

**UPPER HUTT CITY COUNCIL HEARING ON  
PROPOSED (PRIVATE) PLAN CHANGE 40: WALLACEVILLE**

**IN THE MATTER**

of the Resource Management Act 1991

**AND**

**IN THE MATTER**

a private plan change request ('Proposed (Private) Plan Change 40: Wallaceville') to the Upper Hutt City District Plan made by Wallaceville Developments Limited ('WDL').

---

**EXPERT CONFERENCING JOINT STATEMENT TO THE HEARING COMMITTEE (#2)**

---

**DATED:** 6 July 2015

## INTRODUCTION

1. The Hearing Committee's Minute 1 (dated 17 June 2015) directed that the experts seek to identify and reach agreement with the other expert witnesses on in the issues and matters within their field of expertise. In accordance with the Minute, a signed joint statement between WDL and Upper Hutt City Council ('Council') dated 1 July 2015 was provided to all parties on 1 July 2015.
2. Some matters remained unresolved at the time the joint statement was due. There were also some minor errors noted in the documents attached to the joint statement. The Hearing Committee subsequently issued Minute 2 dated 1 July 2015 allowing for a second joint statement to be provided to parties by 5.00pm Monday 6 July.
3. This second joint statement includes:
  - agreement on the approach to the policy framework for Area B;
  - agreement to include one additional tree to the Schedule of Notable Trees based on Council's STEM assessments;
  - agreement to proposed non-notification clauses as recommended in the evidence of Ms Blick subject to minor additional amendments to the notification clauses for proposed rules 20.30A and 20.30B which seek to re-include Heritage New Zealand as a party in which applications can be limited notified;
  - minor changes to wording of some provisions;
  - minor wording changes to District Plan provisions to provide additional certainty that the Wallaceville descriptions, intentions and outcomes, the Wallaceville Road Typologies and the Wallaceville Stormwater Principles relate to both Area A and Area B; and
  - updated Wallaceville Structure Plan documents.
4. This statement is an in principle agreement between experts engaged by WDL and Council. No submitters were involved in, or have agreed with the responses contained in this statement. Submitter agreement to the agreed responses can be confirmed at the hearing.
5. **Conferencing** that took place via email between Wednesday 24 June and Monday 6 July.
6. Participants in **Conferencing** were:

Stephanie Blick – Senior Planner, Harrison Grierson Consultants (for Requestor)  
Felicity Boyd – Planner (Policy), Upper Hutt City Council (for Council)
7. Attachments to this statement:
  - **Attachment 1** – Agreed track change amendments (in green text) to District Plan provisions amendment table.
  - **Attachment 2** – Agreed amendments to the Wallaceville Road Typologies.
  - **Attachment 3** – Agreed track change amendments (in green text) to proposed Appendix Residential 4.

- **Attachment 4** – Memo from Council’s Horticulture Officer regarding STEM assessments of six trees scored below 100 in the documents supporting the plan change request.
8. The following key applies to the attached documents:
- Red text** – agreements reached in relation to the matters raised in the section 42A report
  - Blue text** – agreements reached through the first joint statement in relation to additional matters raised by Council officers
  - Green text** – agreements reached through this joint statement in relation to additional matters raised by Council officers.

## **DISCUSSION**

### **Policy framework for Area B**

9. As noted in the first joint statement, WDL and Council officers agreed in principle to the approach taken to managing Area B but had not reached resolution on the specific expression of the policy intent through the provisions proposed in the plan change request. In particular, Council officers considered that an additional rule was required to provide a formal mechanism for approving a future plan for Area B.
10. WDL and Council officers have now agreed to amendments to the rules proposed in Appendix Residential 4 which:
- a. Replace references to ‘structure plan’ with ‘detailed concept plan’ to avoid any confusion between the provisions applying to Area A and Area B;
  - b. Introduce a new rule requiring an application to be made for approval of a detailed concept plan for Area B as a discretionary activity and linking this requirement to the criteria for such a plan listed in policy 4.4.15;
  - c. Preclude notification of an application for approval of a detailed concept plan; and
  - d. Clarify that the provisions in the appendix are rules.
11. The agreed amendments to Appendix Residential 4 are shown in green in **Attachment 3**. Consequential changes to amendments 1, 9, 9A, 10, 27 and 28 in **Attachment 1**.

### **Additional Notable Tree**

12. Ms Boyd’s section 42A report noted at paragraph 5.5.4 that six trees assessed as part of the plan change request achieved scores of almost 100, and that Council’s Horticulture Officer would undertake individual STEM assessments of these trees to confirm that they did not meet the 100 point threshold for listing on the Schedule of Notable Trees.
13. Ms Blick’s evidence at paragraph 6.102 stated that if any of those six trees were reassessed as having a STEM score of 100 or more, WDL would accept inclusion of those trees in the Schedule of Notable Trees.

14. A memo from Council's Horticulture Officer dated 3 July 2015 (see **Attachment 4**) outlined the results of this reassessment, including that:
  - a. Four trees (W4, W37, W43 and W44) have STEM scores below 100;
  - b. One tree (W15) originally assessed at 99 was reassessed at 102 and should be included on the Schedule of Notable Trees; and
  - c. One tree (W40) was unable to be assessed as it had been removed.
15. The tree marked as W15 is now proposed for inclusion on the Schedule of Notable Trees in the District Plan. Changes (in green text) to amendment 51 in the table in Attachment 1 reflect this agreement.

#### **Proposed non-notification clauses**

16. Ms Blick's evidence at paragraphs 7.22 – 7.31 accurately reflects the disagreement to date regarding clauses which restrict notification of particular types of resource consent applications in relation to the Wallaceville Structure Plan Area. Ms Blick recommends new clauses regarding non-notification in paragraphs 7.33 – 7.38 of her evidence. Ms Boyd accepts that these recommendations appropriately address the concerns of Council officers. Changes (in green text) to amendments 26, 27, 42, 43 and 44 in the table in Attachment 1 reflect this agreement.

#### **Minor changes to wording**

17. Council officers have suggested some minor amendments to the wording of provisions to clarify their intent and assist implementation. These have been agreed with WDL and are included (in green text) as changes to amendments 1, 8, 10, 14, 14A, 22, 25, 27, 42, 45, and 52A.

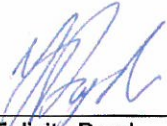
#### **Updated Wallaceville Structure Plan documents**

18. The first joint statement included an updated Wallaceville Structure Plan map. It was noticed following circulation of the joint statement that the changes included in this updated map had not been reflected in the map included as part of the Wallaceville Road Typologies. A revised version of the Wallaceville Road Typologies which align with the changes made to the Wallaceville Structure Plan map is included in **Attachment 2**.

#### **AREAS THAT HAVE NOT BEEN RESOLVED**

19. Paragraph 8 of the first joint statement outlined areas that had not been resolved through conferencing. Further conferencing since 1 July 2015 has resulted in some of these areas being resolved. These matters are addressed by the evidence of Ms Blick and will be responded to at the hearing by Ms Boyd. They are:
  - a. Housing density references in the Wallaceville Living Precinct; and
  - b. Business/Commercial land uses in the Urban Precinct.

**SIGNATURES**



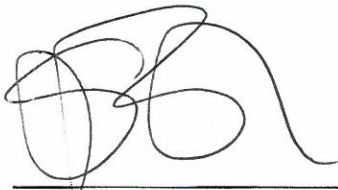
---

Felicity Boyd  
Planner (Policy)  
Upper Hutt City Council



---

Richard Harbord  
Director, Planning and Regulatory Services  
Upper Hutt City Council



---

Stephanie Blick  
Senior Planner  
Harrison Grierson

**Attachment 1:** Agreed track change amendments (in green text) to District Plan provisions amendment table

---

AMENDMENT NO.	CHAPTER	PROVISION	REQUESTED CHANGE	RELEVANT PRECINCT
<b>CHAPTER 2 – GENERAL PROCEDURES</b>				
1	2 – General Procedures	New provision 2.6.9D	<p>Insert the following:</p> <p><b><u>2.69D Specific information accompanying applications for subdivision or development within the Wallaceville Structure Plan Area</u></b>  (a) An assessment of the subdivision and/or development proposed against the <del>approved structure plans</del> <u>Wallaceville Structure Plan and/or a detailed concept plan for Area B</u> which includes:  - <del>the Wallaceville</del> <u>Structure Plan Map</u>  - <del>a description of the Wallaceville Plan Change</del> <u>Precincts descriptions, including the intentions and outcomes for each precinct</u>  - <del>indicative road typologies</del> <u>Wallaceville Road Typologies</u>  - <u>Wallaceville Stormwater Management Principles</u>  - <del>the structure plan approved in accordance with the provisions of Appendix Residential 4</del></p>	Wallaceville Structure Plan Area
<b>CHAPTER 3 – ZONING</b>				
2	3 – Zoning	Policy 3.4.2	<p>Amend the explanation to Policy 3.4.2 as follows:</p> <p>As a result of particular issues arising that require different management techniques, special controls have been established to address specific environments or resource issues within the principal zones. These recognise the special qualities or issues facing an area, and enable more specific techniques to be used to promote sustainable management. Such controls are applied to areas with particular amenity or other environmental qualities. Conservation and Hill Areas cover special environments with high amenity values within the Residential Zone. The Southern Hills Overlay Area (SHOA) is comprised of areas within the Southern Hills which have a high value in at least one of the categories of ecological, visual and/or landscape significance.</p> <p><u>In addition to zoning and overlays provided for in the District Plan and District Plan Maps, the Wallaceville Structure Plan Area comprises a number of distinct precincts as described in Appendix Residential 3 Chapter 39: Wallaceville. Minor variations to standards are included in both the Residential Zone and Business Zone rules chapters for these precincts in order to address and recognise the particular values, opportunities and constraints of the site and in order to achieve the outcomes of the structure plan.</u></p>	Wallaceville Structure Plan Area
<b>CHAPTER 4 – RESIDENTIAL ZONE</b>				
3	4 – Residential Zone	New objective 4.3.5	<p>Insert new Objective 4.3.5 and explanation as follows:</p> <p><u>To provide for development of the Wallaceville Structure Plan Area which:</u>  - <u>makes efficient use of a strategic land resource</u>  - <u>promotes the sustainable management of land resources</u>  - <u>ensures that an integrated approach is taken to the development of the area to ensure that staged development does not compromise future development stages</u>  - <u>achieves a new mixed use village within Upper Hutt that provides employment opportunities and local retail services</u>  - <u>responds to site opportunities and constraints</u>  - <u>avoids, remedies or mitigates adverse environmental effects</u></p> <p><u>To promote the sustainable management and efficient utilisation of land within the Wallaceville Structure Plan area, while avoiding, remedying or mitigating adverse effects.</u></p> <p><u>The Wallaceville Structure Plan Area comprises a mix of residential and commercial zoning and provides opportunity for higher density living. It has a number of site specific values, constraints and opportunities. It is also a very important land resource within the City's urban boundary. Its development should therefore occur with care, in a manner that is consistent with the Structure Plan, in an integrated way that does not compromise the amenity or servicing requirements of future development stages. Particular regard must be paid to the potential for reverse sensitivity issues arising from interfaces with adjoining land uses.</u></p> <p><u>The Wallaceville Structure Plan was developed to provide for the development of the Wallaceville Structure Plan Area in a logical and coherent manner that takes into account the historical, cultural, environmental and landscape characteristics of the area. The Structure Plan has been adopted by the Council as the guiding document for the development of this area and as such all development should be guided by this document as to what is appropriate. The intentions and outcomes for each of the precincts contained in the Structure Plan provide an outline of the development that the Structure Plan is seeking to achieve. These are the key considerations for development in this area.</u></p>	Wallaceville Structure Plan Area
4	4 – Residential Zone	Policy 4.4.3	<p>Insert the following paragraph into the explanation of Policy 4.4.3 - To ensure that non-residential activities within residential areas do not cause significant adverse environmental effects:</p> <p><u>While provided for as a Discretionary Activity, it is recognised that commercial development may take place in the Urban Precinct of the Wallaceville Structure Plan, which may include the commercial redevelopment of the farm management building and dairy building provided that significant adverse environmental effects on the Business Commercial Zone (the Gateway Precinct), residential activities and other areas of Upper Hutt City can be avoided or mitigated. This does not preclude other potential development options for the Urban Precinct being developed that are compatible with residential activities.</u></p> <p><u>Resource consent applications for any commercial development not consistent with the Wallaceville Structure Plan will need to be carefully assessed against Policies 4.4.3 and 4.4.16 in particular.</u></p>	Wallaceville Structure Plan Area
5	4 – Residential Zone	Policy 4.4.4	<p>Insert the following additional paragraph in the explanation to Policy 4.4.4 as follows:</p> <p><u>In the Wallaceville Structure Plan Area, the intentions and outcomes for each of the Precincts define the particular amenity that is envisaged for development of this area.</u></p>	Wallaceville Structure Plan Area
6	4 – Residential Zone	Policy 4.4.6	<p>Amend the explanation to Policy 4.4.6 as follows:</p>	Residential Zone of the

			<p>To mitigate the adverse effects of noise within residential areas to a level consistent with a predominantly residential environment.</p> <p>Noise is a particularly important amenity consideration in residential areas as people are living in close proximity to each other. This policy aims to ensure that noise levels experienced are reasonable for a Residential Zone. In the Wallaceville Structure Plan Area, fencing, noise insulation and/or ventilation standards seek to mitigate any potential adverse effects of noise arising from adjoining activities.</p>	Wallaceville Structure Plan Area
7	4 – Residential Zone	Policy 4.4.13	<p>Amend the explanation to Policy 4.4.13 as follows:</p> <p>The Plan identifies areas considered suitable for higher density residential development. These areas are located surrounding the central business district, around the Trentham neighbourhood centre located at Camp Street, and near the Wallaceville railway station from Ward Street to Lane Street, and within the Urban Precinct and Grants Bush Precinct of the Wallaceville Structure Plan <del>a</del>Area.</p>	Urban Precinct Grants Bush Precinct
8	4 – Residential Zone	New policy 4.4.14	<p>Insert new Policy 4.4.14 and explanation as follows:</p> <p><b>Policy 4.4.14 Development within Area A of the Wallaceville Structure Plan Area shall be consistent with the Wallaceville Structure Plan in Appendix Residential 3.</b></p> <p>The Wallaceville Structure Plan in <del>Appendix Residential 3 Chapter 39: Wallaceville</del> includes the following:</p> <ul style="list-style-type: none"> <li>- the Structure Plan Map</li> <li>- a description of the Wallaceville Plan Change Precincts including the intentions and outcomes for each precinct</li> <li>- indicative road typologies</li> <li>- Wallaceville Stormwater Management Principles</li> </ul> <p>The Wallaceville Structure Plan has been based on detailed assessment of site constraints and opportunities and sets out an appropriate response to these. <del>To ensure that adverse effects of urban development are appropriately managed, the Structure Plan includes consideration of:</del></p> <ul style="list-style-type: none"> <li>- the site's servicing and infrastructure</li> <li>- the site's stormwater requirements and flooding risks</li> <li>- how potential effects on the City's road network are appropriately managed</li> <li>- design flexibility to enable a suitable level of residential amenity</li> <li>- variable housing typologies to respond to housing demand. It includes detailed consideration of servicing requirements to ensure that adverse effects of urban development within the Zone are appropriately managed while incorporating an element of design flexibility to enable a suitable level of residential amenity while responding to housing demand.</li> </ul>	Residential Zone of the Wallaceville Structure Plan Area
9	4 – Residential Zone	New policy 4.4.15	<p>Insert new Policy 4.4.15 and explanation as follows:</p> <p><b>Policy 4.4.15: Avoid development Development within Area B of the Wallaceville Structure Plan until such time as a structure plan detailed concept plan is approved for this area shall be consistent with a structure plan which:</b></p> <ul style="list-style-type: none"> <li>- Incorporates residential areas of Area B within the Wallaceville Living precinct</li> <li>- Promotes a design theme that is consistent with Area A in terms of road reserve and reserve corridors, road typologies, stormwater management, bulk and location requirements, boundary treatments, and landscaping measures;</li> <li>- Provides for urban development that allows for a range of different housing typologies including clusters of comprehensive residential development, which are appropriate to their locations, maintains amenity, and supports pedestrian, cycle and public transport;</li> <li>- Provides an internal roading concept that retains the historic roading pattern and <del>provides for appropriate access onto Alexander Road; and includes at least one intersection with Alexander Road that aligns with either George Daniels Drive or William Durant Drive</del></li> <li>- Seeks to retain, where practicable, existing notable trees, the ecological values within the area and seeks to integrate development with the floodplain remnant conservation covenant;</li> <li>- Seeks to address the interface between the area and adjoining properties including the Ministry of Defence site and the Trentham Racecourse;</li> <li>- Incorporates residential development adjoining Alexander Road that recognises the nature of this section of the road and of land uses on the opposite side of the road</li> </ul> <p>While an assessment of the constraints and opportunities of Area B has been completed and while the Wallaceville Road Typologies and the Wallaceville Stormwater Management Principles apply to both Area A and Area B, the structure plan has not been able to be completed at the time of rezoning due to uncertainty surrounding the floodplain remnant and the design of development on the opposite side of Alexander Road. Policy 4.4.15 seeks to ensure a new structure plan will be submitted for the entire Area B prior to development proceeding and that the Area B structure plan will need to include consideration of matters listed above in order to ensure that development is integrated with Area A and reflects the identified values, constraints and opportunities.</p> <p>It is expected that Area B will have the characteristics of the is contained within the Wallaceville Precinct, and will be predominantly standard density suburban living. Small areas of higher density residential development may be specifically identified in the Structure Plan to ensure a range of housing typologies and to create nodes in proximity to open spaces or key intersections.</p>	Residential Zone of the Wallaceville Structure Plan Area
9A	4 – Residential Zone	New Policy 4.4.15A	<p><b>Development within Area B of the Wallaceville Structure Plan Area shall be consistent with the Wallaceville Structure Plan and the approved detailed concept plan prepared in approved structure plan in accordance with the provisions of Appendix Residential 4.</b></p>	
10	4 – Residential Zone	New policy 4.4.16	<p>Insert a new Policy 4.4.16 and explanation as follows:</p> <p><b>In considering an application for resource consent within the Wallaceville Structure Plan Area for a proposal determined not to be consistent with the Structure Plan for either Area A or Area B, particular regard shall be given to:</b></p> <ul style="list-style-type: none"> <li>- whether the development is appropriate given the site specific constraints and opportunities</li> <li>- the degree to which the development will integrate with development that is anticipated in the structure plans</li> <li>- whether the development will be adequately serviced by infrastructure and transport</li> </ul>	Residential Zone of the Wallaceville Structure Plan Area



			<p><del>- the extent to which adverse environmental effects on other areas of Upper Hutt City are avoided, remedied or mitigated</del></p> <p><u>Development in the Wallaceville Structure Plan Area which is not consistent with the Wallaceville Structure Plan for either Area A or the approved detailed concept plan for Area B may will be appropriate if it:</u></p> <p><del>- provides for a high level of amenity;</del></p> <p><del>- ensures adequate infrastructure and transport provision; and</del></p> <p><del>- is integrated with the development anticipated in the Wallaceville Structure Plan structure plans; and</del></p> <p><del>- avoids, remedies or mitigates adverse environmental effects</del></p> <p>The Wallaceville Structure Plan provides for the development of the Wallaceville Structure Plan Area in a logical and coherent manner that takes into account the historical, cultural, environmental and landscape characteristics of the area. It also establishes outcome expectations based on an analysis of site values, constraints and opportunities. Requiring development to be consistent with this plan will ensure that future development <del>of the local centres</del> represents sustainable management of the land resource.</p> <p>However, the development of the site will occur over an extended period. During this time opportunities to integrate alternative land uses within the site may arise. This policy provides a framework for the consideration of such alternative land uses and layouts. The policy emphasises the importance of ensuring development is integrated with the remainder of the site's development, and that it avoids, remedies or mitigates adverse <del>environmental effects on other areas of the City.</del></p>	
11	4 – Residential Zone	Method 4.5.1	<p>Amend Method 4.5.1 as follows:</p> <p>District Plan provisions consisting of a Residential Zone identifying the residential environments within the City, including the Conservation, and Hill, and Residential (Centres Overlay) Areas <del>and the Wallaceville Structure Plan Area</del>. Rules and standards apply to activities so that adverse effects are avoided, remedied or mitigated. Consent application procedures provide for the consideration of effects on a case-by-case basis and the imposition of appropriate conditions when necessary. Design guidelines provide for assessment of Comprehensive Residential Developments and subdivision design in Residential (Centres Overlay) Areas.</p>	Residential Zone of the Wallaceville Structure Plan Area
<b>CHAPTER 6 – BUSINESS ZONE</b>				
12	6 – Business Zone	New objective 6.3.1A	<p>Insert new objective 6.3.1A as follows:</p> <p><b><u>Provide for the Gateway Precinct of the Wallaceville Structure Plan Area as a neighbourhood centre which:</u></b></p> <p><b><u>- Provides local convenience retail and services;</u></b></p> <p><b><u>- Provides employment opportunities;</u></b></p> <p><b><u>- Provides residential development where this is compatible with retail, commercial and office land uses</u></b></p> <p><b><u>- Makes efficient use of natural and physical resources</u></b></p> <p>This objective seeks the creation of a local centre that will generate retail and employment opportunities in the Wallaceville Structure Plan Area. This area will support the high density residential development and other parts of the site.</p>	Gateway Precinct
13	6 – Business Zone	Policy 6.4.4	<p>Insert additional explanation to Policy 6.4.4 as follows:</p> <p><b>To control the size and scale of buildings and the visual appearance of sites within the Business Zone.</b></p> <p>This policy aims to preserve amenity values within the Business Zone. Buildings and sites need to be attractive and be of a size or type that is compatible with the neighbourhood.</p> <p>The scale, nature and effects of industrial activities are not particularly compatible with residential activities. To avoid possible conflicts, the Plan provisions limit residential activity within the Business Industrial Sub-zone to that required for the effective operation of the business activity.</p> <p><u>In the Gateway Precinct of the Wallaceville Structure Plan Area all new buildings and significant exterior alterations to existing non-listed heritage buildings require resource consent as a restricted discretionary activity subject to compliance with specific standards. Matters of discretion include the effects of the proposed development on the character and significance of heritage features within the precinct.</u></p>	Gateway Precinct
14	6 – Business Zone	New policy 6.4.6	<p>Insert new Policy 6.4.6:</p> <p><b><u>Policy 6.4.6: Development occurs within the Gateway Precinct of the Wallaceville Structure Plan Area which is consistent with the Wallaceville Structure Plan Gateway Precinct outcomes listed in Appendix Residential-3</u></b></p> <p>Explanation: The Wallaceville Structure Plan identifies the Gateway Precinct as the location of a local centre incorporating retail, commercial and above ground level residential uses. It also establishes <del>intention and</del> outcome expectations based on an analysis of site values, constraints and opportunities. Requiring development to be consistent with the Structure Plan will ensure that future development of the local centre represents sustainable management of the land resource.</p>	Gateway Precinct
14A	6 – Business Zone	New policy 6.4.7	<p>Insert a new Policy 6.4.7:</p> <p><u>Development in the Wallaceville Structure Plan Area which is not consistent with the Wallaceville Structure Plan may will be appropriate if it:</u></p> <p><del>- provides for a high level of amenity;</del></p> <p><del>- ensures adequate infrastructure and transport provision; and</del></p> <p><del>- is integrated with the development anticipated in the Wallaceville Structure Plan structure plans; and</del></p> <p><del>- avoids, remedies or mitigates adverse environmental effects</del></p>	

<b>CHAPTER 8 – SPECIAL ACTIVITY ZONE</b>				
15	8 – Special Activity Zone	8.1 Background	Delete the following from the background section:  Major activities in the Zone include Trentham Military Camp, Rimutaka Prison, New Zealand International Campus (the former Central Institute of Technology (CIT) complex), Wallaceville Animal Research Centre, ....	Wallaceville Structure Plan Area
<b>CHAPTER 11 - HERITAGE</b>				
16	11 – Heritage	Policy 11.4.1	Amend Policy 11.4.1 and its explanation as follows:  <b>To protect buildings, structures, features, areas, and sites of significant heritage value within the City from activities which would result in their unnecessary degradation, inappropriate modification or destruction.</b>  Heritage features include archaeological sites, buildings, structures, features and areas. These provide important links with the past. Their identification and protection through the District Plan assists in developing a greater awareness and understanding of our history and identity.  Activities have the potential to compromise, or even destroy, the character and significance of heritage features. Council seeks to manage adverse effects of activities by allowing any repair and maintenance of heritage features as a permitted activity and grouping other activities according to their likely adverse effects on them. <u>In the Gateway Precinct of the Wallaceville Structure Plan Area all new buildings and significant exterior modifications to existing non-listed heritage buildings require resource consent as a Restricted Discretionary activity. Matters of discretion include the effects of the proposed development on the character and significance of heritage features within the precinct.</u>	Gateway Precinct / Business Commercial Zone
<b>CHAPTER 18 – RESIDENTIAL ZONE RULES</b>				
17	18 – Residential Zone Rules	Activities Table 18.1	Insert the following additional activities into the tables in 18.1 (directly below the first subdivision rule):  <u>Subdivision in the Wallaceville Structure Plan Area (Appendix Residential 3 Chapter 39: Wallaceville) which complies with the standards in rules 18.5 and 18.9 unless specified below - RD</u>	Wallaceville Structure Plan Area
18	<del>18 – Residential Zone Rules</del>	<del>18.11 Site coverage</del>	<del>Insert the following:  50% in the Urban Precinct in the Wallaceville Structure Plan Area</del>	<del>Urban Precinct</del>
19	18 – Residential Zone Rules	18.12 Setbacks from boundaries	Insert the following new setback standard for the Urban Precinct of the Wallaceville Structure Plan Area:  <u>For Comprehensive Residential Development within Side boundaries within the Urban Precinct of the Wallaceville Structure Plan Area: 4m 1.5m</u>  <u>Add exception:</u>  <u>In the Urban Precinct of the Wallaceville Structure Plan Area side boundary setbacks do not apply to semi-detached buildings with a common wall.</u>	Urban Precinct
20	18 – Residential Zone Rules	18.13 Outdoor living court	Insert the following exemptions into the Outdoor living court standard:  - For Comprehensive Residential Developments in the Residential (Centres Overlay) Areas, an area of outdoor living space(s) shall be provided for each dwelling on the net site area for that dwelling that meets the following criteria: 1. Able to accommodate a 'principal area' of 4 metres by 4 metres; and 2. Is not required for vehicle access, parking or manoeuvring.  <u>- Within the Urban Precinct and Grants Bush Precinct and Wallaceville Living Precinct of the Wallaceville Structure Plan Area, an area of outdoor living space(s) shall be provided for each dwelling on the net site area for that dwelling that meets the following criteria:</u> <u>1. Able to accommodate an outdoor living court capable of containing a 6m diameter circle,</u> <u>2. Is not required for vehicle access, parking or manoeuvring, and</u> <u>3. Shall be located at its northern aspect, or directly accessible from a living area.</u>  - Non-enclosed verandahs, decks, porches, swimming pools, and a glassed conservatory with a maximum area of 13m <sup>2</sup> may encroach over or into 25% of the outdoor living court.  - <u>For new residential buildings as part Comprehensive Residential Developments in the Urban Precinct of the Wallaceville Structure Plan Area, the follow additional criteria apply A any dwelling with no habitable rooms at ground level shall have an outdoor living space that is directly accessible from an internal living room (such as a balcony or terrace) or roof terrace or multiple balconies or roof terraces with a combined minimum depth of 2.2m and a minimum area of 10m<sup>2</sup>. At least one balcony or roof terrace must have a minimum depth of 2.4m; or</u>	Urban Precinct
21	18 – Residential Zone Rules	18.15 Maximum building height	Amend the building height standard as follows:  The maximum height of any building shall not exceed 8m  Exceptions. ... <u>except for nNew buildings as part of a Comprehensive Residential Development in the Urban Precinct of the Wallaceville Structure Plan Area where the maximum height of any building shall not exceed 14m 9m in height except that roof protrusions may exceed this height by a maximum of 2m.</u>	Urban Precinct

22	18 – Residential Zone Rules	18.16 Sunlight access	<p>Insert the following exemption to the sunlight access standard:</p> <p>- In the Urban Precinct of the Wallaceville Structure Plan Area, for semi-detached dwellings the sunlight access provisions shall not apply on the shared common <u>boundary-wall</u></p>	Urban Precinct – Non CRD development
23a	18 – Residential Zone Rules	18.16A Ventilation	<p>Insert the following new permitted activity standard 18.16A:</p> <p><b>Ventilation</b>  <u>Within the Wallaceville Structure Plan Area, where:</u></p> <ol style="list-style-type: none"> <li>1. <u>sleeping rooms where openable windows are proposed in dwellings within 20m of the Alexander Road boundary or 12m of the rail corridor (designation TZR1); or</u></li> <li>2. <u>sleeping rooms where openable windows are proposed on upper levels of two or more storey dwellings within 10m of a site designated as MAF1;</u></li> </ol> <p><u>a positive supplementary source of fresh air ducted from outside is required at the time of fit-out. For the purposes of this requirement, a bedroom is any room intended to be used for sleeping. The supplementary source of air is to achieve a minimum of 7.5 litres per second per person.</u></p>	Sites adjoining railway corridor, Alexander Road and NCBID
23b	18 – Residential Zone Rules	18.16B Noise insulation	<p>Insert the following new permitted activity standard 18.16B:</p> <p><b>Noise Insulation</b>  <u>Within the Wallaceville Structure Plan Area, where</u></p> <ol style="list-style-type: none"> <li>1. <u>any sleeping room within 12m of the Alexander Road boundary; or</u></li> <li>2. <u>any sleeping room on upper levels of two or more storey dwellings within 12m of a site utilised for railway purposes (Designation TZR1)</u></li> </ol> <p><u>shall be protected from noise arising from outside the building by ensuring the external sound insulation level achieves the following minimum performance standard:</u></p> <p><u>DnT,w + Ctr &gt; 30 dB</u></p> <p><b>[CONSTRUCTION TABLE INCLUDED IN TRACK CHANGE DOCUMENT]</b></p>	Sites adjoining railway corridor, Alexander Road and NCBID
24	18 – Residential Zone Rules	18.16C Fencing	<p>Insert the following new permitted activity standard 18.16C:</p> <p><u>Within the Wallaceville Structure Plan Area:</u></p> <ul style="list-style-type: none"> <li>• <u>a 1.5m close boarded fence shall be erected along the boundaries of a site where it adjoins a site designated for railway purposes (designation tZR1). the fence shall be constructed of materials having superficial mass of not less than 10kg per square metre and shall be constructed prior to the occupation of dwellings on the site</u></li> <li>• <u>a 2m close boarded fence shall be erected along the boundaries of a site where it adjoins a site designated as MAFL. The fence shall be constructed of materials having superficial mass of not less than 10kg per square metre and shall be constructed prior to occupation of dwellings on the site.</u></li> <li>• <u>fences along front yards of sites within the Urban Precinct and Grants Bush Precinct must not exceed a maximum height of 1.5m.</u></li> </ul>	Residential zone areas of Wallaceville Structure Plan Area
25	18 – Residential Zone Rules	18.18 Water supply, stormwater and wastewater	<p>All activities shall comply with the water supply, stormwater and wastewater standards in the Code of Practice for Civil Engineering Works <del>except as otherwise provided for by any conditions of resource consent in the Wallaceville Structure Plan Area.</del></p>	Residential zone areas of Wallaceville Structure Plan Area
26	18 – Residential Zone Rules	18.28A Comprehensive residential development	<p>Amend Restricted Discretionary Rule 18.28A as follows:</p> <p><u>Additional standards and terms for Comprehensive Residential Development within the Wallaceville Structure Plan Area:</u></p> <p>- <u>Compliance with acoustic insulation and ventilation standards of rule 18.16A and 18.16B</u>  - <u>Compliance with the fencing standards of rule 18.16C</u>  ...  In considering a resource consent application, Council's discretion is also restricted to an assessment against the Design Guide for Residential (Centres Overlay) Areas (refer to Appendix Residential 2) and, where relevant, the Wallaceville Structure Plan (refer <del>to Appendix Residential 3</del> <u>Chapter 39: Wallaceville</u>).</p> <p>Restriction on notification  In respect of rule 18.28A, and subject to sections 95A(2)(b), 95A(4) and 95C of the Act, an application which meets the standards and terms of rule 18.28A will be decided without the need for public notification under section 95A, but limited notification of an application will still be determined in accordance with section 95B. The restriction in respect of public notification does not apply if the application requires land use consent under any other provision of the Plan.</p> <p><u>For Comprehensive Residential Development in the Wallaceville Structure Plan Area, in respect of rule 18.28A, and subject to sections 95A(2)(b), 95A(4) and 95C of the Act, an application which meets the standards and terms of rule 18.28A will be decided without the need for public notification under section 95A, and limited notification under section 95B. Any such application that is not consistent with the Wallaceville Structure Plan may be subject to limited notification in accordance with section 95B of the Act.</u></p>	Urban Precinct Grants Bush Precinct
27	18 – Residential Zone Rules	New restricted discretionary rule 18.28B	<p>Insert new Restricted Discretionary Rule 18.28B</p> <p><u>Subdivision within the Wallaceville Structure Plan Area which complies with the standards in rule 18.5 and 18.9:</u></p> <p>Council will restrict its discretion to, and may impose conditions on:  - <u>Design, appearance and layout of the subdivision including consistency with the Wallaceville Structure Plan (<del>Appendix Residential 3</del> <u>Chapter 39: Wallaceville</u>)</u></p>	Residential zone areas of the Wallaceville Structure Plan Area

			<p>- Landscaping that complements existing species.</p> <p>- Standard, construction and layout of vehicular access.</p> <p>- the alignment of proposed subdivision boundaries with Precinct boundaries as identified in the Wallaceville Structure Plan</p> <p>- the extent to which the subdivision and/or development is consistent with the approved detailed concept plan for Area B of the Wallaceville Structure Plan Area</p> <p><u>The extent of compliance with the Council's Code of Practice for Civil Engineering Works (revision 7, 20 July 1998) and Regional Standards for Water Services (November 2012)</u></p> <p>- Earthworks.</p> <p>- Provision of reserves</p> <p>- Protection of any special amenity feature.</p> <p>- Financial contributions.</p> <p><u>Restriction on notification</u></p> <p><u>In respect of rule 18.28B, and subject to sections 95A(2)(b), 95A(4) and 95C of the Act, an application which meets the standards and terms of rule 18.28B will be decided without the need for public notification under section 95A and limited notification under section 95B. Any such application that is not consistent with the Wallaceville Structure Plan may be subject to limited notification in accordance with section 95B of the Act.</u></p>	
28	18 – Residential Zone Rules	18.37 (Matters for consideration)	<p>Insert the following matters:</p> <p><u>Subdivision and Development in the Wallaceville Structure Plan Area:</u></p> <p>- Relevant matters in the sections above.</p> <p><u>The extent to which the subdivision and/or development is consistent with the Wallaceville Structure Plan</u></p> <p>- The extent to which any subdivision and/or development that is not consistent with the Wallaceville Structure Plan will avoid, remedy or mitigate adverse effects on other areas of Upper Hutt City, including effects on the vitality and amenity of the CBD and will integrate with adjoining development anticipated through the Structure Plan</p> <p>- the extent to which the subdivision and/or development is consistent with the approved detailed concept plan for Area B of the Wallaceville Structure Plan Area</p> <p>-Relevant matters above.</p>	Residential areas of the Wallaceville Structure Plan Area
29	18 – Residential Zone Rules	New appendix	Insert new Appendix Residential 3 – Wallaceville Structure Plan	Wallaceville Structure Plan Area
30	18 – Residential Zone Rules	New appendix	Insert new Appendix Residential 4 – Wallaceville Area B Future Structure Plan	Area B
<b>CHAPTER 20 – BUSINESS ZONE RULES</b>				
31	20 – Business Zone Rules	Activities Table 20.1	<p>Insert new subdivision rule directly below the first subdivision rule in table 20.1:</p> <p><u>Subdivision in the Wallaceville Structure Plan Area which complies with the standards in rules 20.5 and 20.9 unless specified below</u></p>	Gateway Precinct
32	20 – Business Zone Rules	Activities Table 20.2	<p>Insert new permitted activity rule in Table 20.2 directly below the similar activity rule for Appendix Business 2:</p> <p><u>Retail activity, restaurants, offices, early childhood centres, and residential accommodation above ground level on land identified in Appendix Business 4 the Gateway Precinct of the Wallaceville Structure Plan.</u></p>	Gateway Precinct
33	20 – Business Zone Rules	Activities Table 20.2	<p>Insert new discretionary activity rule in Table 20.2 directly below the similar activity rule for Appendix Business 2:</p> <p><u>Garden centres and all activities other than retail activity, restaurants, offices, early childhood centres, and residential accommodation above ground level on land identified in Appendix Business 4 the Gateway Precinct of the Wallaceville Structure Plan.</u></p>	Gateway Precinct
34	20 – Business Zone Rules	Activities Table 20.2	<u>Signs in the heritage covenant in the Gateway Precinct of the Wallaceville Structure Plan Area - RD</u>	Gateway Precinct
35	20 – Business Zone Rules	Activities Table 20.2	<u>In the Wallaceville Structure Plan Area all new buildings or significant exterior alterations to existing buildings not listed as significant heritage feature in Chapter 26 - RD</u>	Gateway Precinct
36	20 – Business Zone Rules	Activities Table 20.2	<u>In the Wallaceville Structure Plan Area demolition of buildings not listed as a significant heritage feature in Chapter 26 - P</u>	Gateway Precinct
37	20 – Business Zone Rules	20.12 Loading provisions	<p>Add the following note:</p> <p><u>Loading spaces required do not apply to the floor area of residential activities located in the Gateway Precinct of the Wallaceville Structure Plan Area</u></p>	Gateway Precinct
38	20 – Business Zone Rules	20.16 Screening	<p>Sites adjoining a Residential or Open Space Zone shall be fenced on the common boundary by a solid 2m high fence.</p> <p>Exception: The land identified in Appendix Business 2 <u>and Appendix Business 4 and in the Gateway Precinct of the Wallaceville Structure Plan</u> is exempt from the screening specified above, but outdoor storage areas on land identified in Appendix Business 2 <u>and Appendix Business 4 and in the Gateway Precinct of the Wallaceville Structure Plan</u> shall be screened as follows:</p> <p>- Outdoor storage areas shall be screened by a close-boarded fence, a solid wall or dense planting of vegetation. The screening shall be no less than 1.8m in height.</p>	Gateway Precinct
39	20 – Business Zone Rules	20.17 Landscaping	<p>Amend standard 20.17 as follows:</p> <p>- If a building is required to be set back from the road boundary, the set back area between the road boundary and the building shall be landscaped unless it is used for access or car parking</p>	Gateway Precinct

			<p>purposes. If car parking or accessways are provided between the road boundary and the building, a landscape strip with a minimum width of 0.6m shall be provided within the site along the road boundary.</p> <p>- Where a site adjoins a non-Business Zone (excluding road boundaries) or is within 25m of a Residential or Open Space Zone, a landscape buffer with a minimum width of 0.6m shall be provided within the site between the zone boundary and the buildings.</p> <p>Exemption: The land identified in Appendix Business 2 and land in the Gateway Precinct of the Wallaceville Structure Plan Area is exempt from the landscaping specified in the second bullet above.</p>	
40	20 – Business Zone Rules	New permitted activity standard 20.14A (Ventilation)	<p>Insert the following new permitted activity standard:</p> <p><b>Ventilation</b></p> <p><u>Within the Wallaceville Structure Plan Area, habitable rooms must have a positive supplementary source of fresh air ducted from outside is required at the time of fit-out. The supplementary source of air is to achieve a minimum of 7.5 litres per second per person.</u></p> <p><u>For the purposes of this standard a habitable room means a space used for activities normally associated with domestic living, but excludes any bathroom, laundry, watercloset, pantry, walk-in wardrobe, corridor, hallway, lobby, clothes-drying room, or other space of a specialised nature occupied neither frequently nor for extended periods.</u></p>	Gateway Precinct
41	20 – Business Zone Rules	New permitted activity standard 20.17A	<p>Insert the following new permitted/controlled activity standard:</p> <p><b>Fencing</b></p> <p><u>Within the Wallaceville Structure Plan Area a 2m close boarded fence shall be erected along the boundaries of a site where it adjoins a site designated as MAFI. The fence shall be constructed of materials having superficial mass of not less than 10kg per square metre and shall be constructed prior to occupation of dwellings on the site.</u></p>	Gateway Precinct
42	20 – Business Zone Rules	New restricted discretionary activity rule 20.28A	<p>Insert the following new restricted discretionary activity rule 20.28A:</p> <p><u>Subdivision within the Wallaceville Structure Plan Area which complies with the standards in rules 20.5 and 20.9</u></p> <p><u>Council will restrict its discretion to, and may impose conditions on:</u></p> <ul style="list-style-type: none"> <li>- <u>Design, appearance and layout of the subdivision including consistency with the Wallaceville Structure Plan (Appendix Residential-3 Chapter 39: Wallaceville)</u></li> <li>- <u>Landscaping that complements existing species.</u></li> <li>- <u>Standard, construction and layout of vehicular access.</u></li> <li>- <u>the alignment of proposed subdivision boundaries with Precinct boundaries as identified in the Wallaceville Structure Plan</u></li> <li>- <u>The extent of compliance with the Council's Code of Practice for Civil Engineering Works (revision 7, 20 July 1998) and Regional Standards for Water Services (November 2012)</u></li> <li>- <u>Earthworks.</u></li> <li>- <u>Provision of reserves</u></li> <li>- <u>Protection of any special amenity feature.</u></li> <li>- <u>Financial contributions.</u></li> </ul> <p><u>Restriction on notification</u></p> <p><u>In respect of rule 20.28A, and subject to sections 95A(2)(b), 95A(4) and 95C of the Act, an application which meets the standards and terms of rule 20.28A will be decided without the need for public notification under section 95A and limited notification under section 95B. Any such application that is not consistent with the Wallaceville Structure Plan may be subject to limited notification in accordance with section 95B of the Act.</u></p>	Gateway Precinct
43	20 – Business Zone Rules	New restricted discretionary rule 20.30A	<p>Insert new Restricted Discretionary Activity Rule 20.30A as follows:</p> <p><u>New buildings and significant external alteration to existing non-listed buildings in the Gateway Precinct of the Wallaceville Structure Plan Area (Appendix Business 4) that comply with the standards for permitted and controlled activities.</u></p> <p><u>Council will restrict its discretion to, and may impose conditions on:</u></p> <ul style="list-style-type: none"> <li>- <u>Height, proportion, materials, boundary setbacks and sunlight access and the extent that these affect significant heritage features included in Schedule 26.8</u></li> <li>- <u>Effects on significant heritage features in Schedule 26.8</u></li> <li>- <u>Provision of and effects on utilities and/or services.</u></li> <li>- <u>Landscaping and screening.</u></li> <li>- <u>Standard, construction and layout of vehicular access.</u></li> <li>- <u>Car parking.</u></li> <li>- <u>Effects on adjoining residential properties.</u></li> <li>- <u>Effects on the amenity of the surrounding area.</u></li> <li>- <u>Provision for retail buildings to have an active street frontage</u></li> <li>- <u>Financial contributions.</u></li> </ul> <p><u>Restriction on notification</u></p> <p><u>In respect of rule 20.30A, and subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of the Act, a resource consent application under this rule will be precluded from public notification and limited notification, except for new buildings within the heritage covenant where limited notification will be served on Heritage New Zealand (unless affected party approval is provided) as the only affected party under section 95B, an application which meets the standards and terms of rule 20.30A will be decided without the need for public notification under section 95A.</u></p>	Gateway Precinct



			<a href="#">Any such application that is not consistent with the Wallaceville Structure Plan may be subject to limited notification in accordance with section 95B of the Act and for new buildings within the heritage covenant limited notification may be served on Heritage New Zealand (unless affected party approval is provided) under section 95B of the Act.</a>	
44	20 – Business Zone Rules	New restricted discretionary rule 20.30B	<p>Insert new Restricted Discretionary Activity Rule 20.30B as follows:</p> <p><u>Signs in the heritage covenant within the Gateway Precinct of the Wallaceville Structure Plan Area</u></p> <p><u>Council will restrict its discretion to, and many impose conditions on:</u></p> <ul style="list-style-type: none"> <li>- Sign design, location and placement</li> <li>- Area, height and number of signs <a href="#">proposed and already located within the covenant area</a></li> <li>- Illumination</li> <li>- Fixing and methods of fixing</li> <li>- The extent to which any sign including supporting structure detracts from any significant heritage feature in Schedule 26.8</li> </ul> <p><u>Exemptions</u></p> <p>Signs within roads are subject to compliance with Standard 20.26</p> <p>Temporary signs are subject to compliance with Standard 20.25</p> <p><u>Restriction on notification</u></p> <p><a href="#">In respect of rule 20.30B, and sSubject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of the Act, a resource consent application under this rule will be precluded from public notification and limited notification, except for new buildings within the heritage covenant where limited notification will be served on Heritage New Zealand (unless affected party approval is provided) as the only affected party under section 95B, an application which meets the standards and terms of rule 20.30B will be decided without the need for public notification under section 95A. Any such application that is not consistent with the Wallaceville Structure Plan may be subject to limited notification in accordance with section 95B of the Act and limited notification may be served on Heritage New Zealand (unless affected party approval is provided) under section 95B of the Act.</a></p>	Gateway Precinct
45	20 – Business Zone Rules	20.32 Matters for consideration	<p>Insert the new sections as follows:</p> <p><u>Subdivision, new buildings and activities within the Gateway Precinct of the Wallaceville Structure Plan Area</u></p> <ul style="list-style-type: none"> <li>- The extent to which the <a href="#">subdivision and/or development will meet the Gateway Precinct intentions and outcomes contained in Appendix Residential-3 is consistent with the Wallaceville Structure Plan</a></li> <li>- The nature of the activity to be carried out within the building and its likely generated effects.</li> <li>- The extent to which the area of the site and the proposed activities thereon are in keeping with the scale and form of the existing built environment and activities in the surrounding area</li> <li>- The extent to which the protection and sustainable use of existing listed heritage buildings will be <a href="#">encouraged achieved</a></li> <li>- The extent to which adjacent properties will be adversely affected in terms of visual obtrusiveness, overshadowing, and loss of access to sunlight and daylight.</li> <li>- The extent of the building area and the scale of the building and the extent to which they are compatible with both the built and natural environments in the vicinity.</li> </ul>	Gateway Precinct
46	<del>20 – Business Zone Rules</del>	<del>New Appendix</del>	<del>Insert a new Appendix Business 4 – map with an outline of the Gateway Precinct / Business Zone area</del>	<del>Gateway Precinct</del>
<b>CHAPTER 22 – SPECIAL ACTIVITY ZONE RULES</b>				
47	22 – Special Activity Zone Rules	Activities Table 22.2	<p>Amend the following permitted activity rule:</p> <p><del>Animal research and development and ancillary buildings and activities (including field days and open days) on Lot 1 DP 29238, Lot 1 DP 80342, Sec 102B 619, Pt Sec 618 HD Blk 1 Rimutaka SD + DP 79577, and Pt Sec 98B Hutt District</del></p>	N/A
<b>CHAPTER 25 – RULES FOR RESERVES AND LEISURE FACILITIES CONTRIBUTIONS</b>				
48	25 – Rules for Reserves and Leisure Facilities Contributions	25.3 Guidelines for accepting land	<p>Generally, the contribution will be required in the form of money, however Council, at its complete discretion, may consider accepting a contribution of land instead of money, or a combination of land and money. Land may be accepted if it is designated for a reserve or if the land furthers Council's objectives relating to the City's open space network. Council may also accept land for the protection of ecological, scenic, historical or scientific values or to provide for the active or passive recreational needs of the community.</p> <p>In determining whether land will be accepted by Council, a number of matters may be taken into account, including but not limited to the following:</p> <ul style="list-style-type: none"> <li>- The size and nature of the land.</li> <li>- The topography of the land.</li> <li>- Whether the land contributes to Council's objectives for the City's open space network.</li> <li>- Whether the land is designated for proposed reserve purposes.</li> <li>- Whether the land has been identified as a Council reserve in a structure plan</li> </ul>	Wallaceville Structure Plan Area
<b>CHAPTER 26 – RULES FOR HERITAGE FEATURES</b>				
49	26 – Rules for Heritage Features	26.8 Schedule of Heritage Features	<p>Insert the following significant heritage feature into 26.8 – Schedule of Heritage Features and include on Urban Plan maps:</p> <p><u>Hopkirk Building</u>  <u>Ref: 26</u>  <u>Map Ref: U37</u>  <u>Heritage Feature: Hopkirk Building</u>  <u>Description: Wallaceville Animal Research Centre Hopkirk Building. Significant 1940 architecture</u></p>	Gateway Precinct

			<u>Status: NZHPT Heritage covenant</u> <u>Significance:</u> <u>National</u> <u>Local</u>	
50	26 – Rules for Heritage Features	26.8 Schedule of Heritage Features	Insert the following significant heritage feature into 26.8 – Schedule of Heritage Features and include on Urban Plan maps:  <u>Incinerator</u> <u>Ref: 27</u> <u>Map Ref: U37</u> <u>Heritage Feature: Incinerator</u> <u>Description: Significant remnant of Wallaceville Ag-research Centre</u> <u>Status: NZHPT Heritage covenant</u> <u>Significance:</u> <u>National</u> <u>Local</u>	Gateway Precinct
<b>CHAPTER 27 – RULES FOR NOTABLE TREES</b>				
51	27 – Rules for Notable Trees	27.7 Schedule of Notable Trees	Insert <del>43-44</del> notable trees listed in the District Plan track change document, <del>and</del> the STEM assessment report into Schedule 27.7 <del>and the memo by Council's Horticulture Officer dated 3 July 2015</del> and include on Urban Plan maps	Wallaceville Structure Plan Area
<b>CHAPTER 35 – DEFINITIONS</b>				
52	35 – Definitions	New definition	Insert the following new definition for 'Significant exterior alteration':  <u>Significant exterior alteration:</u> <i>In the Gateway Precinct of the Wallaceville Structure Plan area, any horizontal or vertical extension to, or demolition of a wall(s) or roof of a building and any, <del>it does not include the recladding, repair and maintenance of a building, or the replacement of windows or doors (including their framing) where the new materials are not the same or similar in appearance to the existing materials. or It does not include any works to existing or installation of new mechanical structures relating to ventilation, or means of ingress and egress for the building (including lift shafts).</del></i>	Gateway Precinct
<b><u>NEW CHAPTER 39: WALLACEVILLE</u></b>				
<u>52A</u>	<u>NEW CHAPTER: Chapter 39: Wallaceville</u>	<u>NEW CHAPTER: Chapter 39: Wallaceville</u>	Insert as a new chapter into the District Plan, the Wallaceville Structure Plan which includes:  <ul style="list-style-type: none"> <li>- <u>The Wallaceville Structure Plan map</u></li> <li>- <u>The Wallaceville Precinct descriptions, intentions and outcomes</u></li> <li>- <u>Wallaceville Road Typologies</u></li> <li>- <u>Wallaceville Stormwater Principles</u></li> </ul>	<u>Wallaceville Structure Plan Area</u>
<b>DISTRICT PLAN MAPS</b>				
53	Urban Plan maps		Amend 35, 36 and 37 to rezone the Wallaceville Structure Plan area Residential, Residential (Centres) overlay and Business Commercial as per Appendix A1	

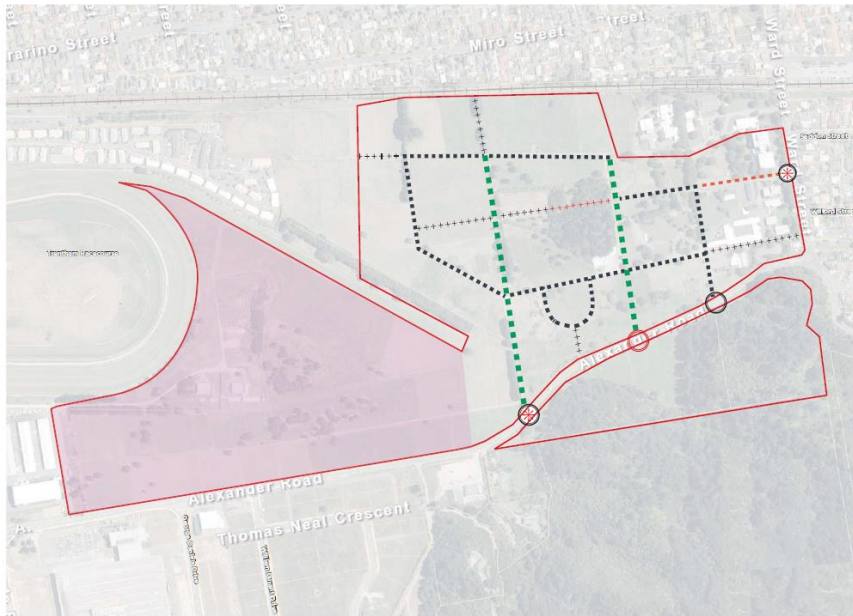




# WALLACEVILLE ROAD TYPOLOGIES

## INDICATIVE WALLACEVILLE 'AREA A' ROADING LAYOUT

[delete map below]

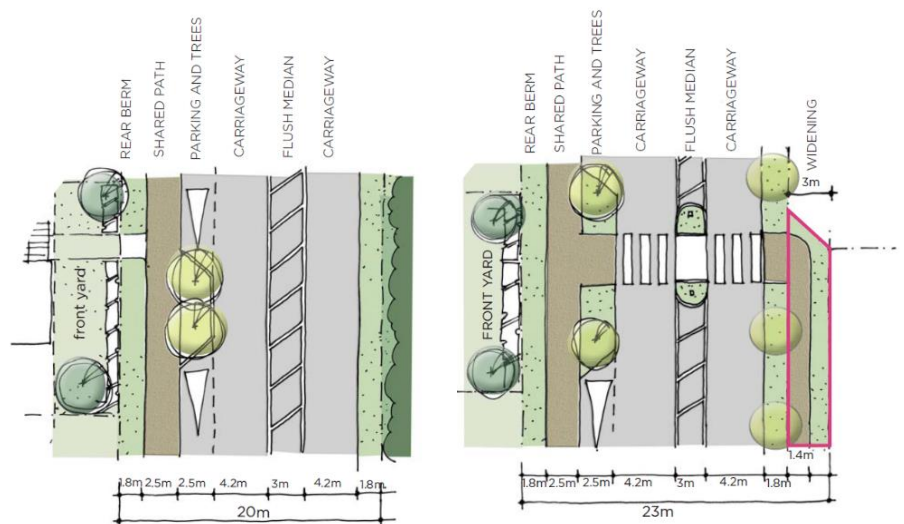


KEY	
	Structure Plan Boundary
	Area B
	Boulevard Road (indicative location)
	Key Local Road (indicative location)
	Heritage Street
	Pedestrian/Cycle Connection
	Grant Bush Walkway
	gateway feature
	Four way Intersection
	T-junction

### ALEXANDER ROAD

Alexander Road is an arterial road which carries significant traffic volumes to and from the Upper Hutt central city. This function needs to be accommodated in the future and balanced with future development of the Wallaceville Structure Plan area. Residential amenity, pedestrian and cycle provision and visual appeal are also important outcomes that need to be balanced with traffic speed, flow and volume.

Future dwellings adjoining Alexander Road, between the Gateway feature and Ward Street intersection should front the street, with front doors and post boxes in order to ensure an attractive and safe street environment. Vehicle access can be controlled to reduce potential conflict along the route by ensuring vehicle turning on site. The reduction in the speed limit of Alexander Road to 60kph will enable a higher amenity and comfort level for adjacent residential properties.



The road is proposed to accommodate two vehicle lanes of 4.2m which allow for heavy vehicles and buses as well as on-road cycling at the edge of the traffic lane. These lanes are divided by a central flush median which provides for turning lanes to assist traffic movements and intersections and prevent delays to through traffic. A parking lane and tree build outs are proposed on the north side of the road. This provides for visitor parking, street trees and also improves comfort of pedestrians and cyclists as they are separated from the moving traffic lane. A 2.5m wide shared path for pedestrians and cyclists is provided on the north side.

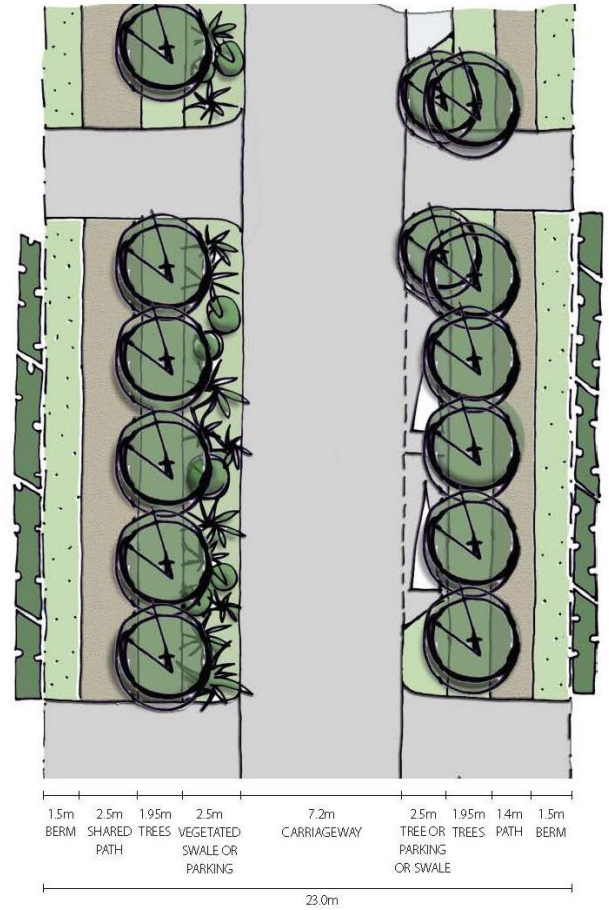
The number, form and location of crossing points and bus stops (if required) can be determined during detailed design. In order to signal the change in land use and a lower speed limit as well as help calm traffic, a gateway feature is proposed along Alexander Road at the intersection of the western boulevard road. Signage, planting and road surface changes can help to signal this change.

## BOULEVARD ROADS

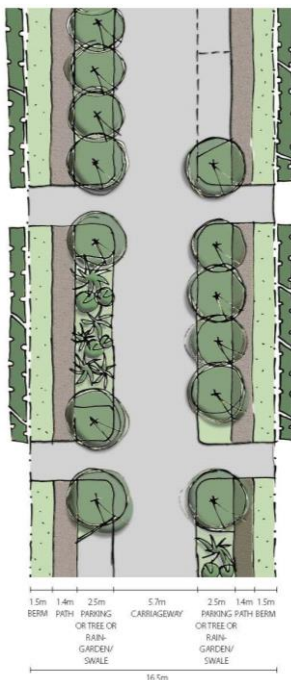
These streets are envisaged as heavily planted streets, providing green corridors which visually connect with the bush clad valley walls to the north and south. They function also as main entry points from Alexander Road and help to establish a high level of amenity upon entry.

The generous 23m reserve width enables dedicated tree berms on both sides of the road. Additional tree planting and swale planting further contributes to the green image of these streets. Swales can contribute to low impact design by treating the road runoff and attenuating stormwater. The carriageway allows for two way traffic and parking on both sides of the road, in between parking bays or street trees/swales, driveways permitting. A shared path on one side of the road provides for cycling.

Tree species can echo historic planting themes, for example totara and oaks, and reflect the native bush species of Grants Bush. Oaks function well as street trees and will change with the seasons. Totaras can be used as feature trees on corners or at gateways.

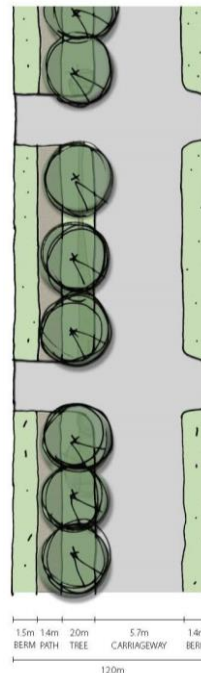


## LOCAL ROADS



Key local road connections are illustrated on the Structure Plan map. These echo historic movement patterns and intended for the distribution of local traffic only. At 5.7m, the carriageway allows for informal on street parking on both sides. Street trees, swales and car parking is accommodated on both sides of the road, in between driveway crossings. Footpaths are provided on both sides of the road and together with the rear berms, make up the 16.5m reserve width.

## RESIDENTIAL LANES



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

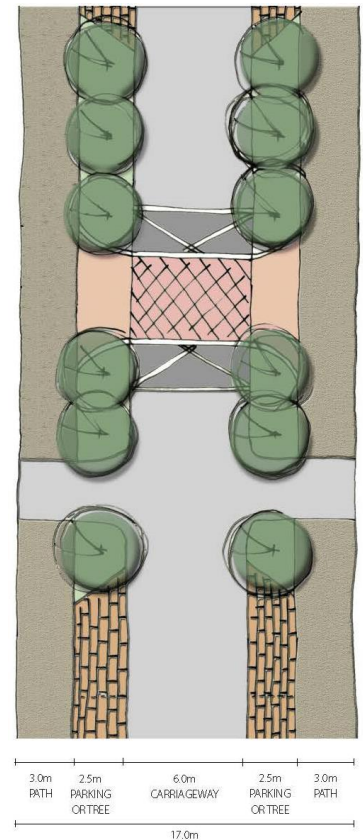
This road typology is intended for very local use only. It is intended to be straight, short (less than 100m) and serve 20 or less dwelling units. It extends the range of road typologies, is more intimate and community focussed and helps increase residential yield.



## HERITAGE STREET

The street which functions as the “front door” to the Wallaceville Structure Plan Area, passes through the Gateway Precinct and in close proximity to protected historic buildings and trees. The carriageway allows for easy movement of traffic through the precinct. Slow speeds are intended along this route, encouraged by alternative surface treatments which reference the materials of the historic buildings. It is intended that this street have high pedestrian priority, with generous crossing points and wide footpaths on both sides. Street trees and short term parking are provided on both sides of the road.

Due to the location of the historic buildings, the carriageway is likely to have a horizontal deflection which will help reduce traffic speeds and provide identity and visual interest. The street needs to be designed with a high value on “place” as well as accommodate the movement function.



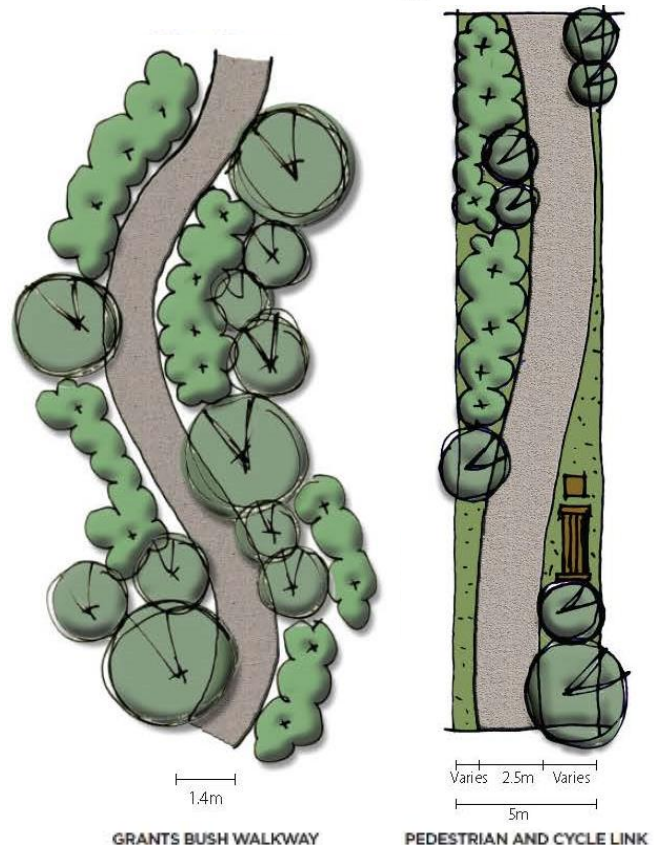
## PEDESTRIAN AND CYCLING ROUTES

### GRANTS BUSH WALKWAY

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

To protect the health and ongoing sustainability of the bush, it is important to provide for this demand and prevent informal and unmaintained tracks through it. It is also necessary to balance the movement need and the necessary removal of bush to accommodate it. The alignment of the path will be dictated to target the removal of exotic species where required over native species and will be aligned so as to avoid opening the indigenous vegetation canopy. The path needs to provide for pedestrians, **cyclists**, and prams. For two people to pass, a recommended path width of 1.4m is proposed. A width narrower than this will likely mean people stepping off the path to pass each other, causing damage to the bush. It is also likely that the bush may overhang the path and so this width is necessary to ensure ease of movement.

The path is proposed to have a metallised surface with timber edging **and raised boardwalks where required to minimise the impact on the existing indigenous vegetation.** No lighting is recommended as its use at night should not be encouraged. It may meander in order to avoid removal of specimen trees. It should not be fenced.



### PEDESTRIAN AND CYCLE LINKS

A number of pedestrian and cycle links are included on the Structure Plan map to promote pedestrian and cycle use and connections with the wider pedestrian and cycle network. These may or may not be provided on public roads. If they are not provided on public roads, these links should follow principles of Crime Prevention Through Environmental Design (CPTED). As such, they must be of sufficient width to include landscaping and lighting. They should also be straight and short and overlooked by adjacent properties. Adjacent fencing should be limited in height to ensure surveillance.

**Attachment 3:** Agreed amendments to proposed Appendix Residential 4

---

# APPENDIX RESIDENTIAL 4: RULES APPLYING TO WALLACEVILLE STRUCTURE PLAN AREA B

The following rules apply to Area B until such time as a resource consent under ~~clause rule 3~~ below is approved by Upper Hutt City Council:

1. Until such time as resource consent is granted under ~~Clause rule 3~~ all buildings, activities and subdivision ~~below for Area B, all activities and buildings~~ listed as permitted, controlled, restricted discretionary or discretionary in Table ~~18.1 and~~ 18.2 of Chapter 18 ~~that are not otherwise provided for below~~ are Non-Complying.

Exceptions – Subdivision:

- a) Subdivision that creates no more than one ~~allotment site~~ within Area B is provided for under ~~Clause rule 2~~ below.
- ~~b) Subdivision that creates two or more allotments sites within Area B is provided for under Clause 3 below.~~

Explanation:

The inclusion of the above rule is to ensure that development of Area B takes place in accordance with an approved ~~structure plan detailed concept plan~~. For the avoidance of doubt, Residential Zone provisions contained in Chapter 18 will apply when the ~~first subdivision consent is granted detailed concept plan is approved~~ under ~~clause rule 3~~ below.

2. Subdivision that ~~creates no more than one allotment results in the creation of one lot comprising within~~ Area B ~~in its entirety~~ is a Discretionary Activity under the default discretionary activity rule contained in Table ~~18.2 18.1~~ of Chapter 18.

Notification:

Notice of applications need not be serviced on affected persons and applications under ~~clause rule 2~~ above need not be notified.

- ~~3. The first subdivision of Area B that creates more than two allotments sites is a Discretionary Activity provided that, a structure plan for Area B is included in the application and which shall be submitted to, and approved by Council, that covers the criteria listed in Policy 4.4.15. Applicants will have to demonstrate how the criteria listed in Policy 4.4.15 have been met. The application for approval of a detailed concept plan for the entire Area B of the Wallaceville Structure Plan is a discretionary activity. The detailed concept plan must address, and will be assessed against the criteria listed in Policy 4.4.15.~~

~~Notification:~~

~~Notice of applications need not be serviced on affected persons and applications under rule 3 above need not be notified.~~

~~1.1.2-~~

Explanation:

The rezoning of Area B follows an application for a Private Plan Change of the Wallaceville site. The rezoning indicates that the land is suitable for residential development, subject to the development occurring in accordance with the approved ~~structure detailed concept~~ plan.

- ~~4. — Until such time as subdivision consent is granted under Clause 3 for Area B, Subdivision of Area B that is otherwise listed as permitted, controlled, restricted discretionary or discretionary in table 18.1 or subdivision that does not comply with clause 2 or 3 above is a Non-Complying activity.~~
5. 4. Once subdivision resource consent has been granted under elause rule 3 above, the rules of Chapter 18 will apply to all subdivision, activities and buildings.



# Memo



To:	Policy Planner	From:	Evan Gwerder Horticultural Officer
Subject:	Private Plan Change 40	File:	351/13/008
Date:	3 July 2015	Ref:	Wallaceville site

After reading the plan change request for the above works and conducting a site visit I have made the following comments.

I have been out today to complete six stem evaluations as requested to recheck the Downer trees services assessments which were just under the 100 score threshold.

Tree (W37) Acer campestre.  
Consultant score 99. My assessment **84**

Tree (W44) Podocarpus totara.  
Consultant score 99. My assessment **90**

Tree (W43) Nestegis cunninghamii  
Consultant score 81. My assessment **84**

Tree (W15) Cedrus atlantica  
Consultant score 99. My assessment **102**

Tree (W4) Podocarpus totara  
Consultant score 99. My assessment **84**

Tree (W40) Podocarpus totara  
Consultant score 87 My assessment **tree no longer there**

My assessments are similar the consultants and average a slightly lower overall score except for one. (W15). This cedar I gave a score of 102. As the consultant has marked it at 99 which is one short of the threshold I feel this tree should be included with the other trees which are marked at over 100 and therefore worthy of retaining in the development. The tree is quite prominent on site and has a wide stature as you can see in the photos below.

---



# Memo



Evan Gwerder  
Horticultural Officer