure Plan (DEV1 – Wallaceville Structure Plan Development Area)</p>	<p>RDIS</p> <p><i>Development Area 1 – Wallaceville Structure Plan Development Area</i></p>

<p>NATC-P1</p>	<ol style="list-style-type: none"> (2) The extent to which the subdivision is consistent with the spatial layout plan for Area B required under Section-2.4.9 of Part 1 of this Plan (3) Design, appearance and layout of the subdivision (4) Landscaping that complements existing species (5) Standard, construction and layout of roads (including intersections) and vehicular access. (6) Provision of and effects on utilities and/or services. (7) Earthworks and land stability (8) Provision of reserves (9) Protection of any special amenity feature (10) Provision of pedestrian and cycleway connections (11) The alignment of proposed subdivision boundaries with Precinct boundaries as identified in the Wallaceville Structure Plan (12) Financial contributions <p>Restriction on notification In respect of this rule, and subject to sections 95A(2)(b), 95A(4) and 95C of the Act, an application which meets the relevant standards and terms will be decided without the need for public notification under section 95A and any application that is consistent with the Wallaceville Structure Plan will be decided without the need for limited notification under section 95B.</p> <p>Notes:</p> <ul style="list-style-type: none"> • Failure to comply with this rule will require resource consent as a Discretionary Activity • A resource consent application for subdivision consent under this rule shall contain the information listed in Section 2.4.9 of Part 1 of this Plan in addition to the requirements of the Fourth Schedule of the Resource Management Act 1991. Where relevant, applications may rely upon any spatial layout plan submitted as part of a prior subdivision application that has received consent 		
<p>SUB-DEV1-R2</p> <p><i>Policies</i> SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4, P8, CCZ-P1, GIZ-P1</p>	<p>Subdivision in the Gateway Precinct of the Wallaceville Structure Plan Development Area that does not comply with the standards in SUB-COM-S1, SUB-COM-S2, SUB-DEV1-S1 and SUB-DEV1-S3.</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> (1) The extent to which the subdivision is consistent with the Wallaceville Structure Plan (DEV1 – Wallaceville Structure Plan Development Area) (2) Design, appearance and layout of the subdivision 	<p>RDIS</p>	<p><i>Development Area 1 – Wallaceville Structure Plan Development Area</i></p>

	<p>(3) Landscaping that complements existing species.</p> <p>(4) Standard, construction and layout of roads (including intersections) and vehicular access.</p> <p>(5) Provision of and effects on utilities and/or services</p> <p>(6) Earthworks and land stability.</p> <p>(7) Provision of reserves</p> <p>(8) Protection of any special amenity feature.</p> <p>(9) Provision of pedestrian and cycleway connections</p> <p>(10) The alignment of proposed subdivision boundaries with Precinct boundaries as identified in the Wallaceville Structure Plan</p> <p>(11) Financial contributions.</p> <p>Restriction on notification In respect of this rule, and subject to sections 95A(2)(b), 95A(4) and 95C of the Act, an application which meets the relevant standards and terms will be decided without the need for public notification under section 95A and any application that is consistent with the Wallaceville Structure Plan will be decided without the need for limited notification under section 95B.</p> <p>Note:</p> <ul style="list-style-type: none"> • Failure to comply with this rule will require resource consent as a Discretionary Activity 		
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Standards for Restricted Discretionary Activities		Zone
SUB-DEV1-S2	<p>Standards for Subdivision in the Wallaceville Living Precinct Area A, the Wallaceville Living Precinct Area B, the Urban Precinct and the Grants Bush Precinct of the Wallaceville Structure Plan Development Area</p> <p>(1) Compliance with the access standards of SUB-RES-S3</p> <p>(2) Compliance with the minimum requirements for subdivision of SUB-RES-S1</p>	Development Area 1 – Wallaceville Structure Plan Development Area
SUB-DEV1-S3	<p>Standards for Subdivision in the Gateway Precinct of the Wallaceville Structure Plan Development Area</p> <p>(1) Compliance with the minimum requirements for subdivision of rule SUB-COM-S1</p> <p>(2) Compliance with the access standards of rule SUB-COM-S2</p>	Development Area 1 – Wallaceville Structure Plan Development Area

Discretionary Activities			Zone
SUB-DEV1-R3 <i>Policies</i> SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4, SUB-RES-P5, SUB-DEV1-P1, SUB-GEN-P97, SUB-GEN-P108, NATC-P1	Subdivision in the Wallaceville Structure Plan Development Area that does not comply with the standards of SUB-RES-S1 and SUB-RES-S3	DIS	Development Area 1 – Wallaceville Structure Plan Development Area
SUB-DEV1-R4 <i>Policies</i> SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P108, CCZ-P1, GIZ-P1	Subdivision in the Wallaceville Structure Plan Development Area that does not comply with the standards of SUB-COM-S1 and SUB-COM-S2	DIS	Development Area1 – Wallaceville Structure Plan Development Area

Matters for Consideration		Zone
Matters that may be relevant in the consideration of any resource consent may include the following:		
SUB-DEV1-MC1	Subdivision in the Wallaceville Structure Plan Development Area <ol style="list-style-type: none"> (1) Relevant matters in the sections above (2) The extent to which the subdivision is consistent with the Wallaceville Structure Plan (3) The extent to which any subdivision that is not consistent with the Wallaceville Structure Plan will avoid, remedy or mitigate adverse effects on other areas of Upper Hutt City, does not detract from the vitality and vibrancy of the Upper Hutt CBD, will adequately provide for stormwater management, will contribute to the 	Development Area 1 – Wallaceville Structure Plan Development Area

	safe functioning of the road network and will integrate with adjoining development anticipated through the Structure Plan	
SUB-DEV1-MC2	<p>Subdivision in the Gateway Precinct of the Wallaceville Structure Plan Development Area</p> <ol style="list-style-type: none"> (1) The extent to which the subdivision is consistent with the Wallaceville Structure Plan (2) The nature of the activity to be carried out within the building and its likely generated effects. (3) The extent to which the area of the site and the proposed activities thereon are in keeping with the scale and form of the existing built environment and activities in the surrounding area (4) The extent to which the protection and/or sustainable use of existing listed heritage buildings will be achieved (5) The extent to which adjacent properties will be adversely affected in terms of visual obtrusiveness, overshadowing, and loss of access to sunlight and daylight. (6) The extent of the building area and the scale of the building and the extent to which they are compatible with both the built and natural environments in the vicinity. 	Development Area 1 – Wallaceville Structure Plan Development Area

