

**WALLACEVILLE  
PRIVATE PLAN  
CHANGE REQUEST  
APPLICATION**

Wallaceville Private Plan Change  
Request

Wallaceville Developments Limited





# DOCUMENT CONTROL RECORD

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Stephanie Blick – Senior Planner

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Richard Peterson – Planning Manager

**APPROVED FOR ISSUE** 

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Andrew Jackson – Land Development Manager

**OFFICE OF ORIGIN** Wellington  
**TELEPHONE** 04 385 0005  
**EMAIL** [r.peterson@harrisingrierson.com](mailto:r.peterson@harrisingrierson.com)



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**REQUEST FOR CHANGE TO THE UPPER HUTT CITY  
COUNCIL DISTRICT PLAN**

**IN TERMS OF CLAUSE 21 OF SCHEDULE 1 OF THE  
RESOURCE MANAGEMENT ACT 1991**

**TO: THE CHIEF EXECUTIVE  
UPPER HUTT CITY COUNCIL  
PRIVATE BAG 907  
UPPER HUTT**

**WALLACEVILLE DEVELOPMENTS LTD (“THE REQUESTER”) C/- HARRISON GRIERSON CONSULTANTS LIMITED, PO BOX 2313 CMC, WELLINGTON 6011 HEREBY REQUESTS A CHANGE TO THE OPERATIVE UPPER HUTT CITY DISTRICT PLAN**

**1. THE LOCATION TO WHICH THIS PRIVATE PLAN CHANGE REQUEST RELATES IS:**

**PART SECTION 619, PART SECTION 102B, PART SECTION 618, LOT 2 DP 471766,  
LOT 1 DP 29238, LOT 1 DP 80342 AND A PORTION OF LOT 1 DP 474009**

**2. THE PLAN CHANGE REQUEST SEEKS TO:**

- a. REZONE THE MAJORITY OF THE PROPERTIES LISTED ABOVE FROM ‘SPECIAL ACTIVITIES ZONE’ TO RESIDENTIAL, RESIDENTIAL (CENTRES OVERLAY) AND BUSINESS COMMERCIAL**
- b. REZONE A PORTION OF PART SECTION 102B AND PART SECTION 618 FROM RURAL HILL TO RESIDENTIAL & RESIDENTIAL (CENTRES OVERLAY)**
- c. RETAIN THE EXISTING RURAL HILL ZONING OVER THE REMAINING PORTION OF PART SECTION 102B AND PART SECTION 618**

**3. A FULL EXPLANATION OF THE PURPOSE OF AND THE REASONS FOR THE PROPOSED PLAN CHANGE AND AN ASSESSMENT OF ANY ANTICIPATED ENVIRONMENTAL EFFECTS:**

Refer Sections 4, 8 and 8 below.

**4. THE ASSESSMENT TAKES INTO ACCOUNT THE PROVISIONS OF THE FOURTH SCHEDULE OF THE RESOURCE MANAGEMENT ACT 1991**

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**SIGNED ON BEHALF OF THE REQUESTER**

**DATED THIS 19TH DAY OF DECEMBER 2014**

**ADDRESS FOR SERVICE OF THE REQUESTER:**

Harrison Grierson Consultants Limited  
PO Box 2313 CMC  
Wellington 6011  
Attention: Richard Peterson  
T: 04 385 0005  
E: [r.peterson@harrisingrierson.com](mailto:r.peterson@harrisingrierson.com)

# 1.0 INTRODUCTION

This application, on behalf of Wallaceville Developments Limited ('the Requestor'), requests that the Upper Hutt City Council ('the Council') accepts a proposed Private Plan Change ('the Plan Change') to the Operative Upper Hutt City District Plan ('the District Plan'). The Plan Change seeks to re-zone land, approximately 63 hectares in area, and being the former Wallaceville Ag-Research site and a small part of the Trentham Racecourse property, for residential and commercial uses. The area of land included in the Plan Change is described in Section 2.0 below.

## 1.1 SUMMARY OF THE PLAN CHANGE

This Plan Change seeks to enable development to proceed within the Wallaceville Structure Plan Area and, in summary, proposes the following amendments and additions to the District Plan:

- Amend the District Plan maps to rezone the Wallaceville Structure Plan Area to Residential, Residential (Centres Overlay) and Business Commercial<sup>1</sup>;
- Amend the objectives and policies (including explanations) of Chapter 4 (Residential Zone);
- Amend the objectives and policies (including explanations) to Chapter 6 (Business Zone);
- Amend and insert new rules, standards assessment criteria and matters of discretion to Chapter 18 (Residential Zone Rules);
- Amend and insert new rules, standards assessment criteria and matters of discretion to Chapter 20 (Business Zone Rules);
- Delete reference to the site from the rules of Chapter 22 (Special Activity Zone);
- Introduce a new Appendix Residential 3 - Wallaceville Structure Plan ('the Structure Plan') (further details below) to Chapter 18 – Residential Zone Rules;
- Introduce a new Appendix Residential 4 – Wallaceville future structure plan provisions (refer further detail below) to Chapter 18 – Residential Zone Rules;
- Introduce a new Appendix Business 4 – Wallaceville Gateway Precinct to Chapter 20 – Business Zone Rules;
- Insert two new heritage schedule items being the Hopkirk Building and the Incinerator into the Schedule of Significant Heritage Features contained in Section 26.8 of Chapter 26 – Rules for Heritage Features and insert relevant references to these features on the Urban Plan maps.
- Insert 43 notable tree schedule items into the Schedule of Notable Trees contained in Section 27.7 of Chapter 27 – Rules for Notable Trees and insert relevant references to these trees on the Urban Plan maps.

### **THE WALLACEVILLE FUTURE STRUCTURE PLANNING AREA – 'AREA B'**

As illustrated on the Structure Plan, Area B is a 22ha portion of the site that is proposed to be rezoned from Special Activity to Residential but will be the subject of a future

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<sup>1</sup> While retaining an area of Rural Hill Zoned land south of Alexander Road.

structure plan process. While the structure plan for this area has not been prepared it is however noted that the opportunities and constraints for this area have been assessed in the overall structure planning process and are considered in the relevant precinct descriptions (Wallaceville Living), stormwater management, landscape and visual assessment and acoustic assessment. It is proposed that the future structure plan process will be controlled by way of site specific rules contained within an additional Appendix to Chapter 18 – Residential Zone.

The provisions in the new appendix ensure that the residential zone rules would only apply to Area B when a structure plan for the area has been submitted and approved by Council.

The following amendments to the District Plan will be made to adopt this future structure planning approach:

- Area B rezoned residential
- Area B marked on the District Plan with a reference to an appendix in the Residential Zone chapter of the District Plan.

The new appendix (Appendix Residential 4) will contain:

- A discretionary activity rule for subdivision that creates no more than two allotments within Area B. It is recognised that Area A is currently within a parcel of land that includes Area A. This rule allows for the creation of an allotment in order for Area B to be held as one parcel of land separate to Area A.
- A discretionary activity subdivision rule for the first subdivision of the Area B that creates more than 2 allotments. A standard of this rule is the provision of a structure plan with the subdivision application. The structure plan must address the matters listed in a new policy that promotes the development of Area B in accordance with a structure plan.
- A non-complying rule for subdivision that fails to comply with the discretionary activity rules in the appendix i.e. subdivision of Area B that creates more than two allotments but does not include a structure plan.
- A non-complying rule for applications for activities and buildings proposed prior to the granting of the first subdivision consent that requires the completion of a structure plan. This rule seeks to deter development of the site that is not in accordance or is prior to the completion of a structure plan.
- A clause which makes clear that once the first subdivision and structure plan have been approved the rules of Chapter 18 will apply to all subdivision, activities and buildings.

#### **THE 'WALLACEVILLE STRUCTURE PLAN' DOCUMENT**

The 'Wallaceville Structure Plan' for Area A of the site is proposed to be adopted into the District Plan as an appendix to Residential Zone chapter 18. The appendix will include the following:

- The Structure Plan map which sets out the high level land uses and indicative key elements (open space and roading connections) for the site
- Precinct descriptions, intentions and outcomes
- Indicative roading typologies
- Wallaceville Structure Plan Principles

## 2.0 STATUTORY CONTEXT

This Request is for a Change to the Upper Hutt City District Plan under Clause 21 of Schedule 1 of the Resource Management Act 1991 ('the Act'). Clause 21(1) of Schedule 1 stipulates that:

- (1) *Any person may request a change to a district plan or a regional plan (including a regional coastal plan).*

Clause 22 specifies that such a request shall be made in writing and shall:

- Explain the purpose of and reasons for the proposed change;
- Contain an evaluation under Section 32 of the Act for any objectives, policies, rules or other methods proposed; and
- Where environmental effects are anticipated, the request shall describe these effects taking into account the provisions of Schedule 4 in such detail as corresponds with the scale and significance of the actual or potential environmental effects anticipated from the implementation of the change.

The following sections of this document, and the Structure Plan report and S32 report contained as appendices to this application, fulfil the requirements of Clause 22.

## 3.0 THE SITE AND ITS SURROUNDS

The majority of the property was purchased by Wallaceville Developments Limited in mAY2014. A smaller portion i.e. that part within Lot 1 DP 474009 and currently owned by The Wellington Racing Club Incorporated, is subject to a sale and purchase agreement with the Requester.

### 3.1 LEGAL DESCRIPTION AND DETAILS

The subject site is currently held in six land parcels as detailed in Table 1 below:

TABLE 1: LAND HOLDINGS SUBJECT TO PLAN CHANGE				
ADDRESS	LEGAL DESCRIPTION	CERTIFICATE OF TITLE	LOT SIZE	OWNER
70 Ward Street	Pt Section 619 Hutt District	644133	4.0952ha	Wallaceville Developments Limited
No specified address	Pt Section 618 Hutt District	644133	4.8824ha	Wallaceville Developments Limited
No specified address	Pt Section 102B Hutt District	644133	4.7801ha	Wallaceville Developments Limited
No specified address	Lot 2 DP 471766	644133	33.5305ha	Wallaceville Developments Limited
No specified address	Lot 1 DP 80342	644133	10.0798	Wallaceville Developments Limited
No specified address	Lot 1 DP 29238	64413	0.6075ha	Wallaceville Developments Limited

The site has been amalgamated into one certificate of title which has the following relevant interests listed:



- Subject to Part IV A Conservation Act 1987 (affects Part Section 618, 619 and 102B Hutt District and Lot 1 DP 29238 and Lot 2 DP 471766)
- Subject to Section 11 Crown Minerals Act 1991 (affects Part Section 618, 619 and 102B Hutt District and Lot 1 DP 29238 and Lot 2 DP 471766)
- Subject to electricity and gas rights (in gross) over part Part Section 102B marked A on DP 54996 and over part Lot 2 DP 471766 marked A on DP 471766 in favour of Powerco Limited and Vector Wellington Electricity Network Limited in shares created by Transfer [579344.1](#)
- Appurtenant to Lot 1 DP 80342 part formerly Section 99 Hutt District is a right of way specified in Easement Certificate [B379499.1](#)
- Appurtenant to Lot 1 DP 80342 is a right to water supply (pipeline and reservoir) specified in Easement Certificate [B397351.10](#)
- Appurtenant to Lot 1 DP 80342 part formerly Section 103 Hutt District are water supply rights created by Transfer [B408134.1](#)
- Subject to a right to convey electricity easement (in gross) over part Lot 2 DP 471766 marked F on DP 471766 in favour of Energy Direct Corporation Limited created by Transfer [B475864.1](#)
- **Land Covenant** in Transfer [B475864.5](#) (affects Lot 1 DP 80342)
- Subject to a right to drain sewage over part Lot 2 DP 471766 marked B, C and D on DP 471766 and over Lot 1 DP 80342 marked C on DP 90820 and over Lot 1 DP 29238 marked D on DP 90820 created by Transfer [5244223.1](#)
- Appurtenant hereto are rights to drain sewage and rights to drain water created by Easement Instrument [7486594.5](#)
- [8673541.2](#) **Heritage Covenant** pursuant to Section 8 Historic Places Act 1993 (affects Part Section 619 Hutt District)
- [9035981.2](#) **Conservation Covenant** pursuant to Section 77 Reserves Act 1977 (affects Lot 1 DP 80342 and Lot 2 DP 471766)
- Subject to Section 241 Resource Management Act 1991 (see DP 80342)
- **Land Covenant** in Easement Instrument [9659786.1](#)

### 3.2 GENERAL

The majority of the site is located north of Alexander Road, with a small portion located south of the road. Its primary road frontage (two access points) is currently to Ward Street. The site is predominantly flat and has a number of existing buildings including heritage buildings, native bush and mature specimen trees.

The site is located within Upper Hutt, approximately 2kms from Upper Hutt city centre. It is situated on the eastern valley floor adjacent to the toe of the Southern Hills, and Alexander Road runs along the southern boundary.

### 3.3 EXISTING LAND USE

This is currently in pasture and is divided into regular rectangular paddocks defined with typical post and wire fencing. External boundaries to the south and west are fenced with 2m high wire deer fence. There are farm buildings interspersed, and access roads are generally metalled or sealed.



### 3.4 VEGETATION

There is a large area of mature vegetation (Grant's Bush) in the centre of the site, and the south-western section is characterised by mature native specimen trees, some of which are in copses, and some are isolated single specimens scattered throughout the site. Remnant mature shelterbelt planting remains in some locations. Some of the more notable mature tree species include totara, kahikatea and poplar.

Two conservation covenants are contained within the site being 'Grants Bush' and the 'Floodplain Remnant'. These two areas differ in character with Grants Bush retaining an area of fenced regenerating bush which has not been subject to sustained stock damage witnessed within the Floodplain Remnant. Both covenant areas retain significant areas of open pasture which currently include very few distributed established trees. While the deed of covenant recognizes the intent to regenerate these areas over time it is noted in the Ecological Assessment prepared for this Plan Change (refer Appendix E8), that they currently retain little ecological structure and will require extensive human intervention to restore them to representative valley floor forest.

The hill slopes south of Alexander Road exhibit well advanced regenerating bush interspersed with some mature trees within the gullies. A number of large wilding pines (and other exotics) are also prevalent throughout the regeneration. In particular, the north side of the open area east of Alexander Road has a large stand of tall pines which are adversely impacting on regeneration. The slope behind these trees is less well advanced and dominated by manuka (*Leptospermum scoparium*), tree ferns (*Cyathea* spp.) and other early colonisers.

### 3.5 HYDROLOGY

There are existing modified drainage waterways which are minor and ephemeral in character.

### 3.6 ADJOINING LAND USES

The boundaries of the site are defined by:

- The Wairarapa Railway Line and the National Centre for Biosecurity and Infectious Diseases (NCBID) to the north;
- Summerset Retirement Village, Trentham Race Course and Ministry of Defence land to the west;
- Alexander Road to south; and,
- Ward Street to the east.

## 4.0 PURPOSE OF THE PLAN CHANGE

Clause 22(1) of Schedule 1 of the Act states that a request made under this clause shall be made to the appropriate local authority in writing and "*shall explain the purpose of the proposed plan change.*"

The primary purpose of this Plan Change is to introduce appropriate zoning to enable the integrated and comprehensive development of the site that is in accordance with the purpose and principles of the Act. Further, the Wallaceville Structure Plan and associated District Plan amendments, seek to ensure that the future development of the site takes place in a sustainable, co-ordinated and holistic manner.

#### 4.1 ACHIEVING THE PURPOSE OF THE PLAN CHANGE

The purpose of the Plan Change is to be realised through the specific amendments summarised in Section 2.0 above, namely the re-zoning of the Special Activities zoned land to Residential, Residential (Centres Overlay) and Business Commercial, the integration of the Structure Plan into the Residential Zone chapter of the District Plan and amendments to provisions for each of those zones / overlay areas. The proposed zones have been selected because they facilitate the delivery of the Structure Plan and the zones will, to a degree, give effect to Councils aspirations for the site as outlined in their Urban Growth Strategy.

In order to fully address and recognise the particular values, opportunities and constraints of the site, and in addition to the proposed re-zoning, the Wallaceville Structure Plan Area comprises a number of distinct precincts where specific development intentions and outcomes are sought. Site specific amendments to District Plan standards are proposed in both the Residential and Business Zone rule chapters to achieve the intended outcomes for each precinct. Through the introduction of the precincts framework there is an expectation that a high standard of amenity will be achieved whilst also giving appropriate recognition to the existing values of the site, particularly heritage, ecological and natural character values. Descriptions, intentions and outcomes for each of the precincts form part of the 'Wallaceville Structure Plan' material that will be included as an appendix to the Residential Zone rules chapter.

The Structure Plan map itself sets out the significant key elements that the Requestor wishes to see achieved in the area. These elements include an indicative roading layout, pedestrian and cycle connections, a public open space network, reserves (neighbourhood parks) and the main land uses. Stormwater and infrastructure provision is addressed separately in a Stormwater Management Plan that is included in the proposed Structure Plan appendix.

At the time of subdivision and land development, all resource consent applications will be assessed, among other things, on the extent to which the applications are generally consistent with the Wallaceville Structure Plan including whether key elements have been incorporated into the detailed design.

## 5.0 REASONS FOR THE REQUEST

Clause 22(1) of Schedule 1 of the Act states that a request made under this clause shall be made to the appropriate local authority in writing and shall explain the reasons for the proposed plan change.

The reasons and rationals for the Plan Change are addressed in the Section 32 Evaluation (refer Appendix C1) and include the following:

- The Crown has relocated its agricultural research activities from this site and sold the land. The current 'Special Activity' zone restricts development to its former use. The Plan Change seeks to re-zone the land to provide for appropriate development.
- To enable more efficient and integrated use of the existing strategic land resource.
- To ensure the development of the site occurs in a comprehensive and co-ordinated manner.
- The residential development of the Wallaceville Structure Plan Area complements the existing urban development and will contribute to a compact urban form. The current

zoning of the land within the Wallaceville Structure Plan Area does not allow for such residential growth of this area.

- To enable the Upper Hutt City Council to fulfil its growth planning expectations as generally outlined in the Urban Growth Strategy.

## 6.0 PLAN CHANGE REQUEST

The specific District Plan Changes requested in this Application are included in the Table in Appendix A. Appendix A also includes the proposed new District Plan appendices and a track change document of the relevant chapters of the District Plan.

## 7.0 SECTION 32 EVALUATION

Clause 22(1) of Schedule 1 of the Resource Management Act (hereafter 'the Act') states that:

*“A request made under clause 21 shall be made to the appropriate local authority in writing and shall explain the purpose of, and reasons for, the proposed plan or change to a policy statement or plan and contain an evaluation report prepared in accordance with section 32 for the proposed plan or change.”*

Section 32 of the Act requires an evaluation of:

- The extent to which the objective of the Plan Change is the most appropriate way to achieve the purpose of the RMA; and*
- Whether, having regard to their efficiency and effectiveness, the policies, rules or other methods are the most appropriate for achieving the objective.*

A Section 32 Evaluation for the Plan Change is contained in Appendix C1 of this application.

## 8.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

This Assessment of Environmental Effects has been prepared in accordance with Clause 22(2) of Schedule 1 of the Act which states:

*“Where environmental effects are anticipated, the request shall describe those effects, taking into account the provisions of Schedule 4, in such detail as corresponds with the scale and significance of the actual or potential environmental effects anticipated from the implementation of the change...”*

Subclause 1 of the Fourth Schedule of the Act sets out matters that should be included in an Assessment of Effects on the Environment. Subclause 2 of the Schedule sets out matters that should be considered when preparing an Assessment of Effects on the Environment.

Based on a review of the Fourth Schedule, consideration of existing District and Regional policy, consultation feedback and expert opinion, it is considered that the following actual and potential effects warrant assessment:

- General effects of the facilitation of land use change
- Landscape and visual effects
- Urban design effects
- Heritage effects
- Archaeological effects
- Cultural effects
- Ecological effects
- Arboricultural effects
- Transportation effects
- Noise and reverse sensitivity effects
- Geotechnical and land stability effects
- Contamination effects / effects on human health
- Effects on infrastructure

Each of these are addressed in turn below. In addition, this Section includes an overview of proposed mitigation measures, an assessment of alternatives, details of affected persons consultation, and monitoring of effects.

## **8.2 GENERAL EFFECTS OF THE FACILITATION OF LAND USE CHANGE**

The Wallaceville Structure Plan provides an overarching vision for the development of the site as a sustainable urban community incorporating mixed density residential, rural lifestyle, commercial and retail land uses. At present the site is predominantly a rural type / open space environment where the District Plan provisions only afford the ability to the use of the site as per the site's previous use as an agricultural research facility.

For growth to occur of the site that is consistent with the overall objective of the Upper Hutt City Urban Growth Strategy, being to “*achieve an integrated, affordable and sustainable outcome by providing strategic direction to decisions on business, retail, housing, transport and infrastructure systems, the open space network and community facilities.*”, a change in the environment needs to occur. This change is an inevitable consequence of the use of the land for animal research purposes ending and of the re-development of the site. However, and as discussed in further detail below, many effects associated with the development of the site will be positive and anticipated adverse effects are able to be appropriately mitigated.

Significant technical investigations and consultation has been undertaken as part of the structure planning and plan change process in order to fully explore, and adequately assess, the potential effects associated with the development of the site. These technical investigations and consultation have subsequently informed the nature and detail of the Plan Change.

Importantly, the majority of activities and actual physical land use changes which will be enabled under the Plan Change, and the actual and potential effects associated with such activities and changes, will be subject to a requirement to obtain resource consents. These consent applications will require assessment against existing, new and amended District Plan provisions that will specifically satisfy the recommendations put forward by the various technical experts.

### 8.3 LANDSCAPE AND VISUAL EFFECTS

The existing landscape of Wallaceville, whilst presently rural / open space in nature, has been significantly modified through historic agricultural, horticultural and research associated practices. The Plan Change will enable an urban zoning that will lead to a change from a modified rural remnant / open space to an urbanised environment. There is also the potential risk that through urbanisation of the site, elements of the surrounding residential environment's built form and associated identity may be adversely affected.

The potential landscape and visual effects associated with the implementation of the Wallaceville Structure Plan have been addressed in the *Landscape and Visual Assessment* (refer Appendix E9). The report assesses the landscape character of the Wallaceville Structure Plan Area, and identifies opportunities and constraints within the site based on landscape principles. The assessment identifies both potential adverse and positive effects on landscape character and provides recommendations to avoid, remedy or mitigate potential adverse effects.

Recommendations are made in the assessment for important landscape elements of the site to be retained or enhanced through the consenting process at subdivision or development in future detailed design stages. If the recommendations are adopted into the Plan Change the assessment concludes that from a landscape perspective, the site has the potential to provide a high quality neighbourhood.

#### Plan Change Response

The recommendations contained within the *Landscape and Visual Assessment* have manifested through the Plan Change as specific precinct outcomes and assessment criteria which seeks that future subdivision and development:

- Retain Grants Bush
- Promote the retention of the existing fencing along Ward Street as much as practicable;
- Promote the retention of healthy high value trees as much as practicable;
- Include new planting that reinforces existing species;
- Is respectful of the historical street pattern; and,
- Provide an active street frontage to Grants Bush.

In addition to the above amendments, no re-zoning or other District Plan amendments are proposed to the portion of the site that is contained within the Southern Hills Overlay. This will ensure that the landscape values of this part of the site are retained and that significant adverse visual effects are not created.

With the incorporation of the above into the District Plan it is considered that, through the resource consent process, any potential adverse landscape or visual effects associated with the re-zoning can be adequately avoided, remedied or mitigated.

### 8.4 URBAN DESIGN EFFECTS

An *Urban Design Assessment* (refer Appendix E2) was undertaken to inform the development of the Structure Plan and Plan Change with a purpose of, from an urban design perspective, understanding and assessing the contextual issues relating to the future development of the site. The assessment identifies opportunities and constraints in relation to the site's unique location and environment and includes a number of recommendations to ensure that the design response gives appropriate regard to such opportunities and constraints.

The assessment concludes that the Structure Plan can inform long term development and ensure an attractive and successful development is achieved and that:

*“Balancing the site’s values of heritage and natural landscape with development yield, incorporating innovative design solutions for stormwater and housing will deliver a unique place that maximises this valuable land resource.”*

#### Plan Change Response

With the inclusion of precinct intentions and outcomes, the Structure Plan map (which was developed from earlier opportunities and constraints mapping processes), and District Plan provisions including objectives, policies, rules, standards (particularly in relation to bulk and location of new buildings), future subdivision and land use consent applications will be considered under a resource management framework that is intended to ensure a high standard of urban design is achieved.

### **8.5 HERITAGE EFFECTS**

To inform the Structure Plan process a *Heritage Assessment* (refer Appendix E1) was prepared that assesses the heritage values of the site and that provides recommendations to ensure the heritage values within the site are preserved and not adversely impacted by future development / land use change.

The findings of the assessment were that the site has considerable heritage significance, based on its past use as a national animal research centre. Signs of this past use remain in the buildings, roads, plantings, and enclosures. The assessment states that the site’s heritage value should be considered in the design of the redevelopment and that it should be ‘*visible in the layout, materials and aesthetic of the common works*’ (pg. 47).

The assessment also stipulates that an existing heritage covenant (in favour of Heritage New Zealand) protects a zone around the Category 1 Gilruth Building, the incinerator, and the Hopkirk Building and that ecological covenants protect Grant’s Bush, and an area of individual trees. The District Plan lists the Gilruth Building and ten trees on the Ward St frontage in its Heritage and Notable Tree Schedules.

The assessment also notes that the aesthetic values of the site as a whole are the ‘campus’ like effect of buildings, lawns and trees to Ward St, and the ‘park’ like effect of numerous specimen trees in open ground or pasture.

The assessment concludes with a number of recommendations for the Plan Change to guide the development of Wallaceville.

#### Plan Change Response

It is recognised that a number of the recommendations included in the Heritage Assessment cannot be easily structured to sit within the Structure Plan and associated District Plan Change. This includes recommendations that any buildings to be demolished be photographed to provide a record of the site, and that any loose cupboards and cabinets in all buildings be assessed for retention and reuse. In this regard it is noted that, given the presence of the heritage covenant on the site, Heritage New Zealand are required to be consulted with regarding any new development in this area. Accordingly, it is considered that recommendations such as the ones outlined above can be discussed and agreed with Heritage New Zealand at future resource consenting stages.

The remaining recommendations have been incorporated into the Plan Change through a combination of precinct outcomes, objectives, policies, rules, and assessment criteria, namely:

- A requirement for all new buildings and significant exterior alterations to existing buildings within the Gateway Precinct to obtain restricted discretionary resource consent. Matters of discretion for this new rule include consideration of “height, proportion, materials, boundary setbacks and sunlight access and the extent that these affect historic heritage”
- A requirement for new signs within the heritage covenant of the Wallaceville Structure Plan Area to obtain restricted discretionary resource consent. Matters of discretion for this new rule include consideration of “the extent to which any sign including supporting structure detracts from the heritage significance or heritage values of the covenant area”.
- Precinct intentions and outcomes and new and amended District Plan objectives, policies and assessment criteria that variously seek to promote development within the Wallaceville Structure Plan Area which:
  - o Provides an internal roading concept that retains the historic roading pattern
  - o Retains, where practicable, existing notable trees and the ecological values within the area

In addition to the above, and in accordance with the recommendations included in the heritage assessment, the Hopkirk Building and the Incinerator are proposed to be included in the District Plan Schedule of Significant Heritage Features. Such inclusion affords a greater deal of protection to these features than what currently exists under the District Plan. Also various specimen trees will also be added to District Plan Schedule of Notable Trees.

The various new and amended District Plan provisions will seek to ensure that, through resource consent processes, the future development of the site will appropriately address the existing heritage values on the site and ensure that any potential adverse effects of development on the identified heritage values can be appropriately avoided or mitigated.

## 8.6 ARCHAEOLOGICAL EFFECTS

An *Archaeological Assessment* (refer Appendix E4) was undertaken to ascertain the potential archaeological values of the development site and to determine what effects, if any, the Plan Change might have on archaeological values.

The report identifies a small part on the north-western side of Alexander Road recorded on survey plans as ‘Dahl’s House’. The Dahl’s House site has been recorded in the New Zealand Archaeological Association site database and the area recorded as having moderate-high local significance as the likely centre of settlement for the Mawaihako Block, by both Maori and Pakeha from approximately 1860 – 1900. While no evidence of archaeological materials or deposits were observed during a site visit, the report notes that there is a very high likelihood of archaeological material being present in this area.

Subsequently, the report includes a number of recommendations relating to future works within the immediate vicinity of the Dahl’s House site in order to mitigate potential adverse cultural effects. The recommendations include undertaking controlled archaeological monitoring during site works and the monitoring of earthworks undertaken within 15-20m of the documented buildings to ensure that associated features, deposits and activity areas are likely to be identified, recorded and documented.

More generally, and excluding the Dahl’s House site, the report concludes that the potential for archaeological material being present within the majority of the development area is very low. Accordingly, the adoption of an Accidental Discovery



Protocol is considered by the technical experts to be sufficient in mitigating any potential adverse cultural effects.

#### Plan Change Response

The recommendations included in the report, can be appropriately managed through a combination of conditions on future subdivision and land use consents, as well as through the Archaeological Authority process with Heritage NZ.

On this basis, it is concluded that the potential adverse effects on archaeological values can be adequately mitigated at the time that detailed design is undertaken, and resource consents applied for, future stages of development, and through the process of engaging with Heritage New Zealand, in these future stages.

### **8.7 CULTURAL EFFECTS**

The re-zoning of the site has the potential to adversely impact upon the cultural values of the site that are important to the various iwi groups that have interest in and/or are tangata whenua of the area. These groups are the Wellington Tenth Trust, the Port Nicholson Block Settlement Trust, Ngati Tama ki te Upoko o te Ika, Ngati Toa, Ngati Rangatahi and Ngati Haua.

To inform the Structure Plan and Plan Change process a *Cultural Values Report* (refer Appendix E5) was undertaken by Raukawa Consultants. The Report outlines that the area (Mawai Hakona) was an important Maori cultural site in the Upper Hutt Valley and that it was probably most associated with Ngati Tama who were traditionally known as a hapu of Ngati Awa or Te Atiawa. The last known Maori occupiers of the site were those of Te Kaeaea or Taringa Kuri's whanau at least until his death in 1871 and his subsequent burial in the Te Puni Urupa in Petone with his Te Atiawa kin.

The Report concludes that, although it is unlikely, there may be some remnants of the Maori occupation of the area and that Maori cultural items may be found during developments. If such items are found then it is recommended that an accidental discovery protocol be followed.

In addition, the Report also outlines, for the Port Nicholson Block Settlement Trust and the Wellington Tenth Trust, a number of other but related recommendations for the Plan Change including that archaeological site examination for this site may be useful to see if any evidence remains of any traditional Maori archaeology on the site especially in the areas where the trees are located as these are unlikely to be disturbed by farming and construction.

#### Plan Change Response

The recommendations included in the *Cultural Values Report* can be appropriately managed through a combination of conditions on future subdivision and land use consents, and through ongoing liaison and engagement with relevant iwi authorities and trusts should any evidence of traditional maori archaeology or artefacts be found.

### **8.8 ECOLOGICAL EFFECTS**

Activities associated with the urbanisation of a site that will be facilitated through the Plan Change that have the potential to affect ecological values of the site and wider locality include earthworks for land development, removal of existing vegetation, modification of existing drainage and the generation of stormwater as a result of new buildings and hardstand such as roading.

To inform the Structure Plan and Plan Change process an *Ecological Assessment* (refer Appendix E8) was prepared by Morphum Environmental Ltd. This assessment was undertaken to ensure that any ecological constraints within the site are well

understood and to ensure that future development of the site will not adversely impact on the local or regional environment.

The assessment largely focuses on the network of modified open farm drains and the two terrestrial areas within the site which have been covenanted by the Department of Conservation.

With regard to terrestrial values, the assessment records that:

*The two existing covenanted areas (referred to herein as Grants Bush and Floodplain Remnant) were assessed based on their current condition with recommendations made relating to future management. Each of these two areas differs in character with Grants Bush retaining an area of fenced regenerating bush which has not been subject to sustained stock damage. Both areas displayed ongoing weed management issues which are limiting the viability of natural unassisted regeneration of the understory and open pasture areas. Both covenant areas retain significant areas of open pasture which currently include very few distributed established trees. Whilst the deed of covenant recognizes the intent to regenerate these areas over time it is noted that they currently retain little ecological structure and will require extensive human intervention to restore them to representative valley floor forest.*

The assessment notes that the hills south of Alexander Road exhibit well advanced regenerating bush interspersed with some mature trees within the gullies. A number of large wilding pines (and other exotics) are also prevalent throughout the regeneration. In particular, the north side of the open area east of Alexander Road has a large stand of tall pines which are adversely impacting on regeneration. The slope behind these trees is less well advanced and dominated by maunka (*Leptospermum scoparium*), tree ferns (*Cyathea* spp.) and other early colonisers.

With regard to the site's freshwater values, the assessment concludes that the open drains on-site offer poor ecological habitat and biodiversity, and do not warrant protection as waterways. This is due to the fact that they do not reflect historical hydrology of the site and further that there would need to be extensive modifications establish them as functional water courses as part of development.

The report makes a number of recommendations including the removal of exotic vegetation, further assessment and possible protection of totara and large deciduous exotics across the site, development to complement the covenant areas and other biodiversity initiatives such as the selection of suitable tree species, and to manage the covenanted areas in accordance with the conditions of the covenants,

#### Plan Change Response

In relation to the recommendations of the Ecological Assessment, it is noted that there are no proposals to remove any vegetation within the Grants Bush covenant. The Grants Bush covenant to be retained and will continue to be managed in accordance with the clauses contained within the covenant documentation. Further the Structure Plan proposes that it be included in a reserve to be vested in Council, consistent with the direction of the Urban Growth Strategy.

The Requestor wishes to further discuss the shape of the Flood Plain Remnant with the Department of Conservation. However, any change to it will need to be appropriately offset through the provision of an equivalent area. Ultimately it is noted that the limited ecological values of this area are protected through the covenant, which is unaffected by the proposed re-Zoning of Area B.

The Rural Lifestyle and Southern Hills provisions are to be retained over the hill slopes south of Alexander Road. This will ensure that any vegetation clearance required to enable rural lifestyle development of these slopes will be thoroughly assessed as part of the future resource consent application.

In addition, the remaining recommendations have been incorporated into the Plan Change through a combination of precinct outcomes, objectives, policies, rules, and assessment criteria, namely:

- Promote the retention of healthy high value trees as much as practicable; and,
- Include new planting and a new landscaping character that reinforces existing species, in particular through street planting that will create a corridor between the two site covenants and to the bush clad hill slopes south of Alexander Road.

With the incorporation of all of the above into the Structure Plan and District Plan it is considered that, through the resource consent process, any potential adverse ecological effects associated with the re-zoning can be adequately avoided, remedied or mitigated.

## 8.9 ARBORICULTURAL EFFECTS

A Standard Tree Evaluation Method (STEM) report was completed for the Wallaceville Structure Plan Area to assist with the development of the Structure Plan and Plan Change. The aim of the report was to identify individual specimens / stands of significant trees or vegetation which qualify for protection as 'notable trees' under the District Plan. It followed a preliminary assessment which identified 43 trees as warranting more detailed assessment under the STEM approach.

The STEM assessment found that 43 trees received a STEM rating of over 100 and therefore qualify as being 'notable'.

### Plan Change Response

Based on the results of the STEM investigations, the Plan Change proposes to include X identified trees in the Schedule of Notable Trees in the District Plan. This will ensure that they cannot be removed without the requirement to obtain resource consent. Accordingly, the amenity value of these trees is retained, and they will continue to contribute to the character of the area.

In addition to this, a number of new or amended objectives, policies, assessment criteria and matters of discretion and precinct outcomes and intentions included in the Structure Plan, promote development within the Wallaceville Structure Plan area which seeks to retain, where practicable, existing notable trees and healthy high value trees and that where new planting is proposed, that this reinforces existing species on the site.

On this basis, it is considered that, through future resource consent processes, the amenity and ecological values associated with the existing vegetation on the site will continue to contribute to the character of the area.

## 8.10 TRANSPORTATION EFFECTS

The development envisaged through the Wallaceville Structure Plan will lead to an increase in residential, commercial and employment related transport needs. This has the potential to generate adverse effects on the safe and efficient operation of transportation within the Wallaceville Structure Plan Area and the wider transportation network. As a separate process to the Plan Change, Wallaceville Developments Limited are requesting that Council consider reducing the speed limit on Alexander Road to 60kph.

A *Transport and Traffic Assessment* (refer Appendix E11) was prepared for the Plan Change. This assessment identifies where areas of mitigation may be needed, whether it can be practicably provided, and the steps necessary to ensure the effects of future development of the site can be suitably avoided, remedied or mitigated.

The assessment concludes that the proposed residential and commercial land use can be established in a manner that is acceptable and in line with good practice from a traffic and transportation perspective. The traffic modelling undertaken using the available Upper Hutt Transport Model (UHTM) indicates the additional traffic generated by the development will disperse well and not give rise to new deficiencies on the local road network that require mitigation works.

Access to the site off Ward Street, via the proposed Heritage Street, is expected to function satisfactorily, with no change required to Ward Street. Access arrangements onto Alexander Road are proposed to include 3 new intersections for the western portion of the site, the third of which will be approximately 600m from the Ward Street intersection. This proposal is determined to be a satisfactory outcome.

The Report supports the proposal to change the posted speed on Alexander Road and the Road's physical environment in the 600 m portion west of the Ward Street intersection.

With regard to the proposed internal road and transport arrangements the Report concludes that road typologies are consistent with appropriate standards and that good quality pedestrian and cycle connections will be achieved.

Overall the Report concludes that:

*Based on the Structure Plan as proposed, and the analysis undertaken, it is assessed that the proposed residential and commercial land use can be established in a manner that is acceptable to Council, and in line with good practice, from a traffic and transportation perspective.*

#### Plan Change Response

The indicative internal roading network as well as suggested external connections to both Ward Street and Alexander Road that are identified in the Wallaceville Structure Plan have been designed to facilitate a legible roading layout. This will facilitate efficient movement within, and through, Wallaceville for all modes of transport. The Plan Change provides for this through requiring that resource consents for future development of the site to be generally consistent with the Wallaceville Structure Plan, and through the road typologies discussed below.

The Structure Plan includes a number of recommended road typologies that have been designed to reflect the unique characteristics and to reflect historic roading patterns within the site. It is considered that the implementation of these roading designs, through future resource consent processes, will create a road environment that is both safe for vehicles and pedestrians and provides high connectivity within the site and within the surrounding roading network.

In addition the proposed Policy which directs the content of the Structure Plan for Area B includes the requirements that it 'Provides an internal roading concept that retains the historic roading pattern, includes at least one intersection with Alexander Road and that aligns with the existing Alexander Road / William Durant Drive intersection'.

#### **WALKING, CYCLING AND PEDESTRIAN SAFETY AND CONNECTIVITY**

The Transportation Assessment states that significant benefit could be obtained in providing a pedestrian/cycle connection from the site through to the residential area to the north, across the Hutt Valley rail line. This would enable residents of the development to have easy access to additional public transport options of Fergusson Drive, and the Trentham rail station.

#### Plan Change Response

The Plan Change provides for consideration of walking, cycling and pedestrian safety and connectivity through precinct outcomes contained in the Structure Plan and

through new objectives and policies. Future development must be generally consistent with the intended development of the site which, among other things, is required to “allow for movement of vehicles, cycles and pedestrians from Ward Street through to the wider structure plan area” and provide “good pedestrian and cycling connections to the wider network and Alexander Road”.

The Structure Plan map and road typologies, including that for Alexander Road, show significant provision of pedestrian and cycle facilities and include a direct link to the proposed Council walkway in the rail corridor.

On this basis, there is adequate scope within the new resource management framework facilitated through the adoption of the Plan Change to appropriately require appropriate walking and cycling connections are included in the future development of the site. The traffic assessment concludes that “good quality pedestrian and cycle connections are proposed as a purposeful component of the Structure Plan”.

### 8.11 NOISE AND REVERSE SENSITIVITY EFFECTS

Potential noise issues associated with the plan change have been assessed (refer Appendix E10). The report assesses noise emissions from the proposed development, noise received from adjoining activities, vibration, and reverse sensitivity and mitigation options.

The assessment identifies four external noise sources that need to be recognised and considered as part of the development of the site being the National Centre for Biosecurity and Infections Disease, the Ministry for Defence land, Alexander Road and the rail corridor. The assessment includes specific recommendations to deal with each of these adjoining noise sources.

#### Plan Change Response

The recommendations contained within the noise assessment have been incorporated into the Plan Change as new standards in the Residential Zone and Business Zone chapters requiring that:

- That habitable rooms in the proposed Business Commercial Zone meet specific ventilation standards;
- That a 2m close boarded acoustic fence be constructed on the boundary of sites that adjoin the NCBID site;
- That specific noise insulation standards are met for sleeping rooms of dwellings within 12m of the Alexander Road boundary;
- That specific noise insulation standards are met for sleeping rooms on the upper floors of dwellings within 12m of the Alexander Road boundary;
- That a 1.5 close boarded fence be constructed on the boundary of sites that adjoin the rail corridor; and,
- That specific ventilation standards are met for sleeping rooms of dwellings within 20m of the Alexander Road boundary or 12m of the rail corridor (designation TZR1); and,
- That specific ventilation standards are met for sleeping rooms in the upper floors of dwellings within 10m of the Alexander Road boundary.

It is considered that the Plan Change provisions described above are appropriate to mitigate the effects arising from residential development / noise sensitive land use activities within the vicinity of adjoining noise sources.

Additionally, it is noted that the potential noise issues will be addressed via:

- Compliance with the Building Code, and
- Private covenants in favour of the noise generating activities.

## 8.12 GEOTECHNICAL AND LAND STABILITY EFFECTS

A desktop and visual *Geotechnical Assessment* (refer Appendix E6) was undertaken by Geoscience to determine whether or not the site can support the nature and scale of development provided for by the Plan Change.

The assessment concludes that there are no geotechnical reasons why the Plan Change cannot proceed. Notwithstanding this, the report includes recommendations to support the developed design at resource consent stage. The recommendations include undertaking a survey of levels across the site to accurately characterise the topography of features across the site, to assess the risk of rockfall and/or debris flow on the hill slopes to the south of Alexander Road and to undertake ground investigations to determine material types and strength characteristics of the near surface materials across the site to confirm the potential for liquefaction and investigate the levels of compaction achieved within the areas of earlier fill works.

### Plan Change Response

No specific plan change responses have been made. The matters outlined above can be suitably addressed at either resource consent or building consent stage. In particular it is noted that Section 106 of the Resource Management Act specifies that subdivision consents can only be granted if a consent authority considers that –

- (a) *The land in respect of which a consent is sought or any structure on the land, is or is likely to be subject to material damage by erosion, falling debris, subsidence, slippage, or inundation from any source; or*
- (b) *Any subsequent use that is likely to be made of the land is likely to accelerate, worsen, or result in material damage to the land, other land, or structure by erosion, falling debris, subsidence, slippage, or inundation from any source...*

Through future land use and subdivision consents, the provisions of the Regional Plan, and the District Plan will guide and regulate the earthworks and specific geotechnical controls for each stage of development on the site which will ensure that any potential adverse environment effects can be avoided, remedied or mitigated to a minor or less than minor level through the resource consent process.

## 8.13 CONTAMINATION EFFECTS / EFFECTS ON HUMAN HEALTH

The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2012 ('the NES') provides clear direction for the management of contaminated sites when changing the use of land and undertaking development. In this regard, a *Preliminary Environmental Site Inspection* (refer Appendix E7) was carried out by Geoscience Consulting to determine whether or not the land is likely to be contaminated, and if so, what implications this will have on the Plan Change.

The assessments and inspections undertaken by Geoscience found that several HAIL activities have historically been undertaken at a number of different locations within the site. The assessment also reported that the Greater Wellington Regional Council (GWRC) Selected Land Use Record (SLUR) state that Tonkin & Taylor remediated parts of the site in 2008, and was at this time listed on the GWRC SLUR register as "remediated for residential". While the site was deemed suitable for proposed residential end use in 2008, the NES came into force in 2012 and several soil samples which were previously below residential guidelines, are now above the current Residential Soil Contaminant Standards (SCSs).

Based on a review of available reports and data gathered, Geoscience identified a number of sites within the site where additional investigation is required to determine whether the site is suitable for residential development. Notwithstanding this, Geoscience concludes that the Plan Change would be suitable for the site as the areas not yet investigated or areas where soils have been identified as being above residential guidelines can be investigated further and remediated if necessary through future resource consent processes.

#### Plan Change Response

No specific plan change responses have been made. The provisions of the NES will apply at the resource consent stage (i.e through requirements to undertake detailed site investigations) and will provide sufficient direction to manage any potential effects of site contamination.

## 8.14 EFFECTS ON INFRASTRUCTURE

### **STORMWATER**

The implementation of the Wallaceville Structure Plan will lead to an increase in impermeable surfaces within the Wallaceville Structure Plan Area. Without appropriate mitigation this can potentially increase flood risk (and lead to other detrimental effects such as scouring of channels and erosion).

The Stormwater Management Plan ('the SMP') prepared as part of the Plan Change process concludes that the site can be fully serviced in terms of stormwater treatment and disposal. The report recommends a suitable Low Impact Design stormwater management approach for the Wallaceville Structure Plan Area to ensure that adverse effects are avoided, remedied or mitigated. Future development that is in accordance with the SMP will ensure that any potential effects of stormwater disposal on water quality is adequately mitigated.

### **WATER SUPPLY, WASTE WATER, GAS AND TELECOMMUNICATIONS**

The Infrastructure Report (refer Appendix E12) prepared for the Plan Change evaluates existing water supply, wastewater, gas and telecommunications connections within, and in the vicinity of, the Wallaceville Structure Plan Area and assesses likely service requirements as determined by a preliminary yield estimate of 700-800 residential dwellings across the Wallaceville Structure Plan Area.

The assessment concludes that, based on the assessment of existing infrastructure, on-site investigations, discussions with Council and other service providers and the preliminary design included in the assessment, existing services infrastructure has sufficient capacity and that the development proposed in the Plan Change can be adequately serviced. On this basis, the provision of adequate and individual servicing for each allotment can be appropriately dealt with as part of future resource consent processes.

## 8.15 MITIGATION MEASURES

The Fourth Schedule of the Act requires that an assessment of effects shall include a description of the mitigation measures to be undertaken to help prevent or reduce any potential effects. Many such measures have been described in the preceding sections and comprehensively addressed in the Wallaceville Structure Plan and technical reports set out in this Plan Change. In summary, mitigation measures incorporated include:

- Protection, where practicable, of existing trees and vegetation;
- Land use distribution and management through the inclusion of precincts each with specific design intentions and outcomes;



- Development controls, zoning, rules, assessment criteria and matters of discretion;
- Scheduling of trees and significant heritage features;
- The retention of Grants Bush and no proposed changes to the existing protection of the hill slopes south of Alexander Road;
- The promotion of a Low Impact Design stormwater management approach;
- Preparation of a Structure Plan Map, including key land use components and indicative roading layouts; and
- Specific criteria for the preparation of a future structure plan map for Area B;

### **8.16 ASSESSMENT OF ALTERNATIVES**

The Fourth Schedule of the Act requires that, where it is likely that an activity will result in any significant adverse effects on the environment, a description of any possible alternative locations or methods for undertaking the activity is included.

Effects arising from the re-zoning of the site in order to facilitate future residential and commercial development of this land is inevitable. For the reasons outlined in this Assessment of Environmental Effects, and in the Section 32 Analysis carried out, no significant actual or potential adverse effects on the environment will result from the proposed re-zoning of the site. Accordingly, an assessment of alternatives is not required for this Plan Change.

### **8.17 AFFECTED PERSONS AND CONSULTATION**

The Fourth Schedule requires that an Assessment of Environmental Effects shall include identification of the persons that are potentially affected by the proposal, the consultation undertaken, if any, and any response or views of any person consulted.

Persons/parties identified as being potentially affected by the proposed Plan Change include:

- Adjoining landowners and nearby residents;
- A range of statutory bodies and utility service providers, and
- Tangata Whenua.

Consultation undertaken in relation to the proposed Plan Change is summarised in the Structure Plan document.

### **8.18 MONITORING**

The Fourth Schedule of the Act requires that, where the scale and significance of an activity's effects are such that monitoring is required, a description of how effects will be monitored once the proposal is approved, and by whom, shall be provided.

Monitoring and compliance with the provisions of the District Plan and the suitability and effectiveness of the provisions can be monitored by Council in accordance with standard practices associated with District Plan monitoring, Annual Plan and Long Term Plan (LTP) reviews.

### **8.19 ASSESSMENT OF ENVIRONMENTAL EFFECTS - SUMMARY**

Overall, the actual or potential adverse effects arising from implementation of the Wallaceville Structure Plan through the Plan Change are considered to be no more than minor, and can be appropriately managed and mitigated via the implementation of the

resource management approach identified for the Residential, Business Commercial zones and inclusion of specific Plan Change provisions pertaining to the Wallaceville Structure Plan Area.

In addition, it is considered that the Plan Change will have many positive effects. Anticipated positive outcomes arising from the Plan Change include:

- Enabling a high quality mixed use development that will be significant for Upper Hutt City;
- Provision for the continued and coherent expansion of the City and future commercial opportunities will provide positive effects to the City;
- Provision for development that is in accordance with Councils Urban Growth Strategy;
- An integrated open space and reserves network incorporating the conservation covenants;
- The sustainable management of stormwater through the application of Low Impact Urban Design techniques;
- Provision for employment opportunities;
- A legible spatial plan which provides for connectivity and assists with the establishment of a positive sense of place and identity for Wallaceville; and,
- Scheduling of significant buildings, features and notable trees.

Overall, the Structure Plan and Plan Change process has identified that the Wallaceville Structure Plan Area is an appropriate area to be utilised for residential and commercial development. Potential adverse environmental effects are able to be avoided, remedied or mitigated via the implementation of the proposed District Plan provisions.

The Plan Change will also meet the overall objective the UGS which seeks to achieve an integrated, affordable and sustainable outcome by providing strategic direction to decisions on business, retail, housing, transport and infrastructure systems, the open space network and community facilities.

## 9.0 LIMITATIONS

### 9.1 GENERAL

This report is for the use by Wallaceville Developments Limited only, and should not be used or relied upon by any other person or entity or for any other project.

This report has been prepared for the particular project described to us and its extent is limited to the scope of work agreed between the client and Harrison Grierson Consultants Limited. No responsibility is accepted by Harrison Grierson Consultants Limited or its directors, servants, agents, staff or employees for the accuracy of information provided by third parties and/or the use of any part of this report in any other context or for any other purposes.