

AMENDMENT NO.	CHAPTER	PROVISION	REQUESTED CHANGE	REASONS FOR PROVISIONS AND AMENDMENTS TO PROVISIONS AS NOTIFIED
CHAPTER 2 – GENERAL PROCEDURES				
1	2 – General Procedures	New provision 2.6.9D	<p>Insert the following:</p> <p><u>2.6.9D Specific information accompanying applications for subdivision and/or development within the Wallaceville Structure Plan Area</u></p> <p>a) <u>An assessment of the subdivision and/or development proposed against the approved structure plans Wallaceville Structure Plan which includes:</u></p> <ul style="list-style-type: none"> - <u>the Wallaceville Structure Plan Map</u> - <u>a description of the Wallaceville Plan Change Precincts including the intentions and outcomes for each precinct descriptions, intentions and outcomes</u> - <u>indicative road typologies Wallaceville Indicative Road Typologies</u> - <u>Wallaceville Stormwater Management Principles</u> <p>b) <u>In addition, in relation to Area B, an application for subdivision and/or development shall include the following:</u></p> <ul style="list-style-type: none"> - <u>a spatial layout plan showing roads, pedestrian and cycleway connections, open space areas and utilities and services</u> <p>c) <u>In addition, in relation to Area A, an application for subdivision that includes sites where direct vehicle access is proposed from Alexander Road shall include details and plans of the upgrade of Alexander Road including appropriate traffic calming measures in accordance with the Wallaceville Structure Plan Map and the Wallaceville Indicative Road Typologies</u></p>	<p>In combination with the new objective, policies, matters of discretion and matters for consideration, the new information requirements seek to achieve the purpose of the RMA because it will ensure that the future development of the site is assessed against the Structure Plan and the outcomes sought for the site within the Plan. The Structure Plan has been developed to reflect both the values (constraints) and opportunities of the site i.e. the site's natural and physical resources. In this regard it is considered to be the most appropriate way to achieve sustainable management of these resources.</p> <p>EVALUATION OF AMENDMENTS:</p> <p>Minor wording changes and addition of 2.6.9D(b) which requires a spatial layout plan to be provided with all applications for subdivision and/or development within Area B.</p> <p>Regarding the new approach to Area B, the amendments will still ensure that development of Area B appropriately integrates with Area A, and will still ensure that development occurs in a cohesive fashion. Requiring an assessment of development within Area B against the WSP and against a spatial layout plan will still ensure that development in this area recognises the key values and opportunities associated with this part of the site. The preparation of Plan Change 40 already undertook a structure plan process for Area B zoning it residential with only internal roads, pedestrian and cycleway connections, open space areas and utility services to be determined at the detailed design stage. These can be shown on a spatial layout plan which will accompany an application for subdivision of Area B.</p> <p>It is important to note that the site has been adequately assessed as being appropriate for residential development. The constraints and opportunities for this part of the site have been assessed and are reflected in the relevant Precinct description, stormwater management plan and acoustic assessment. Furthermore the infrastructure assessment concludes that Area B can be adequately serviced. All of these considerations were included into the Wallaceville Precinct descriptions, the Wallaceville Road Typologies and the Wallaceville Stormwater Management Principles.</p> <p>In this respect, a number of key elements which will make up the future spatial layout plan are known and are included in the Plan Change. These include:</p> <ul style="list-style-type: none"> • Housing typology being Wallaceville Living (standard residential) • An internal roading concept that retains the historic roading pattern and provides for appropriate access onto Alexander Road and connections to Area A • 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 treatment, and landscaping measures • Protection of significant trees including the totaras within the flood plain covenant that will provide significant private or public green space. <p>It is also a relevant consideration that retaining the Special Activity Zoning for Area B is not appropriate because Area B is no longer owned, occupied or used for Special Activity purposes. Retention of the Special Activity Zone for Area B does not provide for the efficient use and development of this important physical land resources.</p> <p>The requirement for a spatial layout plan to be provided will reduce the costs to both Council and the developer that would be associated with either a delay in the structure plan approval process or the costs associated with a deferred zone or future structure plan notified process. In this respect it is considered that the same high quality development outcome can be ensured through the new approach without the additional costs that would be incurred through alternative approaches.</p> <p>New clause c) will require details and plans of Alexander Road upgrades for any subdivision that includes sites that will be accessed directly from Alexander Road. Such amendments seek to address Councils concerns related to direct access and will ensure that adequate traffic calming measures are in place prior to direct access being provided. Such measures also seek create a road environment that will justify a reduction in the speed limit to a minimum of 60km/h. While the new clause will result in increased costs associated with the resource consent process, this is considered appropriate as it will ensure that a road environment is created that is able to safely accommodate direct accesses.</p>
CHAPTER 3 – ZONING				
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 Wallaceville Structure Plan.</u></p>	<p>EVALUATION OF AMENDMENTS:</p> <p>Minor amendment to reference the WSP to be located as a separate chapter (Chapter 39: Wallaceville).</p> <p>In terms of s32AA, these amendments are efficient and effective in improving the administration of the plan change provisions, being primarily a matter of clarification rather than substance.</p>

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CHAPTER 4 – RESIDENTIAL ZONE				
3	4 – Residential Zone	New objective 4.3.5	<p>Insert new Objective 4.3.5 and explanation as follows:</p> <p>To provide for development of the Wallaceville Structure Plan Area which: - makes efficient use of a strategic land resource - promotes the sustainable management of land resources - ensures that an integrated approach is taken to the development of the area to ensure that staged development does not compromise future development stages - achieves a new mixed use village within Upper Hutt that provides employment opportunities and local retail services - responds to site opportunities and constraints - avoids, remedies or mitigates adverse environmental effects</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>The Wallaceville Structure Plan Area <u>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 Wallaceville 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 within adjoining land uses.</u></p> <p>The Wallaceville Structure Plan (Chapter 39: Wallaceville) 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 Wallaceville 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 <u>contained in the Structure Plan provide an outline of the development that the Wallaceville Structure Plan is seeking to achieve. These are the key considerations for development in this area.</u></p>	<p>The new objective relating specifically to the WSPA seeks to achieve the purpose of the RMA as it seeks to promote the sustainable management and efficient utilisation of land while avoiding, remedying or mitigating adverse effects. `</p> <p>EVALUATION OF AMENDMENTS: Minor wording amendments sought by Council Officers to provide greater consistency with the existing objectives and policies of the District Plan. Amendments provide greater certainty to developers and the Council regarding how development should occur i.e. in a manner consistent with the WSP. Specific reference to reverse sensitivity effects to address the concerns raised in the Ministry of Primary Industry's submission. Additional reference to Chapter 39: Wallaceville added. In terms of s32AA, these amendments are largely matters of clarification not substance and are efficient and effective in clarifying the intent of the objective. The objective is still considered the most appropriate way to achieve the purpose of the Act.</p>
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>	<p>Note: Council in disagreement with this proposed addition. Refer WDL closing submissions and Council closing submissions for details of disagreement.</p>
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>	
6	4 – Residential Zone	Policy 4.4.6	<p>Amend the explanation to Policy 4.4.6 as follows:</p> <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. <u>In the Wallaceville Structure Plan Area, fencing, noise insulation and/or ventilation standards seek to mitigate any potential the reasonable adverse effects of noise arising from adjoining activities. The standards ensure a reasonable level of acoustic amenity within buildings that have their windows closed. Ventilation standards have been developed to avoid the need to open windows.</u></p>	<p>EVALUATION OF AMENDMENTS: Minor amendment sought to clarify that the standards to mitigate noise effects included in the Plan Change seek to mitigate 'reasonable' noise arising from adjoining activities not all noise. The amendment recognises duties under Section 16 of the Act for every occupier of land shall adopt the best practicable option to ensure that the emission of noise from that land does not exceed a reasonable level. With specific reference to the adjoining MPI site, the amendment also aligns with existing Specific Activity Zone policy as follows: 8.4.2 – <i>To ensure that the effects of activities within the Special Activity Zone on nearby properties are avoided, remedied or mitigated</i> And its explanation: <i>The effects generated by activities within the Special Activity Zone include noise, light and other nuisances which can have adverse impacts beyond the Zone boundary. Such effects should be contained as far as practicable within the Zone, and should not cause undue nuisance or danger to adjoining land uses.</i></p>

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				And existing policy 15.4.4 being: <i>To manage noise emissions to levels acceptable to the community</i>
7	4 – Residential Zone	Policy 4.4.13	Amend the explanation to Policy 4.4.13 as follows: 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 a Area.	EVALUATION OF AMENDMENTS: Minor grammatical amendment only.
8	4 – Residential Zone	New policy 4.4.14	Insert new Policy 4.4.14 and explanation as follows: <u>Policy 4.4.14 Subdivision and/or Development within Area A of the Wallaceville Structure Plan Area shall be consistent with the Wallaceville Structure Plan in Appendix Residential 3.</u> <u>The Wallaceville Structure Plan in Appendix Residential 3 Chapter 39: Wallaceville includes the following:</u> <ul style="list-style-type: none"> - <u>the Wallaceville Structure Plan Map</u> - a description of the Wallaceville Plan Change Precincts including the intentions and outcomes for each precinct descriptions, intentions and outcomes - indicative road typologies Wallaceville Indicative Road Typologies - <u>Wallaceville Stormwater Management Principles</u> <p>The Wallaceville Structure Plan has been based on detailed assessment of site constraints and opportunities and sets out an appropriate response to these. <u>It includes detailed consideration of servicing requirements to ensure that adverse effects of urban development within the Wallaceville Structure Plan Area is appropriately managed while incorporating an element of design flexibility to ensure a suitable level of amenity while responding to housing demand</u> To ensure that adverse effects of urban development are appropriately managed, the Structure Plan includes consideration of: - the site's servicing and infrastructure - the site's stormwater requirements and flooding risks - how potential effects on the City's road network are appropriately managed, - design flexibility to enable a suitable level of residential amenity - variable housing typologies to respond to housing</p>	This policy, in combination with the proposed objective, rules, information requirements, matters of discretion and matters for consideration seek to ensure that the future development of the site is assessed against the Wallaceville Structure Plan. However, the provisions have been drafted so that flexibility exists. The policy uses the phrase 'shall be consistent'. This phrase requires compatibility with, but not the rigid application of the Structure Plan. It therefore appropriately allows for minor variations from the Structure Plan e.g. in the final alignment of public open spaces or the alignment of roads. This approach is considered appropriate instead of 'fixing' the Structure Plan or making it a Master Plan for the site. This is because retaining some flexibility reflects the length of time (10+ years) over which a development of this size will take place. The approach is one which provides a high degree of certainty about the overall outcome for the site, but which allows flexibility if the market does not respond as anticipated to the development types proposed or if a specific opportunity arises, not currently anticipated. EVALUATION OF AMENDMENTS: The amendments proposed to the new policies that relate specifically to the Wallaceville Structure Plan area primarily seek to clarify that both Area A and Area B are included in the WSP. With specific regard to Area B, the amended information requirements to include a spatial layout plan for all subdivision and development in this area will assist in ensuring that development of this area is consistent with the Wallaceville Living precinct description, intentions and outcomes. The amendments to include reference to subdivision as well as development seek to ensure that the policy relates to the new subdivision rule for the WSPA.
9	4 – Residential Zone	New policy 4.4.15	Insert new Policy 4.4.15 and explanation as follows: <u>Policy 4.4.15: Development within Area B of the Wallaceville Structure Plan shall be consistent with a structure plan which:</u> - Incorporates residential areas of Area B within the Wallaceville Living precinct - 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; - 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; - Provides an internal roading concept that retains the historic roading pattern and, provides for appropriate access onto Alexander Road; - 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; - Seeks to address the interface between the area and adjoining properties including the Ministry of Defence site and the Trentham Racecourse; - 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 While an assessment of the constraints and opportunities of Area B has been completed, 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.	EVALUATION OF AMENDMENTS: Policy 4.4.15 is to be deleted as the changes to Policy 4.4.14 seek to ensure that the latter policy relates to the whole Wallaceville Structure Plan Area. For new developments with Area B, pursuant to the new information requirements contained in Section 2.6.9D, applications will need to include an assessment against the Wallaceville Structure Plan which includes the intentions and outcomes for Area B within the Wallaceville Living Precinct and must also include a spatial layout plan that dictates roads, pedestrian and cycle connections and open spaces. Such requirements serve to address the requirements originally outlined in this policy. The proposed amendments to the provisions related to Area B are considered the most appropriate approach to managing development in this area.

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			It is expected that Area B will have the characteristics of the Wallaceville Precinct, and 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.	
10	4 – Residential Zone	New policy 4.4.16 [Renumber to 4.4.15]	<p>Insert a new Policy 4.4.16 and explanation as follows:</p> <p>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:</p> <p>- whether the development is appropriate given the site specific constraints and opportunities</p> <p>- the degree to which the development will integrate with development that is anticipated in the structure plans</p> <p>- whether the development will be adequately serviced by infrastructure and transport</p> <p>- the extent to which adverse environmental effects on other areas of Upper Hutt City are avoided, remedied or mitigated</p> <p>Subdivision and/or development in the Wallaceville Structure Plan Area which is not consistent with the Wallaceville Structure Plan will only be appropriate if it:</p> <ul style="list-style-type: none"> - Provides a high level of residential amenity; - Ensures adequate infrastructure and transport provision; - Facilitates the safety of road users; - Provides adequate on-site stormwater management; - Does not detract from the vitality and vibrancy of the Upper Hutt CBD; and - Is integrated with the development generally anticipated in the Wallaceville Structure Plan <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 of the local centres 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 ensures adequate infrastructure provisions, minimises potential effects on the Upper Hutt CBD, is integrated with the remainder of the site's development, and that it avoids, remedies or mitigates adverse environmental effects on other areas of the City.</p>	<p>This policy provides for consideration of proposals determined to not be consistent with the Structure Plan.</p> <p>The inclusion of this policy is considered appropriate, relative to the alternative of 'fixing' the Structure Plan and requiring that all development within the WSPA be consistent with the Structure Plan. This policy recognises that some flexibility exists for the development and reflects the length of time over which a development of this size will take place in the Upper Hutt market. The proposed approach is therefore one which provides a high degree of certainty about the overall outcome for the site, but which allows flexibility if the market does not respond as anticipated to the development types proposed in the Structure Plan or if a specific opportunity arises, not currently anticipated.</p> <p>EVALUATION OF AMENDMENTS:</p> <p>Minor amendments to ensure that the policy relates to the entire Wallaceville Structure Plan Area.</p> <p>The new matters included seeks to ensure that for developments that are not consistent with the Structure Plan any potential adverse effects on the anticipated development for the site and on adjoining land owners is adequately avoided or mitigated. The amendments also recognise that it is important to ensure that development meet additional environmental bottom lines.</p> <p>The amendments to the policy are also considered to be the most appropriate way to achieve the purpose of the Act. This is because more specific matters or 'environmental bottom lines' to determine whether development that is not consistent with the WSP are considered necessary in order to guide Council in its determination of the appropriateness of the development.</p> <p>In terms of effectiveness, the proposed policy amendments are effective in providing clear guidance to plan users and decision makers regarding the development expectations for applications that are not consistent with the WSP.</p> <p>In terms of appropriateness the efficiency and effectiveness of the amended policy will assist in achieving Objective 4.3.5 (as amended) and existing Objective 4.3.1.</p> <p>In terms of benefits and costs, there will be some further costs associated with the changes to this policy as future development will be expected to meet the additional 'environmental bottom lines' however the changes will result environmental benefits requiring that development achieve these bottom lines.</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 and the Wallaceville Structure Plan Area. 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>	
CHAPTER 6 – BUSINESS ZONE				
12	6 – Business Zone	New objective 6.3.1A	<p>Insert new objective 6.3.1A as follows:</p> <p><u>Provide for the Gateway Precinct of the Wallaceville Structure Plan Area as a neighbourhood centre which:</u></p> <ul style="list-style-type: none"> - <u>Provides local convenience retail and services</u> - <u>Provides employment opportunities</u> - <u>Provides residential development where this is compatible with retail, commercial and office land uses</u> - <u>Makes efficient use of natural and physical resources</u> 	<p>New objective supports the inclusion of the Gateway Precinct as a neighbourhood centre. The objective is effective in providing clear guidance on what is envisaged in the Gateway Precinct.</p> <p>EVALUATION OF AMENDMENTS:</p> <p>Minor amendment to the notified version to reference WSP in Chapter 39. There are considered to be no environmental, economic, social and cultural benefits or costs associated with the amendment.</p>

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			This objective seeks the creation of a local centre that will generate retail and employment opportunities in the Wallaceville Structure Plan Area (Chapter 39: Wallaceville). This area will support the high density residential development and other parts of the site.	
13	6 – Business Zone	Policy 6.4.4	<p>Insert additional explanation to Policy 6.4.4 as follows:</p> <p>To control the size and scale of buildings and the visual appearance of sites within the Business Zone.</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>	
14	6 – Business Zone	New policy 6.4.6	<p>Insert new Policy 6.4.6:</p> <p><u>Policy 6.4.6: Subdivision and/or 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></p> <p><u>Explanation:</u> 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 <u>intention and outcome expectations based on an analysis of site values, constraints and opportunities.</u> 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>	<p>EVALUATION OF AMENDMENTS:</p> <p>Minor amendment to ensure that the policy relates to both subdivision and development so that it relates to the new restricted discretionary activity rules for the business commercial zone. The amendment is considered the most appropriate means of aligning with the specific rules proposed for the WSPA.</p> <p>Minor amendment to the notified version to reference WSP in Chapter 39.</p> <p>In terms of appropriateness the efficiency and effectiveness of the amended policy will assist in achieving Objective 6.3.1A and existing Objective 6.3.1 being 'the sustainable management of physical resources within the existing business areas of the City to protect and enhance their amenity values'.</p>
14A	6 – Business Zone	New policy 6.4.7	<p><u>Insert new Policy 6.4.7:</u></p> <p><u>Subdivision and/or development in the Wallaceville Structure Plan Area which is not consistent with the Wallaceville Structure Plan will only be appropriate if it:</u></p> <ul style="list-style-type: none"> - <u>Provides a high level of amenity;</u> - <u>Ensures adequate infrastructure and transport provision; and</u> - <u>Facilitates the safety of road users;</u> - <u>Does not detract from the vitality and vibrancy of the Upper Hutt CBD; and</u> - <u>Is integrated with the development generally anticipated in the Wallaceville Structure Plan</u> <p><u>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 represents sustainable management of the land resource.</u></p> <p><u>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 environmental effects.</u></p>	<p>EVALUATION OF AMENDMENTS:</p> <p>The proposed new policy replicates new policy 4.4.15 to ensure there is a consistent policy framework applied to the business commercial zone and the residential zone of the WSPA.</p> <p>Refer discussion on Policy 4.4.15 (notified as Policy 4.4.16) above.</p>
CHAPTER 8 – SPECIAL ACTIVITY ZONE				
15	8 – Special Activity Zone	8.1 Background	<p>Delete the following from the background section:</p> <p>Major activities in the Zone include Trentham Military Camp, Rimutaka Prison, New Zealand International Campus (the former Central Institute of Technology (CIT) complex), Wallaceville Animal Research Centre,</p>	
CHAPTER 11 - HERITAGE				
16	11 – Heritage	Policy 11.4.1	<p>Amend Policy 11.4.1 and its explanation as follows:</p> <p>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</p>	<p>EVALUATION OF AMENDMENTS:</p> <p>Minor amendment to reference WSP in Chapter 39: Wallaceville</p>

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			<p>modification or destruction.</p> <p>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.</p> <p>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 (Chapter 39: Wallaceville) 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></p>	
CHAPTER 18 – RESIDENTIAL ZONE RULES				
17	18 – Residential Zone Rules	Activities Table 18.1	<p>Insert the following additional activities into the tables in 18.1 (directly below the first subdivision rule):</p> <p><u>Subdivision in the Wallaceville Structure Plan Area (Appendix Residential-3Chapter 39: Wallaceville) which complies with the standards in rules 18.5 and 18.9 unless specified below - RD</u></p>	<p>EVALUATION OF AMENDMENTS:</p> <p>Minor amendment to reference WSP in Chapter 39: Wallaceville</p>
<u>17A</u>	<u>18 – Residential Zone Rules</u>	<u>Activities Table 18.1</u>	<p><u>Insert the following additional activities into the tables in 18.1 (directly below the subdivision rule above):</u></p> <p><u>Subdivision in the Wallaceville Structure Plan Area that does not comply with the standards of rule 18.5 and 18.9 – D</u></p>	<p>EVALUATION OF AMENDMENTS:</p> <p>The proposed amendment seeks to articulate that for subdivision applications that fail to comply with the standards and terms of the new restricted discretionary activity rule, discretionary activity consent will be required.</p> <p>In terms of effectiveness, the amended rule regime and default discretionary activity status for subdivision greatly improves the effectiveness of the rules in terms of managing adverse effects.</p> <p>In terms of appropriateness, the amendments to the rule will assist in achieving proposed Objective 4.3.5 and existing Objective 4.3.3 being 'the management of the adverse effects of subdivision within residential areas'</p>
<u>17B</u>	<u>18 – Residential Zone Rules</u>	<u>Activities Table 18.2</u>	<p><u>Amend the controlled activity status rule to exclude the land parcel to the south of Alexander Road:</u></p> <p>Two or more dwellings on a site within a Residential (Centres Overlay) Area <u>except on land identified as Pt Section 618 Hutt District</u> complying with the net site area standard of rule 18.5 - C</p>	<p>EVALUATION OF AMENDMENTS:</p> <p>Pt Section 618 Hutt District is the parcel of land located on the south side of Alexander Road. Excluding this parcel of land from the existing controlled activity multiple dwellings is a temporary measure that seeks to ensure that, in the unlikely event that multiple dwellings are proposed on the site prior to subdivision taking place, land stability matters can be adequately addressed through the discretionary activity resource consent process.</p> <p>The amendment may result in an increase in costs associated with a discretionary activity consent process (as opposed to a controlled activity consent process) and will result in greater uncertainty and risk associated with this process. However this is considered appropriate as the amendment will result in environmental benefits associated with the ability to adequately address land stability matters through a discretionary activity resource consent process.</p>
<u>17C</u>	<u>18 – Residential Zone Rules</u>	<u>18.9 Access</u>	<p><u>Add the following new bullet points to section 18.9:</u></p> <ul style="list-style-type: none"> - <u>There shall be no vehicle access to or egress from Alexander Road for any site contained within Area B of the Wallaceville Structure Plan Area</u> - <u>There shall be no new vehicle access to or egress from Alexander Road to land identified as Lot 2 DP 471766, Pt Section 102B Hutt District Wellington or Pt Section 618 Hutt District</u> 	<p>EVALUATION OF AMENDMENTS:</p> <p>The notified plan framework will allow private vehicle access associated with a single dwelling as a permitted land use activity. Two or more dwellings complying with the net site area standards of rule 18.10 are controlled. Matters of control for multiple dwellings include 'standard, construction and layout of vehicular access' (rule 18.8). As consent applications for controlled activities must be approved, this framework will not provide the necessary certainty to ensure that private vehicle access onto Alexander Road does not occur until appropriate traffic calming measures are in plan.</p> <p>In order to address this, along with amendments to the Wallaceville Road Typologies two new bullet points to the access standard allowing direct vehicle access from arterial roads are proposed. The first exception restricts vehicle access to Alexander Road from Area B and the second restricts vehicle access on the parcel of land that contains Area A. The restriction will ensure that proposals for direct access to Alexander Road would require assessment as a discretionary activity until a subdivision consent for Area A has been approved and new titles issued. Pursuant to the amendments to the new information requirements included in Section 2.6.9D (amendment 1) the subdivision will be required to include details and plans of Alexander Road improvements including the installation of appropriate traffic calming measures.</p>
<u>18</u>	<u>18 – Residential Zone Rules</u>	<u>18.11 Site coverage</u>	<p><u>Insert the following:</u></p> <p><u>50% in the Urban Precinct in the Wallaceville Structure Plan Area</u></p>	<p>Refer Section 3.4.5 of Section 32 Report.</p> <p>An increase in site coverage was sought to provided more efficient use of the land area within the Urban Precinct given its proximity to the proposed local centre and the Wallaceville Rail Station.</p> <p>EVALUATION OF AMENDMENT / DELETION</p> <p>Refer evidence of Ms Lauren White and Appendix Two of evidence of Ms Stephanie Blick</p>
19	18 – Residential Zone Rules	18.12 Setbacks from boundaries	<p>Insert the following new setback standard for the Urban Precinct of the Wallaceville Structure Plan Area:</p> <p><u>For Comprehensive Residential Development within Side boundaries within the Urban Precinct of the Wallaceville Structure Plan Area: 4m-1.5m</u></p>	<p>Refer Section 3.4.5 of Section 32 Report.</p> <p>The amendment, in combination with the other amendments to bulk and location standards sought to facilitate the higher density outcome sought for the Urban Precinct. The amendments are clear and easily interpreted and are efficient methods for managing the effects of buildings.</p>

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			<p>Add exception:</p> <p>In the Urban Precinct of the Wallaceville Structure Plan Area side boundary setbacks do not apply to semi-detached buildings with a common wall.</p>	<p>EVALUATION OF AMENDMENT / DELETION</p> <p>Refer evidence of Ms Lauren White and Appendix Two of evidence of Ms Stephanie Blick.</p> <p>The economic cost associated with the amendment is relatively neutral as the loss of buildable land is minor.</p> <p>In combination with the other amendments sought to the bulk and location controls of the residential zone, the amendment to the standard is considered appropriate in achieving:</p> <ul style="list-style-type: none"> - new Objective 4.3.5, existing objective 4.3.4 being 'to provide for higher density residential development by way of Comprehensive Residential Developments and specific net site area standards around the central business district, neighbourhood centres and major transport nodes.'; - existing policy 4.4.1 being 'to provide for a range of building densities within the residential areas which takes into account the existing character of the area, topography and the capacity of infrastructure'; and - existing policy 4.4.2 being 'to ensure that the scale, appearance and siting of buildings, structures and activities are compatible with the character and desired amenity values of the area.'
19A	18 – Residential Zone Rules	18.12 Setbacks from boundaries	<p>Insert the following new boundary setback:</p> <p>Within the Wallaceville Structure Plan Area, rear and side boundaries adjoining rail corridor designation TZR1 – 5m</p>	<p>EVALUATION OF AMENDMENT:</p> <p>The 5m setback from the rail corridor was requested by KiwiRail in its submission. It is noted that while the <i>Decisions on Submissions</i> provided in Appendix 2 of the Council Hearing Report recommends that the request from KiwiRail for a 5m building setback from the rail corridor be included as a standard in the District Plan, this acceptance has not been brought through to the urban form and design recommendations sections of the Council Hearing Report.</p> <p>KiwiRail has stated that the setback has been requested for primarily safety reasons. KiwiRail wishes to set back buildings from the rail corridor boundary so that where maintenance of such buildings takes place, maintenance equipment such as ladders and tall poles are kept well clear of the electrified corridor. This will seek to avoid risks of electrocution.</p> <p>While the new standard may result in economic costs associated with a reduced buildable area, such cost is considered to be acceptable when balanced with the environmental benefits associated within improved safety of future occupiers of land adjoining the rail corridor.</p> <p>The proposed standard is considered appropriate in achieving existing objective 15.4.3 being 'to promote the development of a safer and more secure environment for the community'.</p>
20	18 – Residential Zone Rules	18.13 Outdoor living court	<p>Insert the following exemptions into the Outdoor living court standard:</p> <ul style="list-style-type: none"> • 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: <ol style="list-style-type: none"> 1. Able to accommodate a 'principal area' of 4 metres by 4 metres; and 2. Is not required for vehicle access, parking or manoeuvring. <p>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:</p> <p>1. Able to accommodate an outdoor living court capable of containing a 6m diameter circle.</p> <p>2. Is not required for vehicle access, parking or manoeuvring, and</p> <p>3. Shall be located at its northern aspect, or directly accessible from a living area.</p> <ul style="list-style-type: none"> • Non-enclosed verandahs, decks, porches, swimming pools, and a glassed conservatory with a maximum area of 13m² may encroach over or into 25% of the outdoor living court. • For new residential buildings as part Comprehensive Residential Developments in the Urban Precinct of the Wallaceville Structure Plan Area, the follow additional criteria apply: <ol style="list-style-type: none"> 1. A any dwelling with no habitable rooms at entirely above ground level (except parking/garaging) shall have an outdoor living space that is directly accessible from an internal living room (such as a balcony or terrace) in the form of a balcony or roof terrace or multiple balconies or roof terraces with a minimum depth of 2.2m and a combined area of at least minimum area of 10m². At least one balcony or roof terrace must have a minimum depth of 2.4m; or 2. Alternatively, ground level shared open space may be provided to dwellings at or above ground level, whereby all areas of shared open space shall have a minimum area of 30m² and a minimum width of 3m. The aggregate total of the shared open space must equal or be greater than 10m² per residential unit. 	<p>Refer Section 3.4.5 of Section 32 Report.</p> <p>EVALUATION OF AMENDMENT / DELETION</p> <p>Refer evidence of Ms Lauren White and Appendix Two of evidence of Ms Stephanie Blick</p> <p>In combination with the other amendments sought to the bulk and location controls of the residential zone, the amendment to the standard is considered appropriate in achieving:</p> <ul style="list-style-type: none"> - new Objective 4.3.5, existing objective 4.3.4 being 'to provide for higher density residential development by way of Comprehensive Residential Developments and specific net site area standards around the central business district, neighbourhood centres and major transport nodes.'; - existing policy 4.4.1 being 'to provide for a range of building densities within the residential areas which takes into account the existing character of the area, topography and the capacity of infrastructure' and - existing policy 4.4.2 being 'to ensure that the scale, appearance and siting of buildings, structures and activities are compatible with the character and desired amenity values of the area.'
21	18 – Residential Zone Rules	18.15 Maximum building height	<p>Amend the building height standard as follows:</p> <p>The maximum height of any building shall not exceed 8m</p> <p>Exemptions:</p> <p>...</p> <p>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 11m10m</p>	<p>Refer Section 3.4.5 of Section 32 Report.</p> <p>In combination with the other amendments sought to bulk and location controls, this amendment seeks to provide for greater variety of housing typologies and to provide the opportunity for residential units to be entirely above ground floor.</p> <p>The proposed provision will enable an increase in height limits that are currently provided for under the residential zone standards. This will be beneficial in terms of providing for a more efficient use of the land resources.</p> <p>EVALUATION OF AMENDMENT / DELETION:</p>

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				Refer evidence of Ms Lauren White and Appendix Two of evidence of Ms Stephanie Blick. In response to the concerns of Council Officers and submitters that an 11m height limit would allow for four storey buildings, the proposed height has been reduced by 1m to 10m. The proposed new height control, in combination with the other bulk and location controls are still the most appropriate way to achieve development that gives effect to new Objective 4.4.3 (amendment 3) and existing Objective 4.3.1 and associated policies (insert policy numbers). The reduction in the height limit from 11m to 10m will seek to ensure that undesirable environmental outcomes do not result i.e. 4 storey buildings with uninteresting roof forms. The 10m limit is more effective and efficient in terms of administration and compliance than the 9m + roof protrusion
22	18 – Residential Zone Rules	18.16 Sunlight access	Insert the following exemption to the sunlight access standard: <ul style="list-style-type: none"> 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> 	EVALUATION OF AMENDMENT Minor wording change to improve clarity of provision.
23A	18 – Residential Zone Rules	18.16A Ventilation	Insert the following new permitted activity standard 18.16A: Ventilation <u>Within the Wallaceville Structure Plan Area, where:</u> 1. <u>sleeping rooms and studies where openable windows are proposed in dwellings within 20m of the Alexander Road boundary or 4250m of the rail corridor (designation TZR1); or</u> 2. <u>sleeping rooms and studies where openable windows are proposed on upper levels of two or more storey in dwellings within 4950m of a site designated as MAF1;</u> <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-sleeping room is any room intended to be primarily used for sleeping. The supplementary source of air is to achieve a minimum of 7.5 litres per second per person.</u>	Refer Section 3.4.2 of Section 32 Report. The proposed new standards (fencing, ventilation, noise insulation) seeks to ensure a quality living environment but in doing so does not impose cost on the adjoining non-residential land use to achieve this outcome. EVALUATION OF AMENDMENT: The amendments sought to the proposed noise rules, as agreed between WDL and MPI and KiwiRail serve to increase the level of noise protection to future occupants of land adjoining the rail corridor and MPI boundary. The amendments are therefore considered to be appropriate in seeking to achieve: <ul style="list-style-type: none"> existing objective 4.3.1, policy 4.4.6 being 'to mitigate the adverse effects of noise within residential areas to a level consistent with a predominantly residential environment', objective 15.3.1 being 'the promotion of a high level of environmental quality in the City by protecting amenity values' and policy 15.4.4 being 'to promote the development of a safer and more secure environment for the community'
23B	18 – Residential Zone Rules	18.16B Noise insulation	Insert the following new permitted activity standard 18.16B: Noise Insulation <u>Within the Wallaceville Structure Plan Area, where</u> 1. <u>any sleeping room or study within 12m of the Alexander Road boundary; or</u> 2. <u>any sleeping room or study on upper levels of two or more storey in dwellings within 4230m of a site utilised for railway purposes (Designation TZR1)</u> <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> <u>DnT,w + Ctr > 30 dB D2m,nT,w + Ctr > 35</u> <u>Compliance with this rule shall be achieved by either:</u> 1. <u>Constructing the building in accordance with the minimum requirements set out in [the attached construction schedule]; or</u> 2. <u>Providing to Council's satisfaction a certificate from an experienced acoustic expert stating that the external sound insulation level of the proposed sleeping room or study will achieve the minimum performance standard of D2m,nT,w + Ctr > 35</u> [CONSTRUCTION TABLE INCLUDED IN TRACK CHANGE DOCUMENT]	Refer Section 3.4.2 of Section 32 Report. The proposed new standards (fencing, ventilation, noise insulation) seeks to ensure a quality living environment but in doing so does not impose cost on the adjoining non-residential land use to achieve this outcome. EVALUATION OF AMENDMENT The amendments sought to the proposed noise rules, as agreed between and KiwiRail serve to increase the level of noise protection to future occupants of land adjoining the rail corridor. The amendments are therefore considered to be appropriate in seeking to achieve: <ul style="list-style-type: none"> existing objective 4.3.1, policy 4.4.6 being 'to mitigate the adverse effects of noise within residential areas to a level consistent with a predominantly residential environment', objective 15.3.1 being 'the promotion of a high level of environmental quality in the City by protecting amenity values' and, policy 15.4.4 being 'to promote the development of a safer and more secure environment for the community'
24	18 – Residential Zone Rules	18.16C Fencing	Insert the following new permitted activity standard 18.16C: <u>Within the Wallaceville Structure Plan Area:</u> <ul style="list-style-type: none"> a 1.5m high 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 a 2m high 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. fences along front yards of sites within the Urban Precinct and Grants Bush Precinct must not exceed a maximum height of 1.5m. 	EVALUATION OF AMENDMENT: WDL and Council have agreed to amendments to the Plan Change that seek to restrict direct vehicle access from Alexander Road to sites located within Area B. Accordingly, should future land owners which to construct a fence along the boundaries of the site that adjoin Alexander Road, WDL's expert urban designer Ms White considered it necessary to place controls on the height of fencing along this boundary. The controls seek to address potential visual effects associated with not provided direct access to sites along Alexander Road.

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			<ul style="list-style-type: none"> within Area B, fences along the boundaries of a site where it adjoins Alexander Road must not exceed a maximum height of 1.8m and the portion of fence over 1.3m must be permeable. 	
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 except as otherwise provided for by any conditions of resource consent in the Wallaceville Structure Plan Area.</p>	<p>EVALUATION OF AMENDMENT: Proposed additional wording to be deleted. Council considered that the additional wording was not appropriate and any deviation from the code of practice would be adequately dealt with in resource consent processes.</p>
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> <ul style="list-style-type: none"> Compliance with acoustic insulation and ventilation standards of rule 18.16A and 18.16B Compliance with the fencing standards of rule 18.16C <p>...</p> <p>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 to Appendix Residential 3 Chapter 39: Wallaceville).</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, and any application that is consistent with the Wallaceville Structure Plan will be decided without the need for limited notification under section 95B.</u></p>	<p>EVALUATION OF AMENDMENT: Minor amendment to the notified version to reference WSP in Chapter 39 Notification. The provision will enable the efficient use of the site through enabling the consenting process to proceed on a non-notified basis for applications that are consistent with the WSP. Refer notification discussion in section 3.4.6 of the Section 32 Report. The amendment ensures that the provision is effective in describing those activities where notification is not considered necessary. Additional costs may be incurred from this amendment from the notified notification clause as applications that are not consistent with the WSP are now subject to limited notification. This is considered acceptable.</p>
27	18 – Residential Zone Rules	New restricted discretionary rule 18.28B	<p>Insert new Restricted Discretionary Rule 18.28B</p> <p>Subdivision within the Wallaceville Structure Plan Area which complies with the standards in rule 18.5 and 18.9:</p> <p><u>Standards and terms for Subdivision in the Wallaceville Structure Plan Area</u></p> <ul style="list-style-type: none"> Compliance with the access standards of rule 18.9 Compliance with the minimum requirements for subdivision of rule 18.5 <p><u>Council will restrict its discretion to, and may impose conditions on:</u></p> <ul style="list-style-type: none"> The extent to which the subdivision is consistent with the Wallaceville Structure Plan (Chapter 39: Wallaceville) The extent to which the subdivision is consistent with the spatial layout plan for Area B required under Section 2.6.9D Design, appearance and layout of the subdivision including consistency with the Wallaceville Structure Plan (Appendix Residential 3) Landscaping that complements existing species. Standard, construction and layout of roads (including intersections) and vehicular access. Provision of and effects on utilities and/or services Earthworks and land stability Provision of reserves Protection of any special amenity feature. Provision of pedestrian and cycleway connections The alignment of proposed subdivision boundaries with Precinct boundaries as identified in the Wallaceville Structure Plan Financial contributions. <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</u></p>	<p>New subdivision rules classifies all subdivision in the WSPA as restricted discretionary subject to compliance with the access and minimum requirements for subdivision standards. This is to ensure that Council can assess the subdivision against the WSP documents and evaluate compliance of the subdivision with these documents.</p> <p>EVALUATION OF AMENDMENTS: A number of amendments to the matters have been agreed through conferencing to address expert evidence and concerns raised by Council Officers and submitters. Amendments lead to an increase in environmental benefit from robust assessment of subdivision consent applications. The amended matters of restriction are more effective and efficient in achieving Objective 4.3.5 to ensure potential effects of subdivision are addressed thoroughly. In this respect there may be increased economic costs associated with the preparation of more detailed assessments to address those areas in respect of which Council has limited its discretion. Further the environmental costs associated with the rule may introduce greater uncertainty in the resource consent process. However, this is considered to be acceptable as the amendments will result in environmental benefits in managing the adverse effects of subdivision activities. The resource consent uncertainty is also deemed acceptable given the inclusion of the preclusion of notification. In terms of effectiveness, the amended rule regime for subdivision greatly improves the effectiveness of the rules in terms of managing adverse effects, while clearly establishing the matters over which discretion is restricted. In terms of appropriateness, the amendments to the rule will assist in achieving proposed Objective 4.3.5 and existing Objective 4.3.3 being ‘the management of the adverse effects of subdivision within residential areas’ Minor amendments have been agreed to specify that limited notification is only precluded for subdivision and/or development that is considered to be consistent with the Wallaceville Structure Plan. The preclusion of such applications from limited (and public) notification is appropriate as the development is to take place over a large greenfield site, in which amenity expectations of residents and occupants are being created by the development set through the Precinct descriptions, and do not currently exist. The amendments are also considered appropriate as the opportunity still exists for Council to notify applications that are not consistent with the WSP or where special circumstances exist. Regarding effectiveness, the clause is considered to be an effective means of clearly setting out where applications will not require notification. Further, the proposed notification clauses do not extend to subdivision and/or development that fails to comply with the standards and terms (some of which are intended to address interface issues) for the new and existing restricted discretionary activities (i.e for applications that default to discretionary activities). This is considered appropriate.</p>

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			<p>notification under section 95A and limited notification under section 95B and any application that is consistent with the Wallaceville Structure Plan will be decided without the need for limited notification under section 95B.</p> <p><u>Notes:</u></p> <ul style="list-style-type: none"> - Failure to comply with this rule will require resource consent as a Discretionary Activity - A resource consent application for subdivision consent under this rule shall contain the information listed in 2.6.9D in addition to the requirements of the Fourth Schedule of the Resource Management Act 1991. Where relevant, applications may rely upon any spatial layout plan submitted as part of a prior subdivision application that has received consent 	
28	18 – Residential Zone Rules	18.37 (Matters for consideration)	<p>Insert the following matters:</p> <p><u>Subdivision and/or Development in the Wallaceville Structure Plan Area:</u></p> <ul style="list-style-type: none"> - <u>Relevant matters in the sections above</u> - <u>The extent to which the subdivision and/or development is consistent with the Wallaceville Structure Plan</u> - <u>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 does not detract from the vitality and vibrancy of the Upper Hutt CBD, will adequately provide for stormwater management, will contribute to the safe functioning of the road network and will integrate with adjoining development anticipated through the Structure Plan</u> - Relevant matters above. 	<p>EVALUATION OF AMENDMENT:</p> <p>Amendments that are sought are consistent with the environmental 'bottom lines' introduced into new policy 4.4.15 (notified as policy 4.4.16).</p> <p>Refer discussion on new policy 4.4.15</p>
29	18 – Residential Zone Rules	New appendix	Insert new Appendix Residential 3 – Wallaceville Structure Plan	<p>EVALUATION OF AMENDMENT:</p> <p>Deletion of proposed appendices to the business commercial zone as all WSP documents to be included in a separate WSP chapter.</p>
30	18 – Residential Zone Rules	New appendix	Insert new Appendix Residential 4 – Wallaceville Area B Future Structure Plan	<p>EVALUATION OF AMENDMENT:</p> <p>Deletion of proposed appendices to the business commercial zone as all WSP documents to be included in a separate WSP chapter.</p>
CHAPTER 20 – BUSINESS ZONE RULES				
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 20.8 unless specified below - RD</u></p>	
31A	20 – Business Zone Rules	Activities Table 20.1	<p>Insert new subdivision rule directly below the subdivision rule above:</p> <p>Subdivision in the Wallaceville Structure Plan Area that does not comply with the standards of rule 20.5 and 20.8 - D</p>	<p>EVALUATION OF AMENDMENT:</p> <p>The proposed amendment seeks to articulate that for subdivision applications that fail to comply with the standards and terms of the new restricted discretionary activity rule, discretionary activity consent will be required.</p> <p>In terms of effectiveness, the amended rule regime and default discretionary activity status for subdivision greatly improves the effectiveness of the rules in terms of managing adverse effects.</p> <p>In terms of appropriateness, the amendments to the rule will assist in achieving proposed Objective 6.3.1A and new policies 6.4.6 and 6.6.7.</p>
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.</u></p>	<p>Refer Section 3.4.4 of the Section 32 Report.</p> <p>The activity categories are considered the most appropriate in relation to the proposed Business Zone objective (Amendment 35 and 36). The activities are also considered the most appropriate in relation to the existing Business Zone Objective (6.3.3) which seeks:</p> <p><i>“The avoidance, remedying or mitigation of the adverse effects of business activities on the amenity of surrounding neighbourhoods”</i></p>
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 and not otherwise provided for as non-complying in Table 20.2 on land identified in Appendix Business 4 in the Gateway Precinct of the Wallaceville Structure Plan Area</u></p>	<p>In combination with the proposed resource consent requirement for new buildings, the proposed status for activities will ensure that the potential activities on the residential area across Ward Street and the Urban Precinct of the Structure Plan area can be appropriately managed in order that environmental effects are not more than minor.</p> <p>EVALUATION OF AMENDMENTS</p> <p>Minor amendments have been agreed in the final joint statement to ensure that activities provided for as non-complying in the activities table are not inappropriately / inadvertently reclassified as discretionary.</p>
34	20 – Business Zone Rules	Activities Table 20.2	<p>Insert a new restricted discretionary activity rule in Table 20.2:</p> <p><u>Signs in the heritage covenant in the Gateway Precinct of the Wallaceville Structure Plan Area - RD</u></p>	

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35	20 – Business Zone Rules	Activities Table 20.2	<p>Insert a new restricted discretionary activity rule in Table 20.2:</p> <p><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></p>	
35A	<u>20 – Business Zone Rules</u>	<u>Activities Table 20.2</u>	<p><u>Insert a new discretionary activity rule in Table 20.2:</u></p> <p><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 which do not comply with permitted or controlled activity standards - D</u></p>	<p>EVALUATION OF AMENDMENT:</p> <p>The proposed amendment seeks to articulate that for resource consent applications that fail to comply with the standards and terms of the new restricted discretionary activity rule, discretionary activity consent will be required.</p> <p>In terms of effectiveness, the amended rule regime and default discretionary activity status for subdivision greatly improves the effectiveness of the rules in terms of managing adverse effects.</p> <p>In terms of appropriateness, the amendments to the rule will assist in achieving proposed Objective 6.3.1A and new policies 6.4.6 and 6.6.7. The amendments will also assist in achieving existing heritage objective 11.3.1 being 'the protection of significant heritage features in Upper Hutt to promote continuity with the past'.</p>
36	20 – Business Zone Rules	Activities Table 20.2	<p>Insert a new permitted activity rule in Table 20.2:</p> <p><u>In the Wallaceville Structure Plan Area demolition of buildings not listed as a significant heritage feature in Chapter 26 - P</u></p>	
37	20 – Business Zone Rules	20.12 Loading provisions	<p>Insert 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>	
38	20 – Business Zone Rules	20.16 Screening	<p>Insert the following exemptions to the screening standards in 20.16:</p> <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 and <u>Appendix Business 4 in the Gateway Precinct of the Wallaceville Structure Plan Area</u> is exempt from the screening specified above, but outdoor storage areas on land identified in Appendix Business 2 and <u>Appendix Business 4 in the Gateway Precinct of the Wallaceville Structure Plan Area</u> shall be screened as follows:</p> <ul style="list-style-type: none"> 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>EVALUATION OF AMENDMENT:</p> <p>Minor amendment that corresponds with the proposed inclusion of all WSP documents in one standalone chapter.</p>
39	20 – Business Zone Rules	20.17 Landscaping	<p>Amend standard 20.17 as follows:</p> <ul style="list-style-type: none"> 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 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. 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>Exemption: The land identified in Appendix Business 2 and <u>land in the Gateway Precinct of the Wallaceville Structure Plan Area</u> 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><u>Ventilation</u> <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>	

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41	20 – Business Zone Rules	New permitted activity standard 20.17A	<p>Insert the following new permitted/controlled activity standard:</p> <p>Fencing</p> <p><u>Within the Wallaceville Structure Plan Area a 2m high 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>	
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 20.8</u></p> <p><u>Standards and terms for Subdivision in the Wallaceville Structure Plan Area</u></p> <ul style="list-style-type: none"> - <u>Compliance with the minimum requirements for subdivision of rule 20.5</u> - <u>Compliance with the access standards of rule 20.8</u> <p><u>Council will restrict its discretion to, and may impose conditions on:</u></p> <ul style="list-style-type: none"> - <u>The extent to which the subdivision is consistent with the Wallaceville Structure Plan (Chapter 39: Wallaceville)</u> - <u>Design, appearance and layout of the subdivision including consistency with the Wallaceville Structure Plan (Appendix Residential 3)</u> - <u>Landscaping that complements existing species.</u> - <u>Standard, construction and layout of roads (including intersections) and vehicular access.</u> - <u>Provision of and effects on utilities and/or services</u> - <u>Earthworks and land stability.</u> - <u>Provision of reserves</u> - <u>Protection of any special amenity feature.</u> - <u>Provision of pedestrian and cycleway connections</u> - <u>The alignment of proposed subdivision boundaries with Precinct boundaries as identified in the Wallaceville Structure Plan</u> - <u>Financial contributions.</u> <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 18.28B will be decided without the need for public notification under section 95A and limited notification under section 95B, and any application that is consistent with the Wallaceville Structure Plan will be decided without the need for limited notification under section 95B.</u></p> <p><u>Note:</u></p> <ul style="list-style-type: none"> - <u>Failure to comply with this rule will require resource consent as a Discretionary Activity</u> 	<p>EVALUATION OF AMENDMENTS:</p> <p>Refer discussion on new subdivision rule for residential zone (amendment 27)</p>
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-heritage 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"> - <u>The extent to which the development is consistent with the Wallaceville Structure Plan (Chapter 39: Wallaceville)</u> - <u>Height, proportion, materials, boundary setbacks and sunlight access and the extent that these affect significant heritage features included in Schedule 26.8</u> - <u>Effects on significant heritage features included in Schedule 26.8</u> - <u>Provision of and effects on utilities and/or services.</u> - <u>Landscaping and screening.</u> - <u>Standard, construction and layout of roads (including intersections) and vehicular access.</u> - <u>Car parking.</u> - <u>Effects on adjoining residential properties.</u> - <u>Effects on the amenity of the surrounding area.</u> 	<p>Refer Section 3.4.3 of the Section 32 Report.</p> <p>This rule seeks to avoid or mitigate potential effects on heritage values of this part of the site and on the identified historic buildings in particular. This provision will directly ensure that the Plan Change gives effect to the objectives and policies of the heritage chapter, in particular Policy 11.4.1:</p> <p><i>“To protect buildings, structures, features, areas, and sites of significant heritage values within the City from activities which would result in their unnecessary degradation, inappropriate modification or destruction.”</i></p> <p>Therefore notwithstanding the additional cost associated with a consent process, it is considered that these provisions represent the most appropriate way to achieve the heritage objectives for this part of the Plan Change site.</p> <p>EVALUATION OF AMENDMENTS:</p> <p>A number of amendments to the matters have been agreed through conferencing to address expert evidence and concerns raised by Council Officers and submitters.</p> <p>The amended matters over which Council has restricted its discretion are more effective and efficient in achieving Objective 4.3.5 to ensure potential effects of development are addressed thoroughly. In this respect there may be increased economic costs associated with the preparation of more detailed assessments to address those areas in respect of which Council has limited its discretion. Further the environmental costs associated with the rule may introduce greater uncertainty in the resource consent process. However, this is considered to be acceptable as the amendments will result in environmental benefits in managing the</p>

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			<ul style="list-style-type: none"> - <u>Provision for retail buildings to have an active street frontage</u> - <u>Financial contributions.</u> <p><u>Restriction on notification</u> 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. <u>In respect of rule 20.30A, and subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of the Act, an application which meets the standards and terms of rule 20.30A will be decided without the need for public notification under section 95A and any application that is consistent with the Wallaceville Structure Plan without the need for limited notification under Section 95B and for new buildings within the heritage covenant area limited notification will only be served on Heritage New Zealand (unless affected party approval is provided) under section 95B of the Act.</u></p> <p><u>Note:</u> <u>Failure to comply with this rule will require resource consent as a Discretionary Activity</u></p>	<p>adverse effects of development activities. The resource consent uncertainty is also deemed acceptable given the preclusion of notification.</p> <p>In terms of effectiveness, the amended rule regime for new buildings and significant exterior alteration greatly improves the effectiveness of the rules in terms of managing adverse effects, while clearly establishing the matters over which discretion is restricted.</p> <p>In terms of appropriateness, the amendments to the rule will assist in achieving proposed Objective 6.3.1A.</p> <p>Minor amendments have been agreed to specify that limited notification is only precluded for subdivision and/or development that is considered to be consistent with the Wallaceville Structure Plan. The preclusion of such applications from limited (and public) notification is appropriate as the development is to take place over a large greenfield site, in which amenity expectations of residents and occupants are being created by the development set through the Precinct descriptions, and do not currently exist.</p> <p>The amendments are also considered appropriate as the opportunity still exists for Council to notify applications that are not consistent with the WSP or where special circumstances exist. Further, limited notification to Heritage New Zealand has not been precluded.</p> <p>Regarding effectiveness, the clause is considered to be an effective means of clearly setting out where applications will not require notification.</p> <p>Further, the proposed notification clauses do not extend to development that fails to comply with the standards and terms (some of which are intended to address interface issues) for the new and existing restricted discretionary activities (i.e for applications that default to discretionary activities). This is considered appropriate.</p>
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 area within the Gateway Precinct of the Wallaceville Structure Plan Area</u></p> <p><u>Council will restrict its discretion to, and may impose conditions on:</u></p> <ul style="list-style-type: none"> - <u>Sign design, location and placement</u> - <u>Area, height and number of signs proposed and already located in the covenant area</u> - <u>Illumination</u> - <u>Fixing and methods of fixing</u> - <u>The extent to which any sign including supporting structure detracts from any significant heritage feature in Schedule 26.8</u> <p><u>Exemptions:</u></p> <ul style="list-style-type: none"> - <u>Signs within roads are subject to compliance with Standard 20.26</u> - <u>Temporary signs are subject to compliance with Standard 20.25</u> <p><u>Restriction on notification</u> 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 limited notification may be served on Heritage New Zealand (unless affected party approval is provided) as the only affected party under section 95B. <u>In respect of rule 20.30B, and subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of the Act, an application which meets the standards and terms of rule 20.30A will be decided without the need for public notification under section 95A and any application that is consistent with the Wallaceville Structure Plan without the need for limited notification under Section 95B and for new buildings within the heritage covenant area limited notification will only be served on Heritage New Zealand (unless affected party approval is provided) under section 95B of the Act.</u></p>	<p>EVALUATION OF AMENDMENTS:</p> <p>Minor amendment sought to a matter in order to address potential cumulative effects of signage.</p> <p>Refer discussion on notification amendments above (amendment 43).</p>
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"> - <u>The extent to which the subdivision and/or development will meet the Gateway Precinct outcomes contained in Appendix Residential-3 is consistent with the Wallaceville Structure Plan</u> - <u>The nature of the activity to be carried out within the building and its likely generated effects.</u> - <u>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</u> - <u>The extent to which the protection and/or sustainable use of existing listed heritage buildings will be encouraged achieved</u> - <u>The extent to which adjacent properties will be adversely affected in terms of visual obtrusiveness, overshadowing, and loss of access to sunlight and daylight.</u> - <u>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.</u> 	<p>EVALUATION OF AMENDMENTS:</p> <p>Minor wording amendments to assist in interpretation.</p> <p>Minor amendment to reference WSP in Chapter 39: Wallaceville.</p>

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46	20 – Business Zone Rules	New Appendix	Insert a new Appendix Business 4 – map with an outline of the Gateway Precinct / Business Zone area	EVALUATION OF AMENDMENT: Deletion of proposed appendices as all WSP documents to be included in a separate WSP chapter.
CHAPTER 22 – SPECIAL ACTIVITY ZONE RULES				
47	22 – Special Activity Zone Rules	Activities Table 22.2	Amend the following permitted activity rule: 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	
CHAPTER 25 – RULES FOR RESERVES AND LEISURE FACILITIES CONTRIBUTIONS				
48	25 – Rules for Reserves and Leisure Facilities Contributions	25.3 Guidelines for accepting land	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. 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: <ul style="list-style-type: none"> - The size and nature of the land. - The topography of the land. - Whether the land contributes to Council's objectives for the City's open space network. - Whether the land is designated for proposed reserve purposes. - <u>Whether the land has been identified as a Council reserve in a structure plan</u> 	
CHAPTER 26 – RULES FOR HERITAGE FEATURES				
49	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>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> <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>	
CHAPTER 27 – RULES FOR NOTABLE TREES				
51	27 – Rules for Notable Trees	27.7 Schedule of Notable Trees	Insert 43 notable trees listed in the District Plan track change document and the STEM assessment report into Schedule 27.7 and include on Urban Plan maps	
CHAPTER 35 – DEFINITIONS				
52	35 – Definitions	New definition	Insert the following new definition for 'Significant exterior alteration': <u>Significant exterior alteration:</u> <u>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 -It does not include the recladding, repair or maintenance of a building, or the replacement of windows or doors (including their framing) where the</u>	EVALUATION OF AMENDMENTS: Amendments made in line with the relevant recommendation of the Council Hearing Report. The amendments improve in clarity and interpretation.

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			<u>new materials are not the same or similar in appearance to the existing materials. It does not include or 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).</u>	
52B	<u>35 - Definitions</u>	<u>New definition</u>	<p><u>Insert the following new definition for "External sound insulation level":</u></p> <p><u>External sound insulation level:</u> <u>External sound insulation level means the standardised level difference (outdoor to indoor) and is a measure of the airborne sound insulation provided by the external building envelope (including windows, walls, ceilings and floors where appropriate) using insulation spectrum No.2 (A-weighted traffic noise spectrum) described in units of D2m,nT,w +Ctr as defined in the following Standard:</u></p> <p><u>ISO 717-1:2013. Acoustics - Rating of sound insulation in buildings and of building elements - Part 1: Airborne sound.</u> <u>The term "external sound insulation level" is used in this Plan primarily as a calculated value to demonstrate compliance with the stated minimum standard of acoustic isolation against sounds arising from outside the building. If field testing of built structures is employed to verify predictions, these tests shall be carried out using ISO 140-5:1998 Acoustics - Measurement Of Sound Insulation In Buildings And Of Building Elements, Part 5: Field Measurements Of Airborne Sound Insulation Of Facade Elements And Facades.</u></p>	<p>EVALUATION OF AMENDMENTS: Additional definition provided by Mr Hunt to assist in improving interpretation of the proposed noise insulation rule. No additional costs incurred through the inclusion of the definition.</p>
52C	<u>35 - Definitions</u>	<u>New definition</u>	<p><u>Insert the following new definition for Wallaceville Structure Plan Area:</u></p> <p><u>Wallaceville Structure Plan Area</u> <u>The area of land defined in the Wallaceville Structure Plan Map (refer Chapter 39: Wallaceville)</u></p>	<p>EVALUATION OF AMENDMENTS: A number of district plan amendments are specific to activities only within the Wallaceville Structure Plan Area. Accordingly it is considered necessary to clearly define land that is contained within this area.</p>
<u>NEW CHAPTER 39: WALLACEVILLE</u>				
52A	<u>NEW CHAPTER: Chapter 39: Wallaceville</u>	<u>NEW CHAPTER: Chapter 39: Wallaceville</u>	<p><u>Insert as a new chapter into the District Plan, the Wallaceville Structure Plan which contains:</u></p> <ul style="list-style-type: none"> - <u>the Wallaceville Structure Plan Map</u> - <u>Wallaceville Precinct-descriptions, intentions and outcomes</u> - <u>Wallaceville Indicative Road Typologies</u> - <u>Wallaceville Stormwater Management Principles</u> 	<p>EVALUATION OF AMENDMENTS: Amendment made in accordance with a recommendation in the Council Hearing Report to combine all WSP documents into one separate chapter.</p>
DISTRICT PLAN MAPS				
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	