

Appendix 1 – Plan Change 50 Provisions



Te Kaunihera o
Te Awa Kairangi ki Uta
Upper Hutt City Council

PROPOSED PROVISIONS

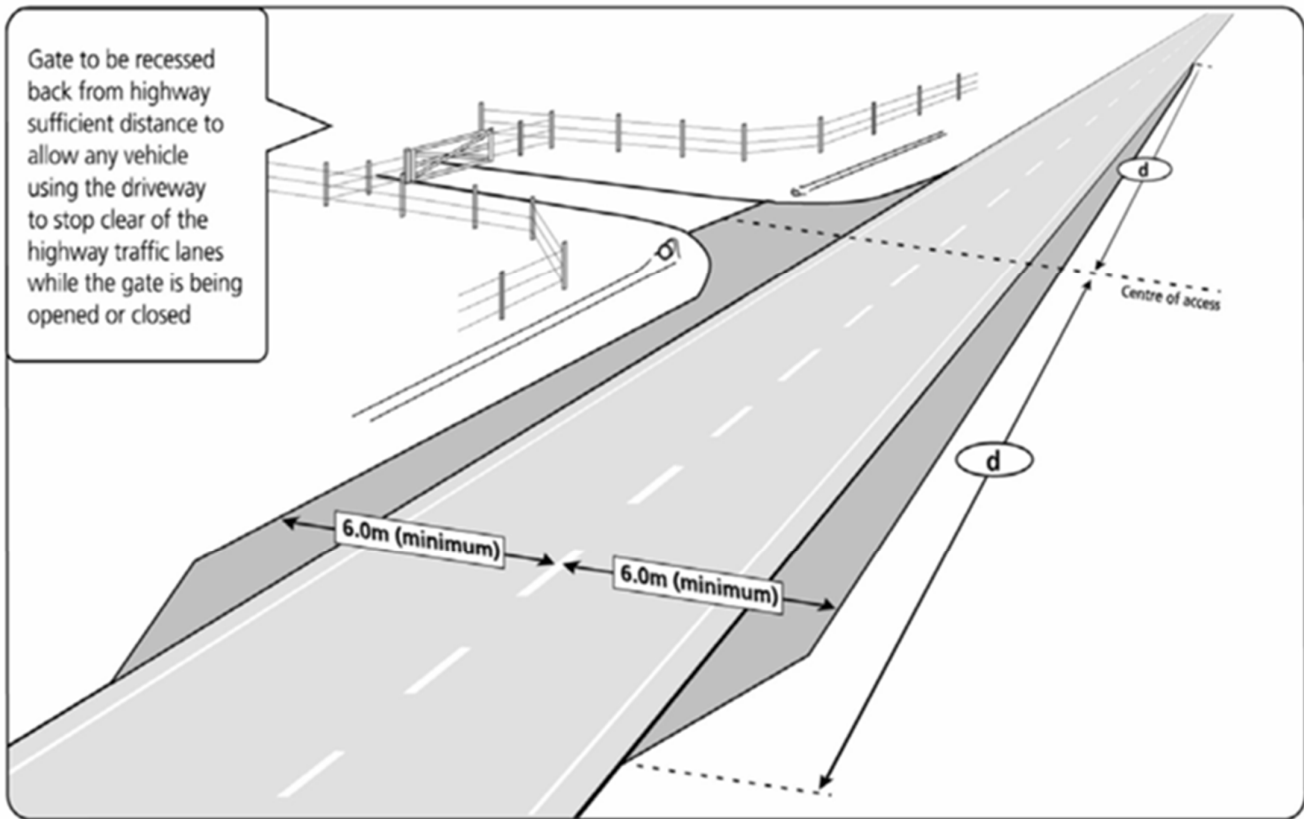
Plan Change 50— Rural Review

OCTOBER 2023



Contents

Definitions	1
Transport and parking	27
Background	27
Resource management issues	27
Objectives	27
Policies	28
Rules	29
SUB-RUR Subdivision in rural zones	42
Objectives	43
Policies	44
Rules	46
Earthworks	55
Objectives	56
Policies	57
Rules	58
Noise	66
Background	66
Resource management issues	66
Objective	66
Rules	67
GRUZ – General rural zone	73
Background	73
Objectives	75
Policies	75
Rules	79
RPROZ – Rural production zone	92
Background	92
Objectives	94
Policies	95
Rules	98
RLZ – Rural lifestyle zone	108
Background	108
Objectives	110
Policies	111
Rules	114
SETZ – Settlement zone	124
Background	124
Objectives	125
Policies	125
Rules	127
Appendix 3 – Berketts Farm Precinct Structure plan	133



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

SUB-RUR — Subdivision in Rural Zones

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

~~activities, forestry and other activities commonly located in the rural environment. Loss of this open space through more intensive subdivision and subsequent residential development may create an environment in which the effects of rural activities are no longer acceptable.~~

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.~~

Objectives

SUB-RUR-01

Protection of rural productivity

~~The productive capacity of highly productive land is protected from fragmentation.~~

SUB-RUR-02

Rural lifestyle subdivision

~~Subdivision within the Rural lifestyle zone is consistent with and maintains rural character and amenity values.~~

SUB-RUR-03

Settlement Zone subdivision

~~Subdivision within the Settlement zone contributes to the creation of rural villages.~~

SUB-RUR-04

Density within General Rural Zone

~~The General rural zone is characterised by low density of development.~~

SUB-RUR-05

Berketts farm precinct

Berketts Farm Precinct is a high quality rural residential development that integrates with the natural environment and enhances indigenous biodiversity

Policies

SUB-RUR-P1 To manage **Development in the adverse environmental effects Rural Zones 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

To manage the adverse environmental effects arising from density and associated earthworks which are development activities so that they do not in harmony with significantly compromise the productive capacity of highly productive land, rural landscape have the potential to adversely affect the appearance and amenity values, 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/landscape values.

SUB-RUR-P2 To ensure that subdivision within the Rural Production Subdivision 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

Provide for subdivision, use, and development where it does not compromise the purpose, character, and amenity values of land uses which generally retain the zone, particularly where the land is open farmland characteristics visible from roads and public places. 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 **Natural hazards**

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 **Appropriate 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~~

~~**Enable subdivision where it results in allotments that:**~~

- ~~1. are consistent with the purpose, characteristics and amenity values of the most scenic areaszone;~~
- ~~2. comply with the minimum allotment sizes for each zone;~~
- ~~3. result in building platforms sized to maintain the Wellington Region character of the zone; and~~
- ~~4. have appropriate legal and provides significant recreational opportunitiesphysical access. 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. Roading access provides further development constraints. However, development can be contemplated when the effects on the environment and infrastructural resources can be adequately addressed. The specific controls which apply in the Blue Mountains Area are in addition to those applying in the General Rural Zone.~~

SUB-RUR-P5

~~To avoid, remedy or mitigate the adverse effects **Infrastructure capacity** 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 **Ensure that subdivision does not significantly impair the life-supporting creates allotments that are able to accommodate on-site wastewater, stormwater and water supply infrastructure, and provides sufficient water supply capacity of the rural environment's natural resources for firefighting purposes.**~~

SUB-RUR-P6

~~To avoid or mitigate run off, contamination and erosion of soil from **subdivision** so as to sustain the life-supporting **Productive capacity of the soil: highly productive land**~~

~~It is important to ensure that activities are managed in such~~

~~**Restrict the fragmentation of highly productive land in a way as to avoid that diminishes the depletion productive capacity 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 waterbodiesland. 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-P7 Mixed use development in the Settlement Zone

SUB-RUR-P8 To provide for limited allotments suitable to facilitate appropriate mixed use development within the Blue Mountains Settlement zone within a rural setting 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.

SUB-RUR-P8 Berketts Farm Precinct

Subdivision and development in the Berketts farm precinct is consistent with the Berketts Farm Structure Plan and is appropriately visually screened from Whitemans Valley Road, to maintain the rural character and amenity values of the zone.

Rules

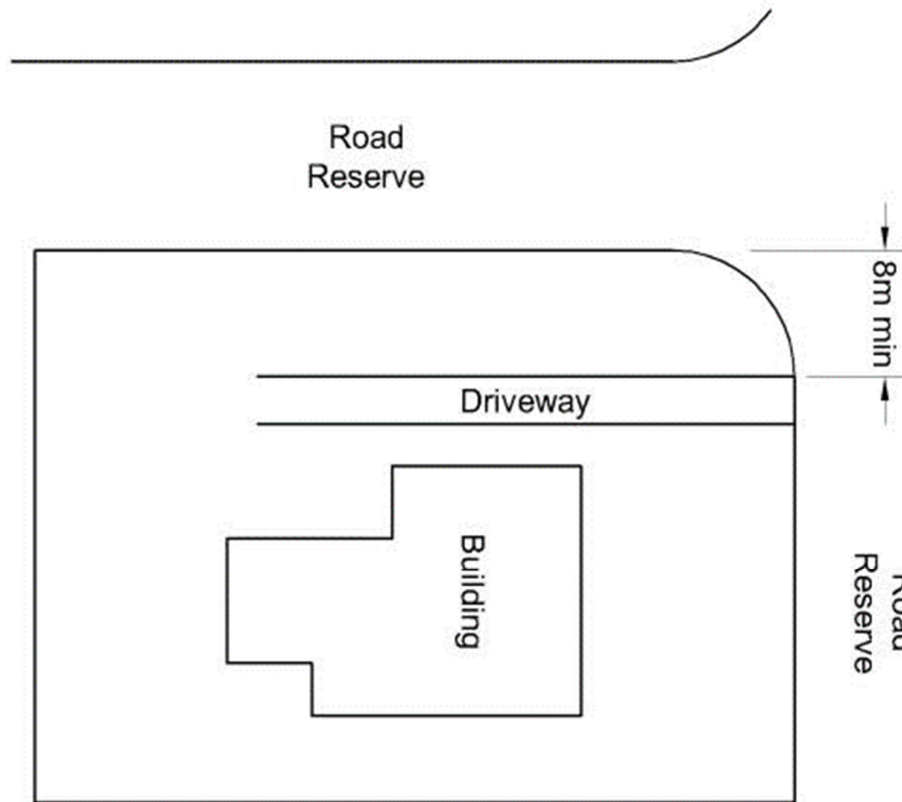
Activities Tables

Controlled Activities		Zones	
<p>SUB-RUR-R1 <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-P6, GRUZ-P11, RPROZ-P9,</p>	<p>Subdivision which complies with the standards in SUB-RUR-S1 and SUB-RUR-S2 unless specified below. 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 esplanade 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</i> <i>Rural</i> <i>Production</i> <i>Rural Lifestyle</i> Development Area 2</p>

<p>RLZ-P8 DC-P1,</p>			
<p>SUB-RUR-R2 <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-P6, GRUZ-P11, RPROZ-P9, RLZ-P8 DC-P1,</p>	<p>Subdivision around any existing lawfully established residential unit (not including minor residential units) which does not result in the creation of any new undeveloped site that contains no residential unit and complies with the access standards of SUB-RUR-S3. 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-S2 is not required. 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 esplanade 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>CON</p>	<p><i>General Rural Rural Production Settlement Rural Lifestyle Development Area 2</i></p>
<p>SUB-RUR-R3 <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-P6, GRUZ-P11, RPROZ-P9, RLZ-P8 DC-P1,</p>	<p>Subdivision of land for network utilities, reserves or conservation purposes. 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 esplanade 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>CONON</p>	<p><i>General Rural Rural Production Settlement Rural Lifestyle Development Area 2</i></p>
<p>SUB-RUR-R4 <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-P6, GRUZ-P11, RPROZ-P9, RLZ-P8 DC-P1,</p>	<p>Subdivision which is a unit title subdivision or an alteration to a company lease, unit title or cross lease title to include a building extension or alteration or accessory building on the site (excluding an additional residential unit) that has been lawfully established in terms of the Building Act 2004. Council may impose conditions over the following matters: <ol style="list-style-type: none"> 1. Design, appearance and layout of the subdivision. 2. Landscaping. 3. Provision of and effects on network utilities and/or services. 4. Standard, construction and layout of vehicular access. 5. Earthworks. 6. Provision of esplanade reserves and esplanade strips. 7. Protection of any special amenity feature. 8. 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>	<p>CON</p>	<p><i>General Rural Rural Production Settlement Rural Lifestyle Development Area 2</i></p>

<p>SUB-RUR-R5</p>	<p>Boundary adjustments Council may impose conditions over the following matters:</p> <ol style="list-style-type: none"> 1. Design, appearance and layout of the subdivision. 2. Provision of and effects on network utilities and/or services. 3. Standard, construction and layout of vehicular access. 4. In addition to the above, within the Mount Marua Structure Plan Development Area – consistency with the Mount Marua Structure Plan. 	<p>CON</p>	<p>General Rural Rural Production Settlement Rural Lifestyle Development Area 2</p>																													
<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>																																
<p>Standards for Controlled Activities</p>			<p>Zone</p>																													
<p>SUB-RUR-S1</p>	<p>Standards for subdivision All subdivision complies with:</p> <ol style="list-style-type: none"> 1. road design provisions in TP-S10; 2. esplanades provisions in SUB-GEN-S1; and 3. financial contributions provisions in DC-R2. 	<p>General Rural Rural Production Rural Lifestyle Settlement Development Area 2</p>																														
<p>SUB-RUR-S1-S2 Policies SUB-RUR-P1, SUB-RUR-P7,</p>	<p>Minimum requirements for subdivision</p> <table border="1"> <thead> <tr> <th>Rural Zones</th> <th>Minimum net site area</th> <th>Average lot size within the subdivision</th> <th>Building Platform</th> </tr> </thead> <tbody> <tr> <td>Settlement</td> <td>2000m²</td> <td>n/a</td> <td>200m²</td> </tr> <tr> <td>Rural Lifestyle</td> <td>3000m²</td> <td>1ha</td> <td>200m²</td> </tr> <tr> <td>Rural Production</td> <td>4ha</td> <td>16ha</td> <td>200m²</td> </tr> <tr> <td>General Rural Hill</td> <td>20ha 1ha</td> <td>20ha</td> <td>200m²</td> </tr> <tr> <td colspan="4">Exemptions</td> </tr> <tr> <td colspan="4">These standards shall not apply to any allotment for a network utility, reserve or conservation purposes.</td> </tr> </tbody> </table>			Rural Zones	Minimum net site area	Average lot size within the subdivision	Building Platform	Settlement	2000m ²	n/a	200m ²	Rural Lifestyle	3000m ²	1ha	200m ²	Rural Production	4ha	16ha	200m ²	General Rural Hill	20ha 1ha	20ha	200m ²	Exemptions				These standards shall not apply to any allotment for a network utility , reserve or conservation purposes.				<p>General Rural Rural Production Settlement Rural Lifestyle Development Area 2</p>
Rural Zones	Minimum net site area	Average lot size within the subdivision	Building Platform																													
Settlement	2000m ²	n/a	200m ²																													
Rural Lifestyle	3000m ²	1ha	200m ²																													
Rural Production	4ha	16ha	200m ²																													
General Rural Hill	20ha 1ha	20ha	200m ²																													
Exemptions																																
These standards shall not apply to any allotment for a network utility , reserve or conservation purposes.																																
<p>SUB-RUR-S3</p>	<p>Access standards for subdivision</p> <ol style="list-style-type: none"> 1. Access to any allotment, including rear allotments, shall be sited at least 20m, measured along the road carriageway, from any access on an adjoining allotment, unless the two access provisions join the road carriageway at a common point. 2. All accessways and manoeuvring areas shall be formed and surfaced in accordance with the Code of Practice for Civil Engineering Works. Exemption – the requirement for accessways serving sites solely occupied by unstaffed utilities shall be that the accessway shall be surfaced with permanent all weather surfacing for a minimum length of 5m from the edge of the road carriageway seal. 3. Sites shall have practical vehicle access to car parking and loading spaces, in accordance with the Code of Practice for Civil Engineering Works. This requirement does not apply to sites solely occupied by unstaffed utilities, provided that vehicles associated with utilities shall not obstruct the footpath or create a traffic hazard on the road. 4. Vehicular access to a corner allotment shall be located no closer than 8m from the street corner. Where a site is located on an intersection of a primary or secondary arterial traffic route (identified in the Transport and Parking (TP) 			<p>General Rural Rural Production Settlement Rural Lifestyle Development Area 2 Development Area 3 Berkett's F</p>																												

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.

Restricted Discretionary Activities

Zones

SUB-RUR-R5-R6
Policies
 SUB-GEN-P2,
 SUB-GEN-P3,
 SUB-GEN-P4,
 SUB-RUR-P1,
 SUB-RUR-P2,
 SUB-RUR-P3,
 SUB-RUR-P7,

Subdivision which complies with the standards of SUB-RUR-S1 but not with the access standards in SUB-RUR-S2
Council will restrict its discretion to, and may impose conditions on:

1. ~~The extent to which the Transport activity effects will adversely affect traffic including vehicle access points onto roads and pedestrian safety state highways.~~
2. ~~The extent to which the activity will adversely affect the efficient functioning Design, appearance and layout of the reading network subdivision.~~
3. ~~Provision of and effects on network utilities and/or services.~~

RDISRDIS

General Rural
 Rural
 Production
 Settlement
 Rural Lifestyle
 Development
 Area 2

<p>SUB-RUR-P8, SUB-GEN-P10, SUB-GEN-P12, NH-P6</p>	<ol style="list-style-type: none"> 4. <u>Standard, construction and layout of vehicular access.</u> 5. <u>Esplanade reserves and esplanade strips.</u> 6. <u>Financial contributions.</u> 7. <u>Landscaping and visual effects.</u> 8. <u>Effects of earthworks.</u> 9. <u>Natural hazards.</u> 10. <u>Reverse sensitivity.</u> 11. <u>Compliance with the Code of Practice for Civil Engineering Works.</u> 12. Council's discretion is also restricted to the matters listed in SUB-RUR-R1. 		
<p>SUB-RUR-R6-R7 Policies 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, SUB-GEN-P12, NH-P6</p>	<p>Subdivision around any existing lawfully established of Residential Unit land that does not result in the creation of any new undeveloped site that contains no Residential Unit that does not comply Berketts Farm precinct complies with the access standards of SUB-RUR-S2-S7</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. 3. Council's restriction is also restricted to the matters listed in SUB-RUR-R1 	<p>RDIS</p>	<p>General Rural Berketts Farm Precinct Rural Production Rural Lifestyle Development Area 2</p>
<p>SUB-RUR-R7-R8 Policies 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-P6, NU-P1</p>	<p>Subdivision of land within the National Grid Subdivision Corridor which creates building platforms within 32m of high voltage (110kV or greater) electricity transmission lines as shown on comply with the Planning Maps *(refer to the definition of transmission line) standards in SUB-RUR-S6</p> <p>In addition Matters over which discretion is restricted:</p> <ol style="list-style-type: none"> 1. <u>The extent to which the subdivision allows for the ongoing efficient operation, maintenance, upgrading and development of the National Grid, including the ability for continued reasonable access for inspections, maintenance and upgrading.</u> 2. <u>The location of any complying future building platform as it relates to the matters listed in SUB-RUR-R1, Council National Grid Yard will restrict its discretion to, and may impose conditions on:</u> 3. The extent to which the subdivision design manages potential conflicts with existing lines by locating <u>allows for sensitive activities to be roads and reserves under setback from</u> the route of the line. The extent to which maintenance and inspections of transmission lines are affected including access. 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 National Grid. 4. The outcome nature and location of any consultation with vegetation to be planted in the affected utility operator. Separation distances between trees and conductors and the location and mature size vicinity of trees planted near the transmission lines National Grid and how such landscaping will impact on the operation, maintenance, upgrade and development (including access) of the National Grid. 5. Compliance <u>The ability of future development to comply with the NZECP 34:2001</u> New Zealand Electrical Code of 	<p>RDRDIS</p>	<p>General Rural Rural Production Settlement Rural Lifestyle Development Area 2</p>

	<p>Practice for Electrical Safe Distances 2001 (NZECP 34:2001).</p> <ol style="list-style-type: none"> 6. Measures necessaryThe risk of electrical hazards affecting public or individual safety, and the risk of property damage. 7. The outcome of any consultation with the owner and operator of the National Grid. 8. The risk to avoid, remedy or mitigatethe structural integrity of the National Grid. 9. The extent to which the subdivision design and consequential development will minimise the potential adversereverse sensitivity on and amenity and nuisance effects of earthworks, dust generation and construction activities, including provision of appropriate separation distances, managing on the risks to structural integrity, and safety risks associated with the use of mobile machineryNational Grid asset. <p>Restriction of notificationNote: Subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of the Act,If a resource consent application is made under this rule, Transpower will be precluded from public notification under section 95A,considered an affected person in accordance with Section 95E of the Act and limited notification will be served on Transpower New Zealand Limited asnotified of the only affected party under section 95Bapplication, where written approval is not provided.</p>		
<p>SUB-RUR-R8-R9 Policies 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-P6,</p>	<p>Subdivision of a site within the Pinehaven Catchment Overlay that complies with the requirements of SUB-RUR-S3-S4</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-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. 5. Consent notice restricting the future development of the allotment to the design and recommendations of the hydraulic neutrality report. 6. Matters addressing the standards for access under SUB-RUR-S2 where any standards are not met. 	<p>RDRDIS S</p>	<p>General Rural Rural ProductionLifestyle RuralLifestyle</p>
<p>SUB-RUR-R9-R10 Policies 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-P6,</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-S5.</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-RUR-R1. 2. The appropriateness of the proposed building platform in terms of area and location in relation to the flood hazard and/or erosion risk. 3. Ability for a future residential unit 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 	<p>RDIS</p>	<p>General Rural Rural Production Settlement Rural Lifestyle Settlement</p>

	<p>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>																			
Standards for Restricted Discretionary Activities			Zones																	
<p>SUB-RUR-S3 S4 Policy SUB-GEN-P4</p>	<p>Standards for subdivision within the Pinehaven Catchment Overlay</p> <ol style="list-style-type: none"> 1. Achieves hydraulic neutrality. 2. Provision of a report by a suitably qualified and experienced person providing an assessment of the ability for the site to achieve hydraulic neutrality in accordance with the requirements of Section 2.4.11 of Part 1 of this Plan. 3. Compliance with the standards of SUB-RUR-S1. 	<p><i>General Rural</i> <i>Rural</i> <i>Production Lifestyle</i> <i>Rural Lifestyle</i></p>																		
<p>SUB-RUR-S4 S5 Policies SUB-GEN-P2 SUB-GEN-P3 NH-P6</p>	<p>Standards for subdivision within the Ponding Area or Erosion Hazard Area of the Mangaroa Flood Hazard Extent</p> <ol style="list-style-type: none"> 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. 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. 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. 4. Complies with the standards of SUB-RUR-S1. 	<p><i>General Rural</i> <i>Rural</i> <i>Production</i> <i>Rural Lifestyle</i> <i>Settlement</i></p>																		
<p>SUB-RUR-S6</p>	<p>Standards for subdivision within the national grid subdivision corridor</p> <ol style="list-style-type: none"> 1. <u>it is demonstrated that all resulting allotments, except allotments for access or public work, are capable of accommodating a building platform for the likely principal building(s) and any building(s) for sensitive activities wholly outside the national grid yard (other than where the allotments are for roads, accessways and network utilities); and</u> 2. <u>the layout of allotments and any enabling earthworks shall ensure that physical access is maintained to any national grid support structures located on the allotments, including any balance area.</u> 	<p><i>All zones</i></p>																		
<p>SUB-RUR-S7</p>	<p>Subdivision within the Berketts Farm precinct</p> <ol style="list-style-type: none"> 1. <u>The maximum number of allotments and minimum allotment sizes in the development areas identified in Appendix 3 – Berketts Farm structure plan must not exceed those set out in the table below.</u> <table border="1" data-bbox="363 1394 1258 1707"> <thead> <tr> <th><u>Precinct development area</u></th> <th><u>Minimum allotment size (m²)</u></th> <th><u>Maximum number of allotments</u></th> </tr> </thead> <tbody> <tr> <td><u>Southern hills</u></td> <td><u>7000</u></td> <td><u>36</u></td> </tr> <tr> <td><u>Ridgeline</u></td> <td><u>4000</u></td> <td><u>16</u></td> </tr> <tr> <td><u>Northern spur</u></td> <td><u>4000</u></td> <td><u>19</u></td> </tr> <tr> <td><u>Lower ridgeline</u></td> <td><u>4000</u></td> <td><u>19</u></td> </tr> <tr> <td><u>Valley</u></td> <td><u>4000</u></td> <td><u>13</u></td> </tr> </tbody> </table> <ol style="list-style-type: none"> 2. <u>Location of allotments, accesses and roads shall be consistent with the Berketts Farm Structure Plan.</u> 3. <u>All building platforms must be located so resulting earthworks or buildings will not be visible from Whitemans Valley Road.</u> 4. <u>All existing Indigenous Vegetation is retained and legally protected.</u> 5. <u>each allotment is enhanced with the addition of new indigenous</u> 	<u>Precinct development area</u>	<u>Minimum allotment size (m²)</u>	<u>Maximum number of allotments</u>	<u>Southern hills</u>	<u>7000</u>	<u>36</u>	<u>Ridgeline</u>	<u>4000</u>	<u>16</u>	<u>Northern spur</u>	<u>4000</u>	<u>19</u>	<u>Lower ridgeline</u>	<u>4000</u>	<u>19</u>	<u>Valley</u>	<u>4000</u>	<u>13</u>	<p><i>Berketts Farm precinct</i></p>
<u>Precinct development area</u>	<u>Minimum allotment size (m²)</u>	<u>Maximum number of allotments</u>																		
<u>Southern hills</u>	<u>7000</u>	<u>36</u>																		
<u>Ridgeline</u>	<u>4000</u>	<u>16</u>																		
<u>Northern spur</u>	<u>4000</u>	<u>19</u>																		
<u>Lower ridgeline</u>	<u>4000</u>	<u>19</u>																		
<u>Valley</u>	<u>4000</u>	<u>13</u>																		

		<u>vegetation on a minimum of 10% of the allotment.</u>	
Discretionary Activities			Zone
<p>SUB-RUR-R10-R11 <i>Policies</i> SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4, SUB-RES-P5, SUB-RUR-P1, SUB-RUR-P2, SUB-RUR-P3, SUB-RUR-P7, SUB-RUR-P8, SUB-GEN-P9, SUB-GEN-P10, NATC-P1, NH-P6</p>	<p>Subdivision of a site identified in Schedules HH-SCHEM4-Schedule 1 or TREE-SCHEM4-Schedule 1</p>	DIS	<p>General Rural Rural Production <u>Settlement</u> Rural Lifestyle Development Area 2</p>
<p>SUB-RUR-R11-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-P10, NH-P6</p>	<p>Subdivision which does not comply with the standards specified in:</p> <ol style="list-style-type: none"> 1. SUB-RUR-S1; 2. <u>SUB-RUR-S2;</u> or 3. <u>SUB-RUR-S3</u> 	DIS	<p>General Rural Rural Production <u>Settlement</u> Rural Lifestyle Development Area 2</p>
<p>SUB-RUR-R12-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-P10, NH-P6</p>	<p>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;</p> <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 <u>SUB-RUR-S1</u>. 	DIS	<p>General Rural Rural Production Rural Lifestyle <u>Settlement</u></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>			
Non-Complying Activities			Zone
<p>SUB-RUR-R13-R14 <i>Policies</i> SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4,</p>	<p>Creation of an allotment that does not have formed legal access to a formed legal road, unless the proposal is for a paper road or other access to be formed as a condition of subdivision approval in accordance with the Code of Practice for Civil Engineering Works.</p>	NC	<p>General Rural Rural Production <u>Settlement</u> Rural Lifestyle Development</p>

<p>SUB-RUR-P1, SUB-RUR-P2, SUB-RUR-P3, SUB-RUR-P7, SUB-RUR-P8, SUB-GEN-P9, SUB-GEN-P10, NATC-P1, NH-P6</p>			<p>Area 2</p>
<p>SUB-RUR-R14- R15 Policies 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-P6</p>	<p>Subdivision of a site within the <u>Pinehaven Catchment Overlay</u> <u>Overlay</u> that does not meet the standard of SUB-RUR-S3.</p>	<p>NC</p>	<p><i>General Rural Rural Production Rural Lifestyle <u>Settlement</u></i></p>
<p>SUB-RUR-R15- R16 Policies 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-P6</p>	<p>Subdivision within the Mangaroa Flood Hazard Extent which results in any new undeveloped allotments that contain no residential unit, where one or more of the following occurs:</p> <ol 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 <u>Settlement</u></i></p>
<p>SUB-RUR-R17</p>	<p>Subdivision within the <u>national grid subdivision corridor</u> which does not comply with SUB-RUR-S6.</p>	<p>NC</p>	<p><i>All zones</i></p>
<p>SUB-RUR-R16 Policies 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-P6</p>	<p>Subdivision in the Blue Mountains Area</p>	<p>NC</p>	<p><i>General Rural Blue Mountains Precinct</i></p>
<p>Matters for Consideration</p>			<p>Zone</p>
<p>Matters that may be relevant in the consideration of any resource consent may include the following:</p>			
<p>SUB-RUR-MC1</p>	<p>Subdivision</p> <ol style="list-style-type: none"> 3. Where located within the Mangaroa Flood Hazard Extent; 3. 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 		<p><i>General Rural Rural Production Rural Lifestyle</i></p>

	<p>obstructing or diverting Overflow Paths or floodwater flows within the Flood Hazard Extent.</p> <p>4. Ability for the building platform to accommodate a future building with a finished floor level above the 1 in 100-year level.</p> <p>5. Suitability of the proposed allotment areas to accommodate future activities.</p> <p>6. Consent notice restricting the future development to the identified building platform area.</p>	
<p>SUB-RUR-MC2</p>	<p>Access</p> <p>3. Accessibility for public transport, cyclists and pedestrians.</p> <p>4. Compliance with the Code of Practice for Civil Engineering Works.</p> <p>5. 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>6. Whether the activities proposed will not generate a demand for servicing facilities.</p> <p>7. Whether suitable alternative provision for servicing can be made.</p> <p>8. Whether the nature of adjacent roads is such that the entry, exit and manoeuvring of vehicles can be conducted safely.</p> <p>9. 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 Rural Production Rural Lifestyle Development Area 2</i></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.