

PC55 - Proposed Amendments to the Upper Hutt District Plan – Including Additional Amendments in Response to Submissions

Black underline and ~~black strikethrough~~ – PC55 as notified

Red underline and ~~red strikethrough~~ – additional amendments proposed by the applicant

Green underline or ~~green strikethrough~~ for any changes proposed by this report in response to submissions

Blue underline or ~~blue strikethrough~~ for changes proposed by the applicant to the s42A Report version.

Amendment 1.

PART 1 – INTRODUCTION AND GENERAL PROVISIONS	
1	INTRODUCTION
2.4	Information Requirements
2.4.12	<u>Specific, additional information accompanying applications for subdivision, use and development in DEV3-Gabites Block Development Area</u>
	<u>Specific, additional information requirements in respect of subdivision, use and development in DEV3-Gabites Block Development Area are contained in the Subdivision chapter and the DEV3 chapter.</u>
2.4.1213	Further guidance on information requirements
	Depending on the nature and scale of the proposal, consultation may be required with the following parties:
	<ul style="list-style-type: none"> (1) Persons likely to be adversely affected by the proposed activity (2) The Department of Conservation (3) Pouhere Taonga – Heritage New Zealand (4) Iwi authorities (5) New Zealand Transport Agency (6) Other relevant authorities or organisations

Amendment 2.

3	INTERPRETATION
3.1	Definitions
Biodiversity offset	<u>means a measurable positive environmental outcome resulting from actions designed to redress the residual adverse effects on biodiversity arising from activities after appropriate avoidance, minimisation, and remediation measures have been applied. The goal of a biodiversity offset is to achieve no net loss, and preferably a net gain, of indigenous biodiversity values.</u>
Gabites Block Natural Area	<u>means an area of significant indigenous vegetation or significant habitat of indigenous fauna that meets the criteria in Policy 23 of the Wellington Regional Policy Statement <u>for the Wellington Region</u> and identified in DEV3-ECO-Appendix-1: Schedule of Gabites Block Natural Areas. It excludes wetlands and other waterbodies.</u>

Gabites Block Rail Corridor Buffer Area	<u>means an area in the Station Flats Area identified on the Gabites Block Development Area Structure Plan in DEV3-APPENDIX1. The area runs approximately parallel to the Wellington to Woodville rail corridor measured as a distance of 50m from the boundary of the railway corridor designation.</u>
Impervious surface	<p><u>means a surface which prevents or significantly constrains the soakage or filtration of water into the ground. It includes:</u></p> <ul style="list-style-type: none"> <u>(a) Roofs;</u> <u>(b) Paved areas including driveways and sealed or compacted metal parking areas and patios;</u> <u>(c) Tennis or netball courts;</u> <u>(d) Sealed and compacted–metal roads;</u> <u>(e) Engineered layers such as compacted clay.</u> <p><u>It excludes:</u></p> <ul style="list-style-type: none"> <u>(f) Grass or bush areas;</u> <u>(g) Gardens and other landscaped areas;</u> <u>(h) Permeable paving and green roofs;</u> <u>(i) Permeable artificial surfaces, fields or lawns;</u> <u>(j) Slatted decks;</u> <u>(k) Swimming pools, ponds and dammed water; and</u> <u>(l) Rain tanks</u>
Mana whenua	<p><i>has the same meaning as in section 2 of the RMA:</i></p> <p><u>means customary authority exercised by an iwi or hapu in an identified area.</u></p>
Reverse sensitivity	<u>means the vulnerability of an existing lawfully established activity to other activities in the vicinity which are sensitive to adverse environmental effects that may be generated by such existing activity, thereby creating the potential for the operation of such existing activity to be constrained.</u>
Water sensitive design	<u>means a collaborative approach to freshwater management. It is applied to land use planning and development at complementary scales including region, catchment, development and site. Water sensitive design seeks to protect and enhance natural freshwater systems, sustainably manage water resources, and mimic natural processes to achieve enhanced outcomes for ecosystems and communities.</u>

Amendment 3.

PART 2 – DISTRICT-WIDE MATTERS
STRATEGIC DIRECTION
<p>UFD – Urban Form and Development</p> <p>RURAL</p> <p>The rural sector is in transition as a diverse range of rural and rural lifestyle activities gradually replace traditional farming activities. The rural area contains much of the City’s agriculture and primary productive land resources which are an important part of the City’s economic and social wellbeing, both now and in the future. It also forms the immediate backdrop to the City in terms of landscape. Areas for rural lifestyle, passive and active recreation and leisure opportunities, and other mixed urban/rural activities also form part of the character of this environment.</p> <p>The rural environment has been highly modified by changes in land use and exhibits a range of characteristics.</p>

The valley floors are characterised by a patchwork of fields under pasture with farm and other **buildings** dotting the landscape. The hillsides are marked by more extensive pastureland, regenerating scrub, exotic **forestry** plantations and indigenous forest.

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

The rural **environment** is characterised by important ecological values. These include significant areas of **indigenous vegetation** and areas of significant habitat for indigenous fauna. Such areas can be degraded or partially or totally destroyed by clearance, milling or pest and weed infestation.

The rural area comprises **natural and physical resources** which are often the subject of competing demands and uses. For example, areas may have value to some as a residential **environment**, while to others the value may be as a recreational **environment**. Others still may value the productive or economic return from a **land** area, or recognise a particular cultural significance. Competing demands are greatest for flat **land**, which is suitable for a wide range of **activities**, from farming and business, to tourist and residential uses. A range of opportunities are therefore required to enable the community to make use of the rural **land** resource. It is necessary to provide for both rural and non-rural **activities** while ensuring that rural character and amenity is maintained and enhanced, and natural ecosystems are protected.

Subdivision and development in the Blue Mountains Precinct is restricted due to constraints associated with **land** stability, drainage, existing **allotment** sizes and roading and access. There is difficulty with **sewage** disposal due to poor soakage, as well as limited opportunities to draw **groundwater**. Blue Mountains Road requires major **upgrading** to accommodate further development and this may result in significant adverse environmental **effects**. The Blue Mountains Precinct is separately identified in the Plan. Because of its physical constraints, development can only be contemplated where adverse **effects** can be adequately mitigated. The present capacity of Blue Mountains Road is a limiting factor in considering development proposals in the areas served by it.

The Rural Zones cover the non-urban areas of the City, ranging from relatively intensively developed areas through to more extensive **land** holdings.

The Rural Zones provide opportunities for rural-based **activities** to occur. It is not a sustainable use of the rural **land** resource to allow the **land** to be degraded or used in a manner which will significantly limit the choices of future generations.

The Settlement Zone provides predominantly for areas of residential activities in rural locations.

The Gabites Block Development Area provides for low density residential and rural residential development while maintaining and protecting the natural and landscape values of the Gabites Block in its Maymorn context. The location and density of development is required to be in accordance with the Gabites Block Development Area Structure Plan in DEV3-APPENDIX1.

Amendment 4.

ENERGY, INFRASTRUCTURE AND TRANSPORT	
Rules	
District-wide matters	
Activities Tables	
<i>Policies NU-P1, NU-P2, NU-P4, NU-P5, NU-P6, NU-P9</i>	
Permitted Activities	Zones
Radiocommunication, Telecommunication and Electricity Distribution and Transmission	

NU-R9	Masts with or without associated antennas	PER	<i>General Rural Rural Production Rural Lifestyle Commercial City Centre General Industrial Special Activity Development Area1 (Gateway Precinct only) Development Area 2 <u>Development Area 3</u></i>
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Amendment 5.

Standards for Permitted Activities							
NU-S3 <i>Policy NU-P9</i>	Maximum Height above ground level of Network Utilities (1) The maximum height above ground level of any utility structure listed in the table below shall include any antenna and support structures and exclude any lightning rod						
	Network utility	City Centre	Commercial / General Industrial Development Area 1 (Gateway Precinct only)	General Residential Development Area1 (excluding Gateway Precinct)	General Rural / Rural Lifestyle/ Rural Production Development Area 2 <u>Development Area 3</u>	Open Space	Special Activity
	Masts, antennas, lines and single-pole support structures	20m	25m	n/a	15m	n/a	20m 15m in the St Patrick's Estate Area
	Masts and antennas (where there are two or more providers)	25m	30m	n/a	20m	n/a	25m (other than in the St Patrick's Estate Area)
	Maximum height above ground level of an antenna and support structure measured from the highest point of the building	5m		3.5m			

	to which it is attached.					
	Cabinets, and network utility structures located within road reserve, that are not otherwise provided for	2.0m		1.8m		2.0m
	Cabinets, and network utility structures, that are not otherwise provided for.	3.5m				
	Anemometer masts	15m	30m	12m	15m	12m
	Maximum height above ground level of an extreme adverse weather measured from the point of attachment.	4m				

NU-S4 <i>Policy NU-P9</i>	Maximum Size and Diameter of Network Utilities					
	(1) The maximum size and diameter of network utilities for each zone is outlined in the table below.					
	Network utility	City Centre	Commercial / General Industrial Development Area 1 (Gateway Precinct only)	General Residential Development Area1 (excluding Gateway Precinct)	General Rural / Rural Lifestyle/ Rural Production Development Area 2 <u>Development Area 3</u>	Open Space
Masts	Diameter of mast <600mm from 6m in height	Diameter of mast 1.5m	n/a	Diameter of mast <600mm from 6m in height	n/a	Diameter of mast 1.5m Except in the St Patrick's Estate Area: Diameter of mast <600mm from 6m in height

	Masts (where there are two or more providers)	Diameter of mast <600mm from 6m in height	Diameter of mast 1.5m	n/a	Diameter of mast <600mm from 6m in height	n/a	Diameter of mast 1.5m
	Antenna attached to masts	Antenna located within a horizontal diameter circle of 750mm around the mast	Antenna located within a horizontal circle of 5m around the mast	n/a	Antenna located within a horizontal circle of 5m around the mast	n/a	Antenna located within a horizontal circle of 5m around the mast Except In the St Patrick's Estate Area – Antenna located within a horizontal circle of 750mm around the mast
	Antenna attached to buildings	Antenna diameter of 2m or area of 1.8m ²		Antenna diameter of 1m or area of 0.8m ²	Antenna diameter of 1.3m or area of 1.2m ²	Antenna diameter of 1m or area of 0.8m ²	Antenna diameter of 2m or area of 1.8m ²
	Cabinets, and network utility structures located within road reserve (not otherwise provided for)	2m ²		1.4m ²	2m ²		
	Cabinets and other network utility structures (not otherwise provided for) that are not located within road reserve	15m ²					
	Cabinets located within the road Reserve containing an electricity Distribution substation	5m ²					
	Meteorological enclosures and buildings	30m ²					

	Extreme adverse Weather warning devices	No greater dimension than 2.5m x 1.5m	
NU-S5 <i>Policy NU-P9</i>	Separation distance and setbacks from boundaries (1) No network utilities shall be located within an esplanade or strip. (2) The following table applies to masts and antenna attached to masts and any cabinet or other network utility structure that is over 5m ² in area with a height of more than 1.2m that are not located in the road reserve or rail corridor:		
	Zone	Setback distance or setback for masts and antenna attached to masts	Setback distance or setback for cabinets and other network utility structures
	All	Not located within an esplanade reserve or strip	
	Commercial City Centre General Industrial Development Area 1 (Gateway Precinct only)	No less than 10m from a General Residential Zone boundary	No less than 2 metres to any boundary in a General Residential, General Rural, Rural Production, Rural Lifestyle, Open Space and Special Activity Zone and to a road or service lane boundary .
	General Rural Rural Lifestyle Rural Production Development Area 2 <u>Development Area 3</u>	No less than 10m from any property boundary Under 15m in height - no less than 20m from the closest wall of a residential unit (excluding balconies and decks) Over 15m in height – no less than 50m from the closest wall of a residential unit (excluding balconies and decks)	No less than 2 metres to all boundaries
General Residential Open Space Special Activity Development Area1 (excluding Gateway Precinct)	No less than 10m from a General Residential or General Rural, Rural Production or Rural Lifestyle Zone boundary.	No less than 2 metres to all boundaries	

Amendment 6.

Restricted Discretionary Activities		Zones
Radiocommunication, Telecommunication and Electricity Distribution and Transmission		
NU-R22 <i>Policies NU-P5, NU-P6, NU-P9</i>	Masts , with or without associated antennas that do not comply with the standards to be a permitted activity. Council will restrict its discretion to, and may impose conditions on: (1) The degree, extent and effects of the non-compliance with the Permitted Activity Standards (2) Risks to public health and safety	RDIS <i>General Rural Rural Production Rural Lifestyle Commercial City Centre General Industrial Special Activity</i>

	<p>(3) The maximum height above ground level of the mast and area or diameter of any antenna</p> <p>(4) The maximum height above ground level, area or diameter of any antenna</p> <p>(5) Any effect on heritage and cultural values</p> <p>(6) Visual effects including impacts on:</p> <p>(a) The residential and recreational use of land in the vicinity of the proposed utility;</p> <p>(b) The existing character, landscape, streetscape and amenity values of the locality;</p> <p>(c) Key public places, public viewing points and significant recreational areas</p> <p>(7) Amenity effects, including noise, vibration, odour, dust, earthworks and lighting</p> <p>(8) Cumulative effects</p> <p>(9) Any potential <i>interference</i> with public use and enjoyment of the land and the operation of land uses in the near vicinity</p> <p>(10) Measures to mitigate the bulk and scale of the utility, including screening, colour and finish treatment, earth mounding and / or planting, viewing distances, the location of support structures.</p> <p>(11) Whether the size and scale of the proposal is generally compatible with other development in the area.</p> <p>(12) Any adverse effects on traffic and pedestrian safety including sight lines and the visibility of traffic signs.</p> <p>(13) The extent to which alternative locations, routes or other options have been appropriately considered.</p> <p>(14) The extent to which it is technically, economically and practically reasonable for the masts or antennas can be co-sited with similar structures or other buildings.</p> <p>(15) The extent to which the affected persons / community has been consulted with.</p>	<p><i>Development Area 1 (Gateway Precinct only)</i></p> <p><i>Development Area 2</i></p> <p><u><i>Development Area 3</i></u></p>
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Amendment 7.

<p>TP – Transport and Parking</p>			
<p>Rules</p>			
<p>Activities Tables</p>			
<p><i>Policies DC-P1, TP-P1, TP-P2</i></p>			
<p>Car Parking Activities</p>			
<p>TP-R2</p>	<p>Car park provisions in accordance with standards TP-S1 to TP-S10 shall be made for all activities.</p>	<p>PER</p>	<p><i>All <u>except</u> <u>Development Area 3</u></i></p>
<p>Discretionary Activities</p>			<p>Zones</p>
<p>Roading, and Traffic and Transport Structures</p>			

TP-R3	The construction, alteration or diversion of roads , but excluding any such construction works which are part of a subdivision	DIS	<i>General Residential General Rural Rural Production Rural Lifestyle Commercial City Centre General Industrial Development Area 1 (Gateway Precinct only) Development Area 2 <u>Development Area 3</u></i>
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Amendment 8.

NATURAL ENVIRONMENTAL VALUES			
ECO – Ecosystems and Indigenous Biodiversity			
Rules			
Activities Tables			
<i>Policies ECO-P1, ECO-P2, ECO-P3, ECO-P4, ECO-P6</i>			
Permitted Activities			Zones
Indigenous vegetation clearance – Non-Urban Environmental Allotments.			
ECO-R1	Indigenous vegetation clearance up to 500m ² in total area on any one site that is not an Urban Environment Allotment , and is not an identified Urban Tree Group listed in UTG-SCHED1, within any continuous 5 year period, subject to meeting the standards under-ECO-S1.	PER	<i>All <u>except</u> <u>Development Area 3</u></i>
ECO-R2	Indigenous vegetation clearance up to 1ha in total area on any one site that is not an Urban Environment Allotment , and is not an identified Urban Tree Group listed in UTG-SCHED1, within any continuous 5 year period, where the vegetation is comprised predominantly of manuka (<i>leptospermum scoparium</i>) or kanuka (<i>kunzea ericoides</i>) which has a canopy height no greater than 4m, subject to meeting the standards under-ECO-S1.	PER	<i>All <u>except</u> <u>Development Area 3</u></i>

Amendment 9.

Discretionary Activities		Zones
Indigenous vegetation clearance that is not an Urban Environment Allotment , and is not an identified Urban Tree Group listed in UTG-SCHED1, which exceeds the above permitted activity thresholds and/or does not meet the standards in ECO-S1.	DIS	<i>All <u>except</u> <u>Development Area 3</u></i>

Amendment 10.

SUBDIVISION

SUB-RUR – Subdivision in Rural Zones

Rules

Activities Tables

Standards for Controlled Activities	Zone
<p>SUB-RUR-S2 Access standards for subdivision</p> <p><i>Policies SUB-GEN-P1, TP-P4, GRUZ-P5, RPROZ-P4, RLZ-P3</i></p> <p>(1) Access to any allotment, including rear allotments, shall be sited at least 20m, measured along the road carriageway, from any access on an adjoining allotment, unless the two access provisions join the road carriageway at a common point. <u>This requirement does not apply to Development Area 3.</u></p> <p>(2) All accessways and manoeuvring areas shall be formed and surfaced in accordance with the Code of Practice for Civil Engineering Works. Exemption – the requirement for accessways serving sites solely occupied by unstaffed utilities shall be that the accessway shall be surfaced with permanent all weather surfacing for a minimum length of 5m from the edge of the road carriageway seal.</p> <p>(3) All sites shall have practical vehicle access to car parking and loading spaces, in accordance with the Code of Practice for Civil Engineering Works. This requirement does not apply to sites solely occupied by unstaffed utilities, provided that vehicles associated with utilities shall not obstruct the footpath or create a traffic hazard on the road.</p> <p>(4) Vehicular access to a corner allotment shall be located no closer than 8m from the street corner. Where a site is located on an intersection of a primary or secondary arterial traffic route (identified in the Transport and Parking (TP) Chapter) the siting of the vehicular access shall be located as far as practicable from the corner of the street. The 8 metre setback shall be measured from where the two front boundaries of the site (refer to the definition of a corner allotment) join, or in accordance with the diagram below.</p> <div data-bbox="502 1377 1005 1803" data-label="Diagram"> <p>The diagram illustrates a site layout at a street corner. A 'Road Reserve' is shown at the top. A 'Driveway' leads from the road reserve to a 'Building'. A vertical dimension line on the right side of the driveway indicates a minimum setback of 8m from the road reserve to the driveway. The building is situated within the site boundaries.</p> </div> <p>(5) Where a corner allotment is located at an intersection of a national, primary or secondary arterial traffic route, as identified in the Transport and Parking (TP) Chapter, no building, fence or other structure is to be erected and no vegetation allowed to grow so as to obstruct a traffic sight line.</p>	<p><i>General Rural Rural Production Rural Lifestyle Development Area 2 Development Area 3</i></p>

	<p>(6) At the intersection of a road or rail level crossing, no building, fence or other obstructions which block sight lines for trains shall be erected, placed or grown in the hatched area marked in Diagram 1 in the Transport and Parking (TP)-Chapter.</p> <p>(7) Subdivision with direct access to a State Highway shall comply with the access and visibility standards set out in Diagrams 2 to 9 in the Transport and Parking (TP) Chapter.</p>	
<p>SUB-RUR-S3</p> <p><i>Policies</i> SUB-GEN-P1, TP-P4</p>	<p>Access within allotments must meet the requirements of Appendix B of the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.</p>	<p>Development Area 3</p>

Amendment 11.

<p>SUB-DEV3 – Subdivision in Development Area 3</p> <p><u>For subdivision in Development Area 3 – Gabites Block Development Area, the subdivision provisions set out in SUB-DEV3 Subdivision in Development Area 3 apply in addition to the subdivision provisions set out in SUB-RUR Subdivision in Rural Zones.</u></p>	
<p>POLICIES</p>	
<p>SUB-DEV3-P1</p>	<p>Creation of Allotments</p>
<p><u>Gabites Block Development Area</u></p>	<p>Require subdivision to result in allotments that:</p> <ol style="list-style-type: none"> 1. <u>Give effect to the Gabites Block Development Area Structure Plan in DEV3-APPENDIX1;</u> 2. <u>Are of a size and shape that are sufficient to accommodate the anticipated use and development form for the applicable Area;</u> 3. <u>Are serviced by reticulated network utilities or on-site servicing including adequate provision and access to a firefighting water supply; and</u> 4. <u>Achieve the requirements for Gabites Block Natural Areas set out in DEV3-ECO-P2, DEV3-ECO-P3 and DEV3-ECO-P4;</u> 4. Minimise the fragmentation of Gabites Block Natural Areas; and 5. Provide for buildings to be located outside any Gabites Block Natural Areas.
<p>SUB-DEV3-P2</p>	<p>Transport Network</p>
<p><u>Gabites Block Development Area</u></p>	<p>Require subdivision to:</p> <ol style="list-style-type: none"> 1. <u>Provide transport corridors in accordance with the Gabites Block Road Typologies in the Gabites Block Development Area Structure Plan in DEV3-APPENDIX1 to avoid unacceptable adverse effects on the rural character or landscape values of the Gabites Block and Maymorn context;</u> 2. <u>Provide for no more than three road intersections with Maymorn Road (that are additional to the number of road intersections existing at 1 December 2021);</u> 3. <u>Avoid providing direct private property vehicle access onto Maymorn Road; and</u> 4. Avoid providing streetlighting <u>Only provide street lighting that:</u> <ol style="list-style-type: none"> a. <u>Is essential for safety;</u> b. <u>Supports rural character by minimising glare, light trespass and skyglow; and</u> c. <u>Uses bollard height lights in preference to standard height light poles unless standard height light poles are essential for safety.</u>

SUB-DEV3-P3	Integration with Network Utilities
Gabites Block Development Area except North-West Area	<ol style="list-style-type: none"> 1. Only allow for the extension of the existing <u>reticulated water supply-main network where it:</u> <ol style="list-style-type: none"> a. <u>Services the North-West Area an otherwise complying development where on-site servicing is unachievable;</u> or b. <u>Is approved by Upper Hutt City Council needed to ensure practical development of a complying allotment.</u> 2. <u>Provide for connections to the reticulated wastewater network that use off-peak network capacity through on-site storage and timed wastewater release.</u> 3. <u>Require subdivision, development and roads to achieve the management of stormwater quality and quantity set out in DEV3-P1, DEV3-SW-P1 and DEV3-SW-P2.</u> 4. <u>Require the first subdivision of the Gabites Block Development Area to provide a Stormwater Management Plan prepared in accordance with SUB-DEV3-IR-3.</u>
SUB-DEV3-P4	Subdivision in Hilltops Area and Hillside Area
Hilltops Area Hillside Area	<p>Provide for subdivision where:</p> <ol style="list-style-type: none"> 1. <u>The management of the aAllotment boundaries on hillfaces does not divide existing natural edges in the landscape including spurs and ridges;</u> 2. <u>The bBuilding platforms, and vehicle accessways and buffer vegetation areas are identified on the subdivision scheme plan and tie into the existing landform;</u> 3. <u>Building platforms provide for built development that does not have significant unacceptable adverse visual effects on the skyline of the main north-south ridge when viewed from Maymorn Road or Parkes Line Road;</u> 4. <u>The western side of the road reserve along the main north-south ridge includes a buffer vegetation area that visually screens built development in the Ridgeline Protection Overlay when viewed from Maymorn Road or Parkes Line Road;</u> 5.4. <u>Building platforms are located to prevent the appearance of linear or urban development and are visually separated from neighbouring sites by buffer vegetation areas that are legally protected in perpetuity;</u> 6.5- <u>Roads and building platforms in the Ridgeline Protection Overlay follow the overall natural curvature of the main north-south ridge;</u> 7.6- <u>In the Hillside Area cumulative development is managed by a minimum average allotment size to retains the overall pattern of openness and green slopes of the Hillside Area, particularly on the more prominent face to the south-eastwest facing hillside; and</u> 8.7- <u>In the Hilltops Area cumulative development is managed by a minimum average allotment size to achieve an overall rural residential pattern of development that responds to the landform including highly sensitive areas.</u>
SUB-DEV3-P5	Maymorn Road Cycle Trail and Walkway
Valley Flats Area	<p>Require the first subdivision in Valley Flats Area to:</p> <ol style="list-style-type: none"> 1. <u>aAdjust the boundary of Maymorn Road to provide sufficient width in Maymorn Road for a future cycleway and walkway; and</u> 2. <u>Provide a shared cycleway and walkway from the site's southern intersection with Maymorn Road to the Maymorn Train Station, including a safe pedestrian crossing of Maymorn Road, as indicated in the Gabites Block Development Area Structure Plan in DEV3-APPENDIX1.</u>
SUB-DEV3-P6	Subdivision where new additional building platforms are created in the High Slope Hazard Overlay

<p><u>Gabites Block Development Area</u></p>	<p>Provide for subdivision that creates <u>new additional building platforms in the High Slope Hazard Overlay of the Gabites Block Development Area Structure Plan in DEV3-APPENDIX4</u> where:</p> <ol style="list-style-type: none"> 1. <u>A geotechnical assessment confirms that the site is suitable for subdivision, use and development, and that the risk from slope instability can be avoided, remedied or mitigated; and</u> 2. <u>The subdivision will not increase or accelerate land instability on the site or adjoining properties.</u>
<p>SUB-DEV3-P7 Ecology</p>	
<p><u>Gabites Block Development Area</u></p>	<p>Require the first subdivision in the Gabites Block Development Area to provide an Ecological Plan that covers the following:</p> <ol style="list-style-type: none"> 1. <u>Identify potential bat habitat;</u> 2. <u>Set out requirements to manage bats, should bats be identified in the site, and bat habitat be present in areas outside the Gabites Block Natural Areas that require vegetation clearance;</u> 3. <u>Identify areas outside Gabites Block Natural Areas that require pre-vegetation clearance monitoring survey of lizards;</u> 4. <u>Document pre-vegetation clearance monitoring of lizards;</u> 5. <u>Identify suitable lizard relocation areas;</u> 6. <u>Set out requirements for any lizard relocation;</u> 7. <u>Identify areas outside Gabites Block Natural Areas that require pre-vegetation clearance monitoring of nesting indigenous birds for vegetation clearance taking place in the nesting season September to February;</u> 8. <u>Set out requirements for managing nesting indigenous birds affected by proposed vegetation clearance in the nesting season September to February;</u> 9. <u>Specify the legal mechanism (consent notice on Record of Title) for ongoing protection of bat habitat or lizard relocation areas that are outside of Gabites Block Natural Areas or other protected land.</u>

Amendment 12.

<p>RULES</p>	
<p>SUB-DEV3-R1</p>	<p>Boundary Adjustments</p>
<p><u>Gabites Block Development Area</u></p>	<ol style="list-style-type: none"> 1. <u>Activity Status: Controlled</u> <u>Where:</u> <ol style="list-style-type: none"> a. <u>The boundary adjustment does not create additional allotments; and</u> b. <u>Compliance is achieved with:</u> <ol style="list-style-type: none"> i. <u>SUB-DEV3-S1;</u> ii. <u>SUB-DEV3-S2;</u> iii. <u>SUB-DEV3-S3;</u> iv. <u>SUB-DEV3-S4;</u> v. <u>SUB-DEV3-S5; and</u> vi. <u>SUB-DEV3-S9; and</u> vi. <u>SUB-RUR-S2; and</u> vii. <u>SUB-RUR-S3.</u>

	<p><u>Matters of Control are limited to:</u></p> <p><u>M1. The design and layout of the allotments;</u></p> <p><u>M2. The ability to accommodate the intended use including any associated network utilities; and</u></p> <p><u>M3. The matters in:</u></p> <p style="padding-left: 20px;"><u>a. SUB-DEV3-P1; and</u></p> <p style="padding-left: 20px;"><u>b. SUB-DEV3-P4.</u></p>
	<p><u>2. Activity status: Restricted Discretionary</u></p> <p><u>Where:</u></p> <p><u>a. Compliance is not achieved with</u></p> <p style="padding-left: 20px;"><u>i. SUB-DEV3-R1-1a;</u></p> <p style="padding-left: 20px;"><u>ii. SUB-DEV3-S1;</u></p> <p style="padding-left: 20px;"><u>iii. SUB-DEV3-S2;</u></p> <p style="padding-left: 20px;"><u>iv. SUB-DEV3-S3;</u></p> <p style="padding-left: 20px;"><u>v. SUB-DEV3-S4;</u></p> <p style="padding-left: 20px;"><u>vi. SUB-DEV3-S5; or</u></p> <p style="padding-left: 20px;"><u>vii. SUB-DEV3-S9; or</u></p> <p style="padding-left: 20px;"><u>vi. SUB-RUR-S2; and</u></p> <p style="padding-left: 20px;"><u>vii. SUB-RUR-S3.</u></p> <p><u>Matters of Discretion are restricted to:</u></p> <p><u>M1. The matters in:</u></p> <p style="padding-left: 20px;"><u>a. SUB-DEV3-P1;</u></p> <p style="padding-left: 20px;"><u>b. SUB-DEV3-P2;</u></p> <p style="padding-left: 20px;"><u>c. SUB-DEV3-P3;</u></p> <p style="padding-left: 20px;"><u>d. SUB-DEV3-P4; and</u></p> <p style="padding-left: 20px;"><u>e. SUB-DEV3-P5.</u></p>

SUB-DEV3-R2	All Subdivisions (Excluding Boundary Adjustments)
<p><u>North-West Area,</u> <u>Valley Flats Area,</u> <u>Station Flats Area,</u> <u>Hilltops Area,</u> <u>Hilltop Basin Area</u></p>	<p><u>1. Activity Status: Controlled</u></p> <p><u>Where:</u></p> <p><u>a. Compliance is achieved with:</u></p> <p style="padding-left: 20px;"><u>i. SUB-DEV3-S1;</u></p> <p style="padding-left: 20px;"><u>ii. SUB-DEV3-S2;</u></p> <p style="padding-left: 20px;"><u>iii. SUB-DEV3-S3; and</u></p> <p style="padding-left: 20px;"><u>iv. SUB-DEV3-S4;</u></p> <p style="padding-left: 20px;"><u>v. SUB-DEV3-S5;</u></p> <p style="padding-left: 20px;"><u>vi. SUB-DEV3-S6; and</u></p> <p style="padding-left: 20px;"><u>vii. SUB-DEV3-S7;</u></p> <p style="padding-left: 20px;"><u>viii. SUB-DEV3-S8;</u></p>

ix. SUB-DEV3-S9; and

x. SUB-RUR-S2; and

xi. SUB-RUR-S3.

Matters of Control are limited to:

M1. The matters in:

a. SUB-DEV3-P1;

b. SUB-DEV3-P2;

c. SUB-DEV3-P3; and

d. SUB-DEV3-P5;

e. SUB-DEV3-P6; and

f. SUB-DEV3-P7.

Refer to information requirement Applications under this rule must provide the following in addition to the standard information requirements of s88(3) of the RMA:

R1. An Ecological Plan prepared in accordance with SUB-DEV3-IR-2; and

R2. For land containing a Gabites Block Natural Area, an Ecological Assessment in accordance with DEV3-ECO-IR-1 for land containing a Gabites Block Natural Area;

R3. A Stormwater Management Plan prepared in accordance with SUB-DEV-R3.

2. Activity status: Restricted Discretionary

Where:

a. Compliance is not achieved with:

i. SUB-DEV3-S1;

ii. SUB-DEV3-S2;

iii. SUB-DEV3-S3;

iv. SUB-DEV3-S4;

v. SUB-DEV3-S5;

vi. SUB-DEV3-S6; or

vii. SUB-DEV3-S7;

viii. SUB-DEV3-S8;

ix. SUB-DEV3-S9; or

x. SUB-RUR-S2; or

x. SUB-RUR-S3.

Matters of Discretion are restricted to:

M1. The matters in:

a. SUB-DEV3-P1;

b. SUB-DEV3-P2;

c. SUB-DEV3-P3;

d. SUB-DEV3-P4;

e. SUB-DEV3-P5; and

f. SUB-DEV3-P6; and

	<p style="text-align: center;"><u>g. SUB-DEV3-P7.</u></p> <p>Refer to information requirement Applications under this rule must provide the following in addition to the standard information requirements of s88(3) of the RMA:</p> <p><u>R1. An Ecological Plan prepared in accordance with SUB-DEV3-IR-2; and</u></p> <p><u>R2. For land containing a Gabites Block Natural Area, an Ecological Assessment in accordance with DEV3-ECO-IR-1 for land containing a Gabites Block Natural Area.</u></p> <p><u>R3. A Stormwater Management Plan prepared in accordance with SUB-DEV-R3.</u></p>
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SUB-DEV3-R3	All Subdivisions (Excluding Boundary Adjustments)
<p><u>Hilltops Area</u></p> <p><u>Hillside Area</u></p>	<p>1. Activity Status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance is achieved with:</p> <ul style="list-style-type: none"> <u>i. SUB-DEV3-S1;</u> <u>ii. SUB-DEV3-S2;</u> <u>iii. SUB-DEV3-S3;</u> <u>iv. SUB-DEV3-S4;</u> <u>v. SUB-DEV3-S5;</u> <u>vi. SUB-DEV3-S6; and</u> <u>vii. SUB-DEV3-S8;</u> <u>viii. SUB-DEV3-S9; and</u> <u>ix. SUB-RUR-S2; and</u> x. SUB-RUR-S3. <p>Matters of Discretion are restricted to:</p> <p>M1. The matters in:</p> <ul style="list-style-type: none"> <u>a. SUB-DEV3-P1;</u> <u>b. SUB-DEV3-P2;</u> <u>c. SUB-DEV3-P3; and</u> <u>d. SUB-DEV3-P4; and</u> <u>e. SUB-DEV3-P6; and</u> <u>f. SUB-DEV3-P7.</u> <p>Refer to information requirement Applications under this rule must provide the following in addition to the standard information requirements of s88(3) of the RMA:</p> <p><u>R1. A Landscape and Visual Assessment in accordance with SUB-DEV3-IR-1;</u></p> <p><u>R2. An Ecological Plan prepared in accordance with SUB-DEV3-IR-2; and</u></p> <p><u>R3. For land containing a Gabites Block Natural Area, an Ecological Assessment in accordance with DEV3-ECO-IR-1 for land containing a Gabites Block Natural Area.</u></p> <p><u>R4. A Stormwater Management Plan prepared in accordance with SUB-DEV-R3.</u></p>
	<p>2. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with:</p>

	<p>i. <u>SUB-DEV3-R3.1</u></p> <p>ii. <u>SUB-DEV3-S1</u></p> <p>iii. <u>SUB-DEV3-S2;</u></p> <p>iv. <u>SUB-DEV3-S3;</u></p> <p>v. <u>SUB-DEV3-S4;</u></p> <p>vi. <u>SUB-DEV3-S5;</u></p> <p>vii. <u>SUB-DEV3-P6; or</u></p> <p>viii. <u>SUB-RUR-S2.</u></p>
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SUB-DEV3-R4	Subdivision that creates a building platform in the High Slope Hazard Overlay
<u>Gabites Block Development Area High Slope Hazard Overlay</u>	<p>1. <u>Activity Status: Restricted Discretionary</u></p> <p><u>Where:</u></p> <p>a. <u>The subdivision will result in a building platform in the High Slope Hazard Overlay of the Gabites Block Development Area Structure Plan in DEV3-APPENDIX1.</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p>M1. <u>The matters in SUB-DEV3-P6.</u></p>

Amendment 13.

STANDARDS			
SUB-DEV3-S1	Minimum Allotment Size and Shape Factor		Building Platform and Access
	Minimum Allotment Size	Shape Factor	
North-West Area	<ul style="list-style-type: none"> 400m², 600m² average <u>1000m² if reticulated water supply is not available</u> <u>2000m² if reticulated wastewater supply is not available</u> 	12m x 12m.	
Valley Flats Area	<ul style="list-style-type: none"> 2000m² 	10m x 15m, clear of access allotments and rights of way.	1. <u>Building platforms, and access, utility structures and sewage disposal fields must not be within a Gabites Block Natural Area.</u>
Station Flats Area	<ul style="list-style-type: none"> 1000m² <u>2000m² if reticulated wastewater supply is not available</u> 	10m x 15m, clear of any yards, access allotments and rights of way.	
Hilltop Basin Area	<ul style="list-style-type: none"> 1000m² <u>2000m² if reticulated</u> 	10m x 15m, clear of any access allotments and rights of way.	1. <u>Building platforms, and access, utility structures and sewage disposal fields</u>

	<u>wastewater supply is not available</u>		<u>must not be within a Gabites Block Natural Area.</u>
<u>Hilltops Area</u>	<ul style="list-style-type: none"> • <u>2000m²</u> • <u>4000m² minimum average</u> • <u>Note: For the avoidance of doubt, the 4,000m² minimum average must be calculated using the gross area of the Hilltops Area, which is 18.7 ha</u> 	<u>10m x 15m, clear of any access allotments and rights of way.</u>	<ol style="list-style-type: none"> 1. <u>Building platforms must be identified on the subdivision scheme plan,</u> 2. <u>Access to each building platform including the location of the vehicle crossing must be identified on the subdivision scheme plan; and</u> 3. <u>Utility structures and sewage disposal fields must be identified on the subdivision scheme plan; and</u> 4. <u>Building platforms, and access, utility structures and sewage disposal fields must not be within a Gabites Block Natural Area.</u>
<u>Hillside Area</u>	<ul style="list-style-type: none"> • <u>1ha minimum,</u> • <u>2.5ha average</u> • <u>Note: For the avoidance of doubt, the 2.5ha average must be calculated using the gross area of the Hillside Area, which is 21.5ha can include public open space vested with Council located within the Area.</u> 	<u>n/a</u>	<ol style="list-style-type: none"> 1. <u>Building platforms must be identified on the subdivision scheme plan,</u> 2. <u>Access to each building platform including the location of the vehicle crossing must be identified on the subdivision scheme plan; and</u> 3. <u>Utility structures and sewage disposal fields must be identified on the subdivision scheme plan; and</u> 4. <u>Building platforms, and access, utility structures and sewage disposal fields must not be within a Gabites Block Natural Area.</u>
SUB-DEV3-S2	Water Supply		
<u>North-West Area</u> <u>Gabites Block Development Area</u>	<ol style="list-style-type: none"> 1. <u>Where a connection to Council's reticulated water supply is available and the reticulated water supply network does have sufficient capacity to serve the proposed allotments, all new allotments must be capable of being provided with a water supply connection at the allotment boundary, in accordance with the Wellington Water Limited Regional Standard for Water Services (2019/2021).</u> 2. <u>Where a connection to Council's reticulated water supply is unavailable or Council's reticulated water supply network does not have sufficient capacity to serve the proposed allotments, all each allotments must be capable of being provided with: access to</u> <ol style="list-style-type: none"> a. <u>A self-sufficient potable water supply with a minimum volume of 10,000-38,000L per allotment; and</u> b. <u>A domestic fire sprinkler system in accordance with NZS 4541:2013 and a</u> 		

	<p>firefighting water supply in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.</p> <p><u>Note:</u></p> <ul style="list-style-type: none"> ● Fire and Emergency New Zealand recommends that the most appropriate way to comply with the New Zealand Fire Service Firefighting Water Supply Code of Practice SNZ PAS 4509:2008 is through the installation of fire sprinkler systems, in accordance with NZS 4541:2013 	
<p>Valley Flats Area, Station Flats Area, Hilltops Area, Hilltop Basin Area, Hillside Area</p>	<p>1. Allotments must not be connected to the Council's reticulated water supply;</p> <p>2. All allotments must be capable of being provided with access to a self-sufficient potable water supply with a minimum volume of 10,000L and a firefighting water supply in accordance with the New Zealand Firefighting Code of Practice SNZ PAS 4509:2008.</p> <p><u>Note:</u></p> <ul style="list-style-type: none"> ● Fire and Emergency New Zealand recommends that the most appropriate way to comply with the New Zealand Firefighting Code of Practice SNZ PAS 4509:2008 is through the installation of fire sprinkler systems, in accordance with NZS 4541:2013 	
<p>SUB-DEV3-S3 Wastewater Disposal</p>		
<p>Gabites Block Development Area</p>	<p>1. Where a connection to Council's reticulated wastewater is available, all allotments must be capable of being provided with a connection at the allotment boundary in accordance with the Wellington Water Limited <i>Regional Standard for Water Services (2019/2021)</i>.</p> <p>2. Where a connection to Council's reticulated wastewater is available all allotments must be serviced via separate and direct connection to a reticulated low pressure sewer network designed in accordance with Wellington Water's Pressure Sewer Design Guide Version 0 dated October 2021.</p> <p>3. Where a connection to Council's reticulated wastewater is unavailable:</p> <p>a. All allotments must be capable of being provided with an on-site wastewater system that meets the requirements of Section 5.2.6 of the Wellington Water Limited <i>Regional Standard for Water Services (2019/2021)</i>; and</p> <p>b. Where sewage is to be discharged to land, the land must not be subject to</p>	

	<u>instability or inundation, or used for the disposal of stormwater.</u>	
SUB-DEV3-S4	Stormwater Management	
<u>Gabites Block Development Area</u>	<ol style="list-style-type: none"> 1. <u>Where a connection to Council’s stormwater system is available, all allotments must be capable of being provided with a connection at the allotment boundary in accordance with the Wellington Water Limited <i>Regional Standard for Water Services (2019/2021)</i>.</u> 2. <u>Where a connection to Council’s stormwater system is not available and the means of stormwater disposal is to ground, that area must not be subject to instability or be used for the disposal of wastewater. <i>Stormwater management must be in accordance with the Wellington Water Limited Regional Standard for Water Services (2021)</i>.</u> 	
SUB-DEV3-S5	Telecommunications and Power Supply	
<u>Gabites Block Development Area</u>	<ol style="list-style-type: none"> 1. <u>All new allotments must have provision for telecommunication connections; and</u> 2. <u>All new allotments must have provision for electricity connections.</u> 	
SUB-DEV3-S6	Roads	
<u>Gabites Block Development Area</u>	<ol style="list-style-type: none"> 1. <u>Roads must be constructed in general accordance with the Roding Typologies of the Gabites Block Development Area Structure Plan and NZS 4404:2010 Land Development and Subdivision Infrastructure.</u> 2. <u>Road stormwater management must be in accordance with <i>Wellington Water Ltd - Regional Standard for Water Services 2021</i></u> 	
SUB-DEV3-S7	Shared Cycleway and Walkway to Maymorn Station	
<u>Valley Flats Area</u>	<p><u>The shared cycle trail and walkway between the southern site intersection with Maymorn Road and the Maymorn Station vehicle crossing must be designed having regard to:</u></p> <ol style="list-style-type: none"> 1. <u>The indicative design drawing in the Gabites Block Development Area Structure Plan in DEV3-APPENDIX1;</u> 2. <u>A safe crossing of Maymorn Road;</u> 3. <u>An all-weather surface;</u> 4. <u>2.5m wide pathway;</u> 5. <u>Signage.</u> 	
SUB-DEV3-S8	Geotechnical	
<u>Gabites Block Development Area</u>	<u>All new allotments must be certified by a suitably qualified geotechnical engineer confirming that:</u>	

	<ol style="list-style-type: none"> 1. <u>The site is suitable for subdivision, use and development;</u> 2. <u>The risk from slope instability can be avoided, remedied or mitigated; and</u> 3. <u>The subdivision will not increase or accelerate land instability on the site or adjoining properties.</u> 	
SUB-DEV3-S9	Access within Allotments	
<u>Gabites Block Development Area</u>	<u>Access within allotments must meet the requirements of Appendix B of the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008</u>	

Amendment 14.

SUB-DEV3-IR-1	Landscape and Visual Assessment
<u>Hilltops Area</u> <u>Hillside Area</u>	<p>Applications under Rule SUB-DEV3-R53 for subdivision in <u>the Hilltops Area or the Hillside Area</u> must provide:</p> <ol style="list-style-type: none"> 1. <u>A Landscape and Visual Assessment prepared by a suitably qualified landscape architect that sets out the following:</u> <ol style="list-style-type: none"> a. <u>Explanation of how the subdivision provides for the matters in SUB-DEV3-P4;</u> b. <u>Existing topography by contour lines with an analysis of slope gradients and an indication of the drainage pattern;</u> c. <u>Existing vegetation and significant natural features on the site;</u> d. <u>For building platforms in the Hillside Area or the Ridgeline Protection Overlay,</u> e. Existing visibility and views to and from the site; e. <u>Proposed allotment boundaries, building platforms, roading and access;</u> f. <u>Associated earthworks and access or driveway construction including proposed topography by contour lines, identifying areas of cut and fill;</u> g. <u>Proposed landscape development including fences, boundary planting and vegetation.</u> h. <u>Visibility and similarity with surrounding colours, textures, patterns and forms.</u> 2. <u>A Planting Plan prepared by a suitably qualified expert that provides details of the planting of vegetation to mitigate potential landscape and visual effects associated with the proposal.</u> <ol style="list-style-type: none"> a. <u>The Planting Plan will have as its key performance objectives:</u> <ol style="list-style-type: none"> i. <u>Establishment of a vegetative cover over areas exposed by site earthworks; and</u> ii. <u>Integration of the earthworks into the adjoining landscape; and</u> iii. <u>Buffer vegetation areas to visually separate neighbouring sites; and</u> iv. <u>A buffer vegetation area in the western side of the road reserve along the main north-south ridge that visually screens built development in the Ridgeline Protection Overlay when viewed from Maymorn Road or Parkes Line Road.</u> b. <u>The Planting Plan must include the following information:</u>

	<ul style="list-style-type: none"> i. <u>Details of batter slope planting and retaining wall screening planting (including plant species, size, and spacing);</u> ii. <u>Details of planting or existing vegetation in buffer vegetation areas to visually separate neighbouring sites or screen built development in the Ridgeline Protection Overlay when viewed from Maymorn Road or Parkes Line Road;</u> iii. <u>A planting maintenance plan for 3 years or until planting has achieved an 80% canopy cover; and</u> iv. <u>On-going management.</u>
SUB-DEV3-IR-2	<u>Ecological Plan</u>
<u>Gabites Block Development Area</u>	<p><u>The first application for subdivision under Rule SUB-DEV3-R2 or SUB-DEV-R3 must provide:</u></p> <ul style="list-style-type: none"> 1. <u>An Ecological Plan prepared by a suitably qualified person that covers the following:</u> <ul style="list-style-type: none"> a. <u>Identify potential bat habitat;</u> b. <u>Set out requirements to manage bats, should bats be identified in the site, and bat habitat be present in areas outside the Gabites Block Natural Areas that require vegetation clearance;</u> c. <u>Identify areas outside Gabites Block Natural Areas that require pre-vegetation clearance monitoring survey of lizards.</u> d. <u>Document results of pre-vegetation clearance monitoring survey of lizards;</u> e. <u>If lizards are found, prepare a Lizard Management Plan that includes the following:</u> <ul style="list-style-type: none"> i. <u>Identificati<u>o</u>n<u>y</u> of suitable lizard relocation areas;</u> ii. <u>Methodology to capture and relocate lizards;</u> iii. <u>Application for a Wildlife Act Authority to allow the relocation of lizards; and</u> iv. <u>Post-relocation monitoring and pest animal control (if required);</u> f. <u>Set out requirements for any lizard relocation;</u> g. <u>Identify areas outside Gabites Block Natural Areas that require pre-vegetation clearance monitoring of nesting indigenous birds for vegetation clearance taking place in the nesting season September to February (inclusive);</u> h. <u>Set out requirements for managing nesting indigenous birds affected by proposed vegetation clearance in the nesting season September to February (inclusive); and</u> i. <u>Specify the legal mechanism (e.g consent notice on Record of Title) for ongoing protection of bat habitat or lizard relocation areas that are outside of Gabites Block Natural Areas or other protected land.</u>
SUB-DEV3-IR-3	<u>Stormwater Management Plan</u>
<u>Gabites Block Development Area</u>	<p><u>The first application for subdivision under Rule SUB-DEV3-R2 or SUB-DEV3-R3 must provide a Stormwater Management Plan that covers the following:</u></p> <ul style="list-style-type: none"> 1. <u>Existing Site Appraisal (location and general information, topography, geotechnical, existing drainage features and stormwater infrastructure, receiving environment, existing hydrological features, flooding and Flowpaths, biodiversity, cultural and heritage sites, contaminated land)</u> 2. <u>Development summary and planning context</u> 3. <u>Identification and incorporation of mana whenua values</u>

	<p>4. Proposed development</p> <p>a. Location and area</p> <p>b. Purpose of the development</p> <p>c. Site layout and urban form</p> <p>d. Earthworks</p> <p>5. Stormwater management</p> <p>a. Principles of stormwater management</p> <p>b. Proposed stormwater management</p> <p>i. General</p> <p>ii. Water quality</p> <p>iii. Stream hydrology</p> <p>iv. Flooding - Network Capacity</p> <p>v. Flooding – Habitable Floors</p> <p>vi. Overland flowpath and floodplain management</p> <p>vii. Development staging</p> <p>c. Hydraulic connectivity</p> <p>d. Asset ownership</p> <p>e. Ongoing maintenance requirements</p> <p>f. Implementation of stormwater network</p> <p>g. Dependencies</p> <p>h. Risks</p> <p>6. Departures from regulatory or design codes</p> <p>7. Conclusion and recommendations</p>

AMENDMENT 14A

EW – Earthworks

Permitted Activities			Zones
EW-R1	Earthworks which meet the standards under EW-S1 to EW- S16 <u>S17</u> <u>Note: The Accidental Discovery Protocol in Appendix 2 applies to earthworks in Development Area 3.</u>	PER	All

Standards for Permitted Activities		Zones
EW-S2 <i>Policies EW P1, EW P2</i>	<p>(1) Existing ground level shall not be altered by cutting or filling by a vertical height of more than 1.5m.</p> <p>Exemption</p> <p>(2) The above shall not apply where the area of earthworks for a specific building extends no more than 2 metres beyond the exterior foundations of the proposed building but no closer than 1 metre to a boundary and complies with an earthworks plane (as defined in</p>	<i>General Rural Rural Production Rural Lifestyle Open Space Development Area 2 <u>Development Area 3</u></i>

	Section 3.1) measured from a height of 1.5 metres at the ground level boundary and an angle of 45° into the site.	
EW-S17 <i>Policies</i> <i>EW P1,</i> <i>EW P2</i>	(1) <u>Permanent cuts must be formed at no greater than 26 degrees in soil and 55 degrees in rock; and</u> (2) <u>Filling must be completed in accordance with NZS:4431:1989 Code of practice for earth fill for residential development.</u>	<u>Development Area</u> <u>3</u>

Restricted Discretionary Activities		Zones	
EW-R9	<p>Earthworks which do not meet the standards under EW-S1 to EW-S16S17 unless specifically identified as a Discretionary or Non-Complying Activity</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <p>(1) Avoiding, remedying or mitigating effects related to the standard in question.</p> <p>(2) Financial contributions.</p> <p>(3) In addition to the above, within the Mount Marua Structure Plan Development Area, consistency with the Mont Marua Structure Plan.</p> <p><u>Note: The Accidental Discovery Protocol in Appendix 2 applies to earthworks in Development Area 3.</u></p>	RDIS	<i>All</i>

Amendment 15.

GENERAL DISTRICT-WIDE MATTERS			
LIGHT – Light			
Rules			
Permitted Activities			Zones
LIGHT-R1	All activities complying with LIGHT-S1	PER	<i>General Residential</i> <i>General Rural</i> <i>Rural Production</i> <i>Rural Lifestyle</i> <i>Commercial</i> <i>City Centre</i> <i>General Industrial, ,</i> <i>Open Space</i> <i>(excluding</i> <i>Speedway Area)</i> <i>Special Activity</i> <i>(including St.</i> <i>Patrick’s Estate</i> <i>Area)</i> <i>Development Area</i> <i>1</i> <i>Development Area</i> <i>2</i> <u>Development Area</u> <u>3</u>
LIGHT-R3	<u>All activities complying with LIGHT-S1 and LIGHT-S3</u>	PER	<u>Development Area</u> <u>3</u>

Amendment 16.

Standards for Permitted Activities		Zones
LIGHT-S1 <i>Policies</i> LIGHT-P1, GRZ-P3 GRUZ-P1, RPROZ-P1, RLZ-P1 COMZ-P1, CCZ-P3, GIZ-P2 OSZ-P4 SAZ-P2	Artificial light (1) Light emissions from a site shall not exceed a measurement of 8 lux (lumens per m ²) measured in both the horizontal and vertical planes, 1.5m above the ground at the site boundary . (2) Light emissions will be measured by an instrument that meets NZSS CP22 (1962) requirements and amendments. (3) Light emissions from a site shall not spill directly onto roads .	<i>General Residential</i> <i>General Rural</i> <i>Rural Production</i> <i>Rural Lifestyle</i> <i>Commercial</i> <i>City Centre</i> <i>General Industrial, ,</i> <i>Open Space</i> <i>(excluding</i> <i>Speedway Area)</i> <i>Special Activity</i> <i>(including St.</i> <i>Patrick's Estate</i> <i>Area)</i> <i>Development Area</i> 1 <i>Development Area</i> 2 <u><i>Development Area</i></u> <u><i>3</i></u>
LIGHT-S3 <i>Policies</i> <u>LIGHT-P1</u>	Sky Glow <u>Outdoor artificial lighting must not exceed an upward light ratio of 3%</u>	<u><i>Development Area</i></u> <u><i>3</i></u>

Amendment 17.

Discretionary Activities		Zones
Light-R4	All activities that do not complying with permitted activity standards in Light-S1	DIS <i>General Residential</i> <i>General Rural</i> <i>Rural Production</i> <i>Rural Lifestyle</i> <i>Commercial</i> <i>City Centre</i> <i>General Industrial</i> <i>Special Activity</i> <i>(excluding St.</i> <i>Patrick's Estate</i> <i>Area)</i> <i>Development Area</i> 1 <i>Development Area</i> 2 <u><i>Development Area</i></u> <u><i>3</i></u>
LIGHT-R5	<u>All activities that do not comply with LIGHT-S1 or LIGHT-S3</u>	DIS <u><i>Development Area</i></u> <u><i>3</i></u>

Amendment 17B

GENERAL DISTRICT-WIDE MATTERS

NOISE – Noise

Rules

Standards for Permitted Activities

Zones

NOISE-S1
Policies
NOISE-P1,
NOISE-P2

Noise from construction and demolition

(1) The maximum noise levels from construction -or demolition activities, measured at or within the boundary of any site (other than the source site) in Residential and Open Space Zones, and immediately outside residential units in the General Rural, Rural Production, ~~and~~ Rural Lifestyle and Settlement Zones, shall not exceed the following levels:

Mon to Sat 7:00am - 7:00pm		All other times, Sundays & public holidays	
Leq _{dB} A	L _{max} _{dB} A	Leq _{dB} A	L _{max} _{dB} A
75	90	45	75

Notes

- Noise levels shall be measured in accordance with the requirements of NZS 6803:1999 Acoustics – Construction Noise.
- The definitions of dBA, Leq and L_{max} are those found in NZS 6803:1999.

NOISE-S3
Policies
NOISE-P1
NOISE-P2

Noise from all other activities

(1) The following noise rules shall not apply to:

- Normal agricultural and forestry practices undertaken for a limited duration.
- Normal residential activities such as lawn mowing.
- Noise generated by sirens and alarms used by emergency services.

(2) All activities, other than those specified above, shall not exceed the following noise standards:

dBA	Mon to Sat 7:00am – 7:00pm		All other times, Sundays & public holidays	
	L ₁₀	L _{max}	L ₁₀	L _{max}
Maximum noise levels measured at or within the boundary of any site (other than the source site) in the General Residential, General Rural, Rural Production, Rural Lifestyle, <u>Settlement</u> and Open Space Zones.	50	-	40	70
Maximum noise levels measured at or within the boundary of any site (other than the source site) in the Commercial Zone, Industrial Zone and Special Activity Zones.	65	-	45	75

...

Amendment 18.

SIGN – Signs

Rules		
Standards for Permitted Activities		Zones
SIGN-S2	<p>Signs in General Residential Zones, General Rural Zones, Rural Production Zones, Rural Lifestyle Zones, <u>Settlement Zones</u> and Open Space Zones and in Development Area 1 (except for the Gateway Precinct), and Development Area 2 and <u>Development Area 3</u></p> <ol style="list-style-type: none"> (1) In Residential Zones and Rural Zones, a maximum of one sign per site, visible in any one direction. (2) In Open Space Zones there shall be no more than one freestanding sign per 100m of road frontage. (3) The maximum area of any sign visible in any one direction shall not exceed: <ol style="list-style-type: none"> (a) 1.5m² in Residential Zones <u>and Settlement Zones</u>; (b) 3.0 m² in Rural Zones; (c) In Open Space Zones: <ol style="list-style-type: none"> (i) 4.5m² for free-standing signs, (ii) 3m² for any sign attached to a building; (iii) 0.5m² for signs used for marking tracks; and (iv) 2m² for signs providing interpretation or identification. (4) The maximum height above ground level of any part of a free-standing sign above ground level shall not exceed 3 metres. (5) No sign shall extend beyond the elevation of the building to which it is attached, or extend above the roofline of the building. (6) The maximum width of any free-standing sign shall not exceed 2 metres. (7) In Residential Zones, signs on buildings must not cover any windows. (8) In Open Space Zones, signs not directly visible from any public road or the boundary of any residential zone are not limited in size and number. (9) No illumination (internal or external) of signs in the Residential and Rural zones. (10) No illumination (internal or external) of signs in the Open Space zone. 	<p><i>General Residential</i> <i>General Rural</i> <i>Rural Production</i> <i>Rural Lifestyle</i> <i>Open Space</i> <i>Development Area 1 (excluding Gateway Precinct)</i> <i>Development Area 2</i> <i><u>Development Area 3</u></i></p>

Amendment 19.

PART 3 – AREA-SPECIFIC MATTERS
ZONES
Rural Zones
<u>Settlement Zone</u>

OBJECTIVES	
SETZ-O1	Settlement Zone
The Settlement Zone provides predominantly for areas of residential activities in rural locations	
SETZ-O2	Focal Point or Transition Area
The Settlement Zone creates a focal point for the rural community or acts as a transition area between rural and urban environments	

POLICIES	
SETZ-P1	Location of Settlement Zone
Provide for the Settlement Zone on the urban fringe in close proximity to urban amenities to act as a transition area between rural and urban environments.	
SETZ-P2	Type of Development
Enable low density residential and rural residential development that maintains rural character.	

Amendment 20.

DEVELOPMENT AREAS	
DEV3 - Development Area 3 - Gabites Block Development Area	
This chapter contains provisions which relate to the Gabites Block Development Area. The provisions apply in addition to the underlying zone rules of the Settlement Zone and relevant District-wide Matters. Where there is any conflict between the provisions the Gabites Block Development Area provisions prevail.	
The Gabites Block Development Area provides for low density residential and rural residential development while maintaining and protecting the natural and landscape values of the Gabites Block in its Maymorn context. The location and density of development is required to be in accordance with the areas shown on the Gabites Block Development Area Plan (DEV3-APPENDIX1).	

Amendment 21.

Stormwater

OBJECTIVES	
DEV3-SW-O1	Water Sensitive Design
Subdivision, use and development minimise changes to the hydrological regime and contribute to maintaining and improving where practicable the water quality of receiving waters.	
DEV3-SW-O1O2	Hydraulic Neutrality
Subdivision, use and development achieve hydraulic neutrality.	

Amendment 22.

<u>POLICIES</u>	
<u>DEV3-SW-P1</u>	<u>Water Sensitive Design</u>
<p>Require subdivision, use and development to achieve water sensitive design that protects receiving waters as follows:</p> <ol style="list-style-type: none"> <u>1. Require water sensitive design in accordance with the Wellington Water Ltd - Regional Standard for Water Services 2021 and Wellington Water Ltd - Water Sensitive Design for Stormwater: Treatment Device Design Guideline 2019;</u> <u>2. Retain and use existing natural systems of stormwater management, without exceeding their existing capacities;</u> <u>3. Provide for, protect and maintain overland flow paths;</u> <u>4. Provide for access to and along waterbodies for maintenance;</u> <u>5. Require stormwater from roads to be treated to minimise concentrations of copper, zinc and sediment to the smallest amount practicable prior to discharge; and</u> <u>6. Provide for stormwater treatment devices that are appropriately located and designed to ensure continued access for device inspection, maintenance and upgrade.</u> 	
<u>DEV3-SW-P1P2</u>	<u>Hydraulic Neutrality</u>
<p>Require all subdivision, use and development to achieve hydraulic neutrality as follows:</p> <ol style="list-style-type: none"> <u>1. Require any increase in impervious surfaces above the Area standard for individual sites to address any impact on hydraulic neutrality by demonstrating that existing hydraulic neutrality facilities have sufficient capacity or by providing sufficient water storage for hydraulic neutrality on the site;</u> <u>2. Provide hydraulic neutrality facilities for roads, footpaths and other impervious surfaces within the road corridor;</u> <u>3. Provide for hydraulic neutrality facilities that are appropriately located and designed to ensure continued access for device inspection, maintenance and upgrade; and</u> <u>4. Design hydraulic neutrality facilities so that they are sized in accordance with the Wellington Water Limited Regional Standard for Water Services (2019/2021).</u> 	
<u>DEV3-SW-P2P3</u>	<u>Building Materials</u>
<p>Require buildings and structures with copper or zinc building, cladding and roofing materials (including guttering and spouting) to achieve one of the following:</p> <ol style="list-style-type: none"> <u>1. The building material must be finished in a manner that prevents water runoff from containing copper or zinc; or</u> <u>2. The stormwater from the building materials must be treated to minimise concentrations of copper or zinc to the smallest amount practicable in accordance with the Wellington Water Ltd Water Sensitive Design for Stormwater: Treatment Device Guideline (2019).</u> 	

Amendment 23.

Noise

OBJECTIVES

DEV3-NOISE-O1	Noise - Reverse Sensitivity
Residential units are designed to minimise reverse sensitivity effects.	

Amendment 24.

POLICIES	
DEV3-NOISE-P1	Reverse Sensitivity
Require residential units locating in the Gabites Block Rail Corridor Buffer Area shown in the Gabites Block Development Area Structure Plan in DEV3-APPENDIX1 to design sleeping rooms and studies to attenuate external noise.	

Amendment 25.

RULES	
DEV3-NOISE-R1	New buildings and additions to existing buildings for use by a residential unit.
Gabites Block Rail Corridor Buffer Area	<p>1. <u>Activity status: Permitted</u></p> <p><u>Where:</u></p> <p>a. <u>Compliance is achieved with:</u></p> <p>i. <u>DEV3-NOISE-S1, demonstrated by means of an acoustical certificate or construction in accordance with the minimum requirements set out in the Noise Insulation Construction Schedule (DEV3-NOISE-APPENDIX1); and</u></p> <p>ii. <u>DEV3-NOISE-S2.</u></p>
	<p>2. <u>Activity status: Restricted Discretionary</u></p> <p><u>Where:</u></p> <p>a. <u>Compliance is not achieved with:</u></p> <p>i. <u>DEV3-NOISE-S1; or</u></p> <p>ii. <u>DEV3-NOISE-S2.</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p>M1. <u>The matters of discretion of any infringed standard.</u></p>

Amendment 26.

DEV3-NOISE-S1	Noise Insulation	
Gabites Block Rail Corridor Buffer Area	Any sleeping room or study in a residential unit must be protected from noise arising outside the building by ensuring the external sound insulation level achieves the following minimum performance standard: <u>D2m,nT,w+Ctr>35.</u>	<p><u>Matters of discretion are restricted to:</u></p> <p>M1. <u>The reverse sensitivity effects on the Wellington to Woodville railway; and</u></p> <p>M2. <u>The health and amenity of future occupants of the building.</u></p>

DEV3-NOISE-S2	Mechanical Ventilation	
<u>Gabites Block</u> <u>Rail Corridor</u> <u>Buffer Area</u>	Where windows of a sleeping room or study in a residential unit must be closed to meet the requirements of DEV3-NOISE-S1, the sleeping room or study must have a positive supplementary source of fresh air ducted from outside that achieves a minimum of 7.5 Litres of fresh air per second per person.	Matters of discretion are restricted to: M1. <u>The health and amenity of future occupants of the building.</u>

Amendment 27.

DEV3-NOISE-APPENDIX1

Noise Insulation Construction Schedule

Building Element	Minimum Construction Requirement
<u>External Walls</u>	<ul style="list-style-type: none"> <u>External cladding with a surface mass not less than 23kg/m², ex 100 x 50mm framing at 600mm centres;</u> <u>Fibrous thermal insulation; and</u> <u>Internal lining of one layer 13mm thick high density gypsum board (minimum 12kg/m²).</u> <p>Or:</p> <ul style="list-style-type: none"> <u>Any wall construction utilising at least 50mm thick concrete;</u> <u>Secondary timber strapping or wall framing not less than 50mm thick lined with at least 10mm thick gypsum board; and</u> <u>Fibrous thermal insulation.</u> <p>Combined Superficial Density <u>Minimum not less than 35kg/m² being the combined mass of external and internal linings excluding structural elements (e.g. window frames or wall studs) with no less than 12kg/m² on each side of structural elements.</u></p>
<u>Glazed Areas</u>	<ul style="list-style-type: none"> <u>4/12/4 thermal double glazing, with 6mm thick secondary pane at least 75mm from the outer glazing; and</u> <u>Windows to be new aluminium frames with fixed panes or opening sashes with full compression seals.</u> <p><u>Note: Rooms with glazed areas in external walls greater than 35% of floor area of the room will require a specialist acoustic report to show conformance with the insulation rule.</u></p>
<u>Pitched Roof (all roofs other than skillion roofs)</u>	<ul style="list-style-type: none"> <u>Profiled long run steel or tiles, with minimum steel thickness of 0.4mm;</u> <u>Timber trusses at minimum 800mm centres;</u> <u>Fibrous thermal insulation;</u> <u>Ceiling lining of one layer 13mm thick high density gypsum board (minimum 12kg/m²).</u>
<u>Skillion Roof</u>	<ul style="list-style-type: none"> <u>Profiled long run steel or tiles, with minimum steel thickness of 0.4mm;</u> <u>Timber framing at minimum 600mm centres;</u> <u>Fibrous thermal insulation;</u>

	<ul style="list-style-type: none"> • <u>Ceiling lining of two layers 13mm thick high density gypsum board (minimum 12kg/m²) each.</u>
<u>External Door in Outside Walls</u>	<u>Solid core door (minimum 25kg/m²) with compression seals (where the door is exposed to exterior noise).</u>

Amendment 28.

Amendments 28A, 28B and 28C

Natural Hazards

<u>OBJECTIVE</u>	
<u>DEV3-NH-O1</u>	<u>Risk from Flood Hazards</u>
<u>Land use and development within the Gabites Flood Hazard Overlays reduce or do not increase the risk from flood hazards to people and property.</u>	

<u>POLICIES</u>	
<u>DEV3-NH-P1</u>	<u>Earthworks in the High Slope Hazard Overlay</u>
<u>Provide for earthworks in the High Slope Hazard Overlay of the Gabites Block Development Area Structure Plan in DEV3-APPENDIX1, where:</u>	
<ol style="list-style-type: none"> <u>1. A geotechnical assessment confirms that the proposed earthworks will not unacceptably increase the risk from slope instability to people, and buildings; and</u> <u>2. The earthworks will not increase the risk of slope failure at adjacent sites.</u> 	

<u>DEV3-NH-P2</u>	<u>Subdivision, Use and Development in Relation to Flood Hazards in the Gabites Block Development Area</u>
<u>Provide for subdivision, use and development where:</u>	
<ol style="list-style-type: none"> <u>1. The first subdivision provides a Stormwater Management Plan (in accordance with SUB-DEV3-IR-3) that includes identifying and addressing potential flood hazards, including:</u> <ol style="list-style-type: none"> <u>a. Flooding – network capacity;</u> <u>b. Location of any overland flowpaths and their ongoing legal protection to remain unimpeded and unobstructed to allow for the conveyancing of floodwaters. Overland flowpaths must be located in road reserve or other reserve in preference to private property (with access easements) to facilitate management and access for maintenance;</u> <u>c. Location of any inundation areas and requirements for minimum habitable floor levels, which must be included in consent notices attached to affected Records of Title; and</u> <u>2. The risk to people and property on or beyond the site is reduced or not increased from the 1% Annual Exceedance Probability Flood.</u> 	
<u>DEV3-NH-P3</u>	<u>Buildings and Structures in a Stream Corridor of the Gabites Flood Hazard Overlay</u>
<u>Avoid buildings or structures in a Stream Corridor unless:</u>	

1. The building or structure has an operational and functional need to locate in the Stream Corridor and locating outside of the Stream Corridor is not a practicable option;
2. Mitigation measures are incorporated that reduce or do not increase the risk to people and property from the 1% Annual Exceedance Probability Flood;
3. People can safely evacuate from the building or structure during a 1% Annual Exceedance Probability Flood; and
4. The conveyancing of floodwaters through the Stream Corridor is still able to occur unimpeded without diversion onto adjacent properties.

<u>DEV3-NH-R1</u>	<u>Buildings and Structures in the Stream Corridor of the Gabites Flood Hazard Overlay</u>
1. <u>Activity status: Non-complying</u>	

<u>DEV3-NH-P2</u>	<u>Accessory Buildings and associated additions in the Gabites Flood Hazard Overlay</u>
<u>Allow for accessory buildings and any associated additions within the Gabites Flood Hazard Overlay, provided that:</u>	
<ol style="list-style-type: none"> 1. <u>It can be demonstrated that Overland Flowpaths are unimpeded and unobstructed; and</u> 2. <u>The building is not located within a Stream Corridor; and</u> 3. <u>The risk to people and property is reduced or not increased from the 1% Annual Exceedance Probability Flood.</u> 	

<u>DEV3-NH-P3</u>	<u>Additions to Residential Units in an identified Inundation Area of the Gabites Flood Hazard Overlay</u>
<u>Provide for additions to Residential Units within the identified Inundation Area, where:</u>	
<ol style="list-style-type: none"> 1. <u>The impact from the 1% Annual Exceedance Probability flood event is low due to either the:</u> <ol style="list-style-type: none"> a. <u>incorporation of mitigation measures;</u> b. <u>size of the addition in relation to the existing building; or</u> c. <u>type of activities undertaken within the addition; and</u> 2. <u>The risk to people and property is reduced or not increased from the 1% Annual Exceedance Probability Flood.</u> 	

<u>DEV3-NH-P4</u>	<u>Additions to Residential Units within the Overland Flowpaths and Stream Corridors of the Gabites Flood Hazard Overlay</u>
<u>Only allow additions Residential Units within the Overland Flowpaths and Stream Corridors, where it can be demonstrated that:</u>	
<ol style="list-style-type: none"> 1. <u>The risk from the 1% Annual Exceedance Probability flood event is low due to either the:</u> <ol style="list-style-type: none"> a. <u>proposed mitigation measures;</u> b. <u>size of the addition; or</u> c. <u>nature of the activities undertaken within the addition; and</u> 2. <u>The risk to people and property is reduced or not increased from the 1% Annual Exceedance Probability Flood; and</u> 3. <u>Overland Flowpaths and Stream Corridors are unimpeded, and unobstructed to allow for the conveyancing of flood waters.</u> 	

<u>DEV3-NH-P5</u>	<u>Residential Units within the identified Inundation Areas of the Gabites Flood Hazard Overlay</u>
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Provide for Residential Units within the Inundation Area, provided that mitigation measures are incorporated to ensure the risk to people and property both on the site and on adjacent properties is not increased or is reduced.

DEV3-NH-P6 Residential Units within the Overland Flowpaths of the Gabites Flood Hazard Overlays

Manage Residential Units within the Overland Flowpaths by:

1. Incorporating mitigation measures that reduce or avoid an increase in risk to people and property from the 1% Annual Exceedance Probability Flood;
2. Ensuring that people can safely evacuate from properties during a 1% Annual Exceedance Probability Flood; and
3. Overland Flowpaths are unimpeded, and unobstructed to allow for the conveyancing of flood waters and is not diverted onto adjacent properties.

DEV3-NH-P7 Residential Units within the Stream Corridors of the Gabites Flood Hazard Overlay

Avoid Residential Units within the Stream Corridors unless it can be demonstrated that:

1. The activity, has an operational and functional need to locate within the Stream Corridor and locating outside of these Stream Corridor is not a practicable option;
2. Mitigation measures are incorporated that reduce or avoid an increase in risk to people and property from the 1% Annual Exceedance Probability Flood;
3. People can safely evacuate the property during a 1% Annual Exceedance Probability Flood; and
4. The conveyancing of flood waters through the Stream Corridor is still able to occur unimpeded and is not diverted onto adjacent properties.

RULES

DEV3-NH-R1 Earthworks for a building platform in the High Slope Hazard Overlay

1. Activity Status: Restricted Discretionary

Where:

- a. The earthworks are for a building platform in the High Slope Hazard Overlay of the Gabites Block Development Area Structure Plan in DEV3-APPENDIX1.

Matters of discretion are restricted to:

- M1. The matters in DEV3-NH-P1.

DEV3-NH-R2 Accessory Buildings within the Gabites Flood Hazard Area

1. Activity status: Permitted

Where:

- a. Any accessory buildings are located outside of the identified Overland Flowpaths or Stream Corridor of the Flood Hazard Overlay.

2. Activity Status: Restricted Discretionary

Where:

- a. Compliance with the requirements of DEV3-NH-R2.1.a cannot be achieved

The Matters of Discretion are restricted to:

- M1. The matters in DEV-NH-P2.

DEV3-NH-R3 Additions to Residential Units in the Inundation Area

1. Activity status: Permitted

<u>Where:</u>	
a. <u>The finished floor levels of the addition to a residential unit is demonstrated to be above the 1% Flood Annual Exceedance Probability Level including an allowance for freeboard, where the finished floor level is to the bottom of the floor joists or the base of the concrete floor slab.</u>	
2. <u>Activity Status: Restricted Discretionary</u>	
<u>Where:</u>	
a. <u>Compliance with the requirements of DEV3-NH-R3.1.a cannot be achieved</u>	
<u>The Matters of Discretion are restricted to:</u>	
M1. <u>The matters in NH-P3.</u>	
<u>DEV3-NH-R4</u>	<u>Additions to Residential Units in the Overland Flowpaths of the Gabites Flood Hazard Overlay</u>
1. <u>Activity status: Discretionary</u>	
<u>DEV3-NH-R5</u>	<u>Additions to Residential Units in the Stream Corridor of the Gabites Flood Hazard Overlay</u>
1. <u>Activity Status: Non-Complying</u>	
<u>DEV3-NH-R6</u>	<u>New Residential Units in the Inundation Area of the Gabites Flood Hazard Overlay</u>
1. <u>Activity status: Restricted Discretionary</u>	
<u>Where:</u>	
a. <u>The finished floor levels of the building for the Residential Unit is located above the 1% Flood Annual Exceedance Probability Level, including an allowance for freeboard, where the finished floor level is to the bottom of the floor joists or the base of the concrete floor slab.</u>	
<u>Matters of discretion are restricted to:</u>	
M1. <u>The impact from the 1% Annual Exceedance Probability flood is low due to either the:</u>	
a. <u>implementation mitigation measures;</u>	
b. <u>the shallow depth of the flood waters within the building; or</u>	
c. <u>type of activity undertaken within the building; and</u>	
M2. <u>The risk to people and property is reduced or not increased.</u>	
2. <u>Activity Status: Non-Complying</u>	
<u>Where:</u>	
a. <u>Compliance with the requirements of DEV3-NH-R6.1.a cannot be achieved</u>	
<u>DEV3-NH-R7</u>	<u>New Residential Units in the Overland Flowpaths of the Gabites Flood Hazard Overlay</u>
1. <u>Activity status: Discretionary</u>	
<u>DEV3-NH-R8</u>	<u>New Residential Units in the Stream Corridor of the Gabites Flood Hazard Overlay</u>
1. <u>Activity Status: Non-Complying</u>	

Amendment 29.

Ecology

OBJECTIVES	
DEV3-ECO-O1	Gabites Block Natural Areas
The ecological values of Gabites Block Natural Areas are protected from inappropriate subdivision, use and development.	

Amendment 30.

POLICIES	
DEV3-ECO-P1	Identification of Gabites Block Natural Areas
Identify on the Gabites Block Development Area Structure Plan (DEV3-APPENDIX1) and list within <i>DEV3-ECO-Appendix-1: Schedule of Gabites Block Natural Areas</i> , areas with significant indigenous biodiversity values that meet the criteria in Policy 23 of the Regional Policy Statement for the Wellington Region .	
DEV3-ECO-P2	Protection of Gabites Block Natural Areas
Protect the biodiversity values of Gabites Block Natural Areas identified in <i>DEV3-ECO-Appendix-1: Schedule of Gabites Block Natural Areas</i> by requiring subdivision, use and development to: <ol style="list-style-type: none"> 1. <u>Avoid adverse effects on identified indigenous biodiversity values where practicable;</u> 2. <u>Minimise other adverse effects on the identified biodiversity values where avoidance is not practicable;</u> 3. <u>Remedy other adverse effects where they cannot be avoided or minimised;</u> 4. <u>Only consider biodiversity offsetting for any residual adverse effects that cannot otherwise be avoided, minimised or remedied and where the principles of <i>DEV3-ECO-Appendix 2 Biodiversity Offsetting and Biodiversity Compensation</i> are met; and</u> 5. <u>Only consider biodiversity compensation after first considering biodiversity offsetting and where the principles of <i>DEV3-ECO-Appendix 23 Biodiversity Offsetting and Biodiversity Compensation</i> are met.</u> 	
DEV3-ECO-P3	Appropriate Use and Development in Gabites Block Natural Areas
Enable vegetation clearance within Gabites Block Natural Areas for the following activities where the vegetation clearance is of a scale and nature that maintains the identified biodiversity values: <ol style="list-style-type: none"> 1. <u>Maintenance around existing buildings and network utilities;</u> 2. <u>Safe operation of roads, tracks and accessways;</u> 3. <u>Restoration and conservation activities;</u> 4. <u>Opportunities to enable tangata whenua to exercise customary harvesting practices; and</u> 5. <u>Provision of a cycleway or walkway through Gabites Block Natural Area 6.</u> 	
DEV3-ECO-P4	Other Subdivision, Use and Development in Gabites Block Natural Areas
Only allow subdivision, use and development in Gabites Block Natural Areas where the activity: <ol style="list-style-type: none"> 1. <u>Applies the effects-management hierarchy of DEV3-ECO-P2;</u> 2. <u>Takes into account the findings of an ecological assessment from a suitably qualified ecologist that determines the significance of the indigenous biodiversity values and the impact of the activity on the</u> 	

identified biodiversity values in order to support the application of the effects management hierarchy of DEV3-ECO-P2;

3. Provides for the formal legal protection and ongoing active management of the Gabites Block Natural Area;
4. Minimises the land ownership fragmentation and physical fragmentation of the Gabites Block Natural Area as part of the subdivision, use or development;
5. ~~Avoids locating~~ Does not locates building platforms, and vehicle accessways, sewage disposal fields or utility structures in Gabites Block Natural Areas;
6. Minimises trimming or removal of indigenous vegetation to avoid loss, damage or disruption to the ecological processes, functions and integrity of the Gabites Block Natural Area;
7. Minimises earthworks in Gabites Block Natural Areas; and
8. Minimises the potential cumulative adverse effects of activities on the values of the Gabites Block Natural Area.

Amendment 31.

RULES

Note: The rules of other parts of the District Plan may apply in addition to the rules of this section. More than one rule may apply.

These rules do not apply to natural inland wetlands, which are defined and regulated under the National Policy Statement on Freshwater Management 2020 and the National Environmental Standards for Freshwater 2020 and managed by the Greater Wellington Regional Council.

DEV3-ECO-R1	Trimming or Removal of Vegetation within a Gabites Block Natural Area
<u>Gabites Block Development Area</u>	<p>1. <u>Activity Status: Permitted</u></p> <p><u>Where:</u></p> <p>a. <u>The trimming or removal of vegetation is to:</u></p> <ol style="list-style-type: none"> i. <u>Address an imminent threat to the safety of people or property and is undertaken by a suitably qualified arboricultural expert;</u> ii. <u>Undertake natural hazard mitigation activity by a Crown Entity, Greater Wellington Regional Council, Upper Hutt City Council or their agent;</u> iii. <u>Ensure the safe operation of any formed public road or public walking or cycling track where the vegetation removal is within the public road corridor and in the case of public walking or cycling tracks no greater than 1.0m from the formed track;</u> iv. <u>Construct a cycleway or walkway through Gabites Block Natural Area 6 by Greater Wellington Regional Council, Upper Hutt Regional Council or their agent where vegetation removal is no greater than 2.5m in width to accommodate the track and associated track structures;</u> v. <u>Maintain lawfully established private accessways where the removal of vegetation is within 1m of the accessway;</u> vi. <u>Maintain lawfully established buildings where the removal of vegetation is within 3m of the building;</u>

	<ul style="list-style-type: none"> vii. <u>Maintain lawfully established network utility or renewable electricity generation activities where the removal of vegetation is within 1m of the utility or renewable electricity generation activity;</u> viii. <u>Construct or maintain perimeter fences for stock or pest animal exclusion provided the removal of vegetation is within 1m of the fence;</u> ix. <u>Comply with section 43 or section 64 of the Fire & Emergency NZ Act 2017; or</u> x. <u>Enable tangata whenua to exercise traditional customary harvesting practices.</u>
	<p>2. <u>Activity status: Restricted Discretionary</u></p> <p><u>Where:</u></p> <ul style="list-style-type: none"> a. <u>Compliance is not achieved with:</u> <ul style="list-style-type: none"> i. <u>DEV3-ECO-R1-1a.</u> <p><u>Matters of discretion are restricted to:</u></p> <ul style="list-style-type: none"> M1. <u>The matters in</u> <ul style="list-style-type: none"> a. <u>DEV3-ECO-P2, DEV3-ECO-P3 and DEV3-ECO-P4.</u> <p><u>Refer to information requirement DEV3-ECO-IR-1.</u></p>

<u>DEV3-ECO-R2</u>	<u>Restoration and Maintenance of Gabites Block Natural Areas</u>
<u>Gabites Block Development Area</u>	<p>1. <u>Activity Status: Permitted</u></p> <p><u>Where:</u></p> <ul style="list-style-type: none"> a. <u>The works are for the purpose of restoring or maintaining the identified values of the Gabites Block Natural Area by:</u> <ul style="list-style-type: none"> i. <u>Planting eco-sourced, local, indigenous vegetation;</u> ii. <u>Removing non-indigenous vegetation listed in the Greater Wellington Regional Pest Management Strategy 2019-2039;</u> iii. <u>Carrying out pest animal and pest plant control activities;</u> iv. <u>Carrying out activities in accordance with a registered protective covenant under the Reserves Act 1977, Conservation Act 1987 or Queen Elizabeth the Second National Trust Act 1977; or</u> v. <u>Carrying out activities in accordance with a Reserve Management Plan approved under the Reserves Act 1977.</u>
	<p>2. <u>Activity status: Restricted Discretionary</u></p> <p><u>Where:</u></p> <ul style="list-style-type: none"> a. <u>Compliance is not achieved with:</u> <ul style="list-style-type: none"> i. <u>DEV3-ECO-R3-1a.</u> <p><u>Matters of discretion are restricted to:</u></p> <ul style="list-style-type: none"> M1. <u>The matters in:</u> <ul style="list-style-type: none"> a. <u>DEV3-ECO-P2, DEV3-ECO-P3 and DEV3-ECO-P4.</u>

Amendment 32.

INFORMATION REQUIREMENTS	
DEV3-ECO-IR-1	Activities in Gabites Block Natural Areas
Gabites Block Development Area	<p>Applications for activities in Gabites Block Natural Areas must include the following:</p> <ol style="list-style-type: none"> 1. <u>An Ecological Assessment by a suitably qualified ecologist that:</u> <ol style="list-style-type: none"> a. <u>Identifies the biodiversity values and potential effects of the proposal; and</u> b. <u>Demonstrates that the effects management hierarchy of DEV3-ECO-P2 has been applied.</u>

Amendment 33.

APPENDICES	
DEV3-ECO-Appendix-1: Schedule of Gabites Block Natural Areas	
Site Number	Site Summary
<u>GBNA 1</u>	<u>A small area of primary beech forest and broadleaved scrub located at the northern end of the Gabites Block Development Area. The western finger of the area forms part of a draft Significant Natural Area previously identified by UHCC as UH041. Vegetation is dominated by subcanopy species; however, there are also mature canopy trees including beech, kahikatea, and totara. Other native species present included mahoe, seven finger, rangiora, and tree ferns. In addition, native vegetation coverage continues upstream in the gully that flows from Maymorn Road. Vegetation is mixed including beech, mahoe, five finger, red matipo, <i>Pittosporum</i> sp., <i>Veronica salicifolia</i>, <i>Coprosma repens</i>, and tree ferns. In addition, blackberry and old man's beard were abundant, and gorse and broom were present around the edges.</u>
<u>GBNA 2</u>	<u>The area consists of young native bush, dominated by understory and subcanopy species. Species present included seven finger, rangiora and tree ferns. Mānuka was present as well as occasional wilding pines. Based on the vegetation type and structure observed on-site, the areas could provide habitat for native fauna, including lizards and birds. While not as botanically diverse as the GBNA 1 vegetation, the area contains young successional native vegetation with species and tiers expected for this vegetation type.</u>
<u>GBNA 3</u>	<u>The area consists of young native bush, dominated by understory and subcanopy species. Species present included seven finger, rangiora and tree ferns. Mānuka was present as well as occasional wilding pines. Based on the vegetation type and structure observed on-site, the areas could provide habitat for native fauna, including lizards and birds. While not as botanically diverse as the GBNA 1 vegetation, the area contains young successional native vegetation with species and tiers expected for this vegetation type.</u>
<u>GBNA 4</u>	<u>The area consists of young native bush, dominated by understory and subcanopy species. Species present included seven finger, rangiora and tree ferns. Mānuka was present as well as occasional wilding pines. Based on the vegetation type and structure observed on-site, the areas could provide habitat for native fauna, including lizards and birds. While not as botanically diverse as the GBNA 1 vegetation, the area contains young successional native vegetation with species and tiers expected for this vegetation type.</u>
<u>GBNA 5</u>	<u>The area consists of young native bush, dominated by understory and subcanopy species. Species present included seven finger, rangiora and tree ferns. Mānuka was present as well as occasional wilding pines. Based on the vegetation type and structure observed on-site, the areas could provide habitat for native fauna, including lizards and birds. While not as botanically diverse as the GBNA 1 vegetation, the area contains young successional native vegetation with species and tiers expected for this vegetation type.</u>

GBNA 6	The area consists of young native bush, dominated by understory and subcanopy species. Species present included seven finger, rangiora and tree ferns. Mānuka was present as well as occasional wilding pines. Based on the vegetation type and structure observed on-site, the areas could provide habitat for native fauna, including lizards and birds. While not as botanically diverse as the GBNA 1 vegetation, the area contains young successional native vegetation with species and tiers expected for this vegetation type.
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Amendment 34.

DEV3-ECO-Appendix-2: Biodiversity Offsetting and Biodiversity Compensation	
The following sets out a framework of principles for the use of biodiversity offsets or biodiversity compensation .	
For compensation, read any reference to offset/offsetting as a reference to compensation.	
The principles must be complied with for an action to qualify as a biodiversity offset or biodiversity compensation .	
The principles will be used when assessing the adequacy of proposals for the design and implementation of offsetting or compensation as part of resource consent applications.	
 Note: The principles are from “Guidance on Good Practice Biodiversity Offsetting in New Zealand”, which provides useful guidance in applying the principles.	

1. [Adherence to the mitigation hierarchy: A biodiversity offset is a commitment to compensate for significant residual adverse impacts on biodiversity identified after appropriate avoidance, minimisation and on-site rehabilitation measures have been taken according to the mitigation hierarchy.](#)
2. [Limits to what can be offset: There are situations where residual impacts cannot be fully compensated for by a biodiversity offset because of the irreplaceability or vulnerability of the biodiversity affected.](#)
3. [Landscape context: A biodiversity offset should be designed and implemented in a landscape context to achieve the expected measurable conservation outcomes, taking into account available information on the full range of biological, social and cultural values of biodiversity and supporting an ecosystem approach.](#)
4. [No net loss: A biodiversity offset should be designed and implemented to achieve in situ, measurable conservation outcomes that can reasonably be expected to result in no net loss and, preferably, a net gain of biodiversity.](#)
5. [Additional conservation outcomes: A biodiversity offset should achieve conservation outcomes above and beyond results that would have occurred if the offset had not taken place. Offset design and implementation should avoid displacing activities harmful to biodiversity to other locations.](#)
6. [Stakeholder participation: In areas affected by the project and by the biodiversity offset, the effective participation of stakeholders should be ensured in decision-making about biodiversity offsets, including their evaluation, selection, design, implementation and monitoring.](#)
7. [Equity: A biodiversity offset should be designed and implemented in an equitable manner, which means the sharing among stakeholders of the rights and responsibilities, risks and rewards associated with a project and offset in a fair and balanced way, respecting legal and customary arrangements. Special consideration should be given to respecting both internationally and nationally recognised rights of indigenous peoples and local communities.](#)

8. Long-term outcomes: The design and implementation of a biodiversity offset should be based on an adaptive management approach, incorporating monitoring and evaluation, with the objective of securing outcomes that last at least as long as the project's impacts and, preferably, in perpetuity.
9. Transparency: The design and implementation of a biodiversity offset, and communication of its results to the public, should be undertaken in a transparent and timely manner.
10. Science and traditional knowledge: The design and implementation of a biodiversity offset should be a documented process informed by sound science, including an appropriate consideration of traditional knowledge.

<u>Principle 1</u>	<u>Adherence to effects management hierarchy</u>
<u>A biodiversity offset is a commitment to redress any more than minor residual adverse effects and should be contemplated only after steps to avoid, minimise, and remedy adverse effects are demonstrated to have been sequentially exhausted.</u>	
<u>Principle 2</u>	<u>When biodiversity offsetting is not appropriate</u>
<u>Biodiversity offsets are not appropriate in situations where biodiversity values cannot be offset to achieve a net gain outcome, and if biodiversity values are adversely affected, they will be permanently lost. This principle reflects a standard of acceptability for demonstrating, and then achieving, a net gain in biodiversity values. Examples of where an offset would be inappropriate include where:</u> <u>(a) — residual adverse effects cannot be offset because of the irreplaceability or vulnerability of the indigenous biodiversity affected;</u> <u>(b) — effects on indigenous biodiversity are uncertain, unknown, or little understood, but potential effects are significantly adverse;</u> <u>(c) — there are no technically feasible options by which to secure gains within acceptable timeframe.</u>	
<u>Principle 3</u>	<u>Net gain</u>
<u>The biodiversity values to be lost through the activity to which the offset applies are counterbalanced and exceeded by the proposed offsetting activity, so that the result is a net gain when compared to that lost. Net gain is demonstrated by a like-for-like quantitative loss/gain calculation of the following, and is achieved when the ecological values at the offset site exceed those being lost at the impact site across indigenous biodiversity:</u> <u>(a) — types of indigenous biodiversity, including when indigenous species depend on introduced species for their persistence; and</u> <u>(b) — amount; and</u> <u>(c) — condition.</u>	
<u>Principle 4</u>	<u>Additionality</u>
<u>A biodiversity offset achieves gains in indigenous biodiversity above and beyond gains that would have occurred in the absence of the offset, such as gains that are additional to any minimisation and remediation undertaken in relation to the adverse effects of the activity.</u>	
<u>Principle 5</u>	<u>Leakage</u>
<u>Offset design and implementation avoids displacing activities that are harmful to indigenous biodiversity to other locations.</u>	
<u>Principle 6</u>	<u>Landscape context</u>
<u>Biodiversity offset actions are undertaken where this will result in the best ecological outcome, preferably close to the impact site or within the same ecological district, and consider the landscape context of both the impact site and</u>	

<u>the offset site, taking into account interactions between species, habitats and ecosystems, spatial connections, and ecosystem function.</u>	
<u>Principle 7</u>	<u>Long-term outcomes</u>
<u>Biodiversity offsets are managed to secure outcomes of the activity that last at least as long as the impacts, and preferably in perpetuity.</u>	
<u>Principle 8</u>	<u>Time lags</u>
<u>The delay between loss of indigenous biodiversity at the impact site and gain or maturity of indigenous biodiversity at the offset site is minimised so that the calculated gains are achieved within the consent period.</u>	
<u>Principle 9</u>	<u>Science and mātauranga Māori</u>
<u>The design and implementation of a biodiversity offset is a documented process informed by science and mātauranga Māori where available.</u>	
<u>Principle 10</u>	<u>Stakeholder participation</u>
<u>Opportunity for the effective and early participation of stakeholders is demonstrated when planning for biodiversity offsets, including their evaluation, selection, design, implementation, and monitoring.</u>	
<u>Principle 11</u>	<u>Transparency</u>
<u>The design and implementation of a biodiversity offset, and communication of its results to the public, is undertaken in a transparent and timely manner.</u>	

<u>Principle 1</u>	<u>Adherence to the mitigation hierarchy</u>
<u>The proposed biodiversity offset will be assessed in accordance with the mitigation hierarchy set out in DEV3-ECO-P2. It should only be contemplated after the mitigation hierarchy steps in DEV3-ECO-P2 have been demonstrated to have been sequentially exhausted. Any proposal for a biodiversity offset will demonstrate how it addresses the residual adverse effects of the activity.</u>	
<u>Principle 2</u>	<u>Limits to offsetting</u>
<u>Many biodiversity values cannot be offset and if they are adversely affected then they will be permanently lost. These situations include where:</u>	
<u>a. — Residual adverse effects cannot be offset because of the irreplaceability or vulnerability of the indigenous biodiversity affected or there is no appropriate offset site;</u>	
<u>b. — There are no technically feasible options by which to secure gains within acceptable timeframes; and</u>	
<u>c. — Effects on indigenous biodiversity are uncertain, unknown or little understood, but potential effects are significantly adverse. In these situations, an offset would be inappropriate. This principle reflects a standard of acceptability for offsetting and a proposed offset must provide an assessment of these limits that supports its success.</u>	
<u>Principle 3</u>	<u>No net loss and preferably a net gain</u>

<p>The values to be lost through the activity to which the offset applies are counterbalanced by the proposed offsetting activity which is at least commensurate with the adverse effects on indigenous biodiversity so that the overall result is no net loss and preferably a net gain in biodiversity. No net loss and net gain are measured by type, amount and condition at the impact and offset site and require an explicit loss and gain calculation. Provisions for addressing sources of uncertainty and risk of failure in delivering the biodiversity offset should also be included.</p>	
<u>Principle 4</u>	<u>Additionality</u>
<p>A biodiversity offset must achieve gains in indigenous biodiversity above and beyond gains that would have occurred in the absence of the offset, including that gains are additional to any minimisation or remediation undertaken in relation to the adverse effects of the activity. Offset design and implementation must avoid displacing activities harmful to indigenous biodiversity to other locations</p>	
<u>Principle 5</u>	<u>Like for Like</u>
<p>The ecological values being gained at the offset site are the same as those being lost at the impact site across types of indigenous biodiversity, amount of indigenous biodiversity (including condition), over time and spatial context.</p>	
<u>Principle 6</u>	<u>Landscape context</u>
<p>Biodiversity offset actions must be undertaken where this will result in the best ecological outcome, preferentially, first at the site, then the relevant catchment, then within the ecological district. Applications must consider the landscape context of both the impact site and the offset site, taking into account interactions between species, habitats and ecosystems, spatial connections and ecosystem function.</p>	
<u>Principle 7</u>	<u>Long-term outcomes</u>
<p>The biodiversity offset must be managed to secure outcomes of the activity that last at least as long as the impacts, and preferably in perpetuity, including through the use of adaptive management where necessary.</p>	
<u>Principle 8</u>	<u>Time Lags</u>
<p>The delay between loss of indigenous biodiversity at the impact site and gain or maturity of indigenous biodiversity at the offset site must be minimised so that gains are achieved within the consent period and identified within the biodiversity offset management plan.</p>	
<u>Principle 9</u>	<u>Trading Up</u>
<p>When trading up forms part of an offset, the proposal must demonstrate that the indigenous biodiversity values gained are demonstrably of higher value than those lost, and the values lost are not indigenous taxa that are listed as Threatened, At-risk or Data deficient in the New Zealand Threat Classification System lists, or considered vulnerable or irreplaceable.</p>	
<u>Principle 10</u>	<u>Offsets in advance</u>
<p>A biodiversity offset developed in advance of an application for resource consent must provide a clear link between the offset and the future effect. That is, the offset can be shown to have been created or commenced in anticipation of the specific effect and would not have occurred if that effect were not anticipated.</p>	
<u>Principle 11</u>	<u>Proposing a biodiversity offset</u>

A proposed biodiversity offset must include a specific biodiversity offset management plan, that:

a. — Sets out baseline information on the indigenous biodiversity that is potentially impacted by the proposed activity at both the donor and recipient sites;

b. — Demonstrates how the requirements set out in this schedule will be carried out; and

c. — Identifies the monitoring approach that will be used to demonstrate how the principles set out in this schedule will be fulfilled over an appropriate timeframe.

Amendment 35.

DEV3-ECO Appendix 3: Biodiversity Compensation

The following sets out a framework of principles for the use of biodiversity compensation:

The principles must be complied with for an action to qualify as biodiversity compensation.

<u>Principle 1</u>	<u>Adherence to effects management hierarchy</u>
<u>Biodiversity compensation is a commitment to redress more than minor residual adverse impacts, and should be contemplated only after steps to avoid, minimise, remedy, and offset adverse effects are demonstrated to have been sequentially exhausted.</u>	
<u>Principle 2</u>	<u>When biodiversity compensation is not appropriate</u>
<u>Biodiversity compensation is not appropriate where indigenous biodiversity values are not able to be compensated for, for example because:</u> <u>(a) — the indigenous biodiversity affected is irreplaceable or vulnerable; or</u> <u>(b) — effects on indigenous biodiversity are uncertain, unknown, or little understood, but potential effects are significantly adverse; or</u> <u>(c) — there are no technically feasible options by which to secure proposed gains within acceptable timeframes.</u>	
<u>Principle 3</u>	<u>Scale of biodiversity compensation</u>
<u>The values to be lost through the activity to which the biodiversity compensation applies are addressed by positive effects to indigenous biodiversity, (including when indigenous species depend on introduced species for their persistence), that outweigh the adverse effects on indigenous biodiversity.</u>	
<u>Principle 4</u>	<u>Additionality</u>
<u>Biodiversity compensation achieves gains in indigenous biodiversity that are above and beyond gains that would have occurred in the absence of the compensation, such as gains that are additional to any minimisation and remediation undertaken in relation to the adverse effects of the activity.</u>	
<u>Principle 5</u>	<u>Leakage</u>
<u>The design and implementation avoid displacing activities or environmental factors that are harmful to indigenous biodiversity in other locations.</u>	
<u>Principle 6</u>	<u>Landscape context</u>
<u>Biodiversity compensation actions are undertaken where this will result in the best ecological outcome, preferably close to the impact site or within the same ecological district. The actions consider the landscape context of both the impact site and the compensation site, taking into account interactions between species, habitats and ecosystems, spatial connections, and ecosystem function.</u>	
<u>Principle 7</u>	<u>Long-term outcomes</u>

<u>Biodiversity compensation is managed to secure outcomes of the activity that last as least as long as the impacts, and preferably in perpetuity.</u>	
<u>Principle 8</u>	<u>Time lags</u>
<u>The delay between loss of indigenous biodiversity at the impact site and gain or maturity of indigenous biodiversity at the compensation site is minimised.</u>	
<u>Principle 9</u>	<u>Trading up</u>
<u>When trading up forms part of biodiversity compensation, the proposal demonstrates that the indigenous biodiversity values gained are demonstrably of higher indigenous biodiversity value than those lost. The proposal also shows the values lost are not to Threatened or At Risk species or to species considered vulnerable or irreplaceable.</u>	
<u>Principle 10</u>	<u>Financial contributions</u>
<u>Financial contributions are only considered when there is no effective option available for delivering indigenous biodiversity gains on the ground. Any contributions related to the indigenous biodiversity impacts must be directly linked to an intended indigenous biodiversity gain or benefit.</u>	
<u>Principle 11</u>	<u>Science and mātauranga Māori</u>
<u>The design and implementation of biodiversity compensation is a documented process informed by science and mātauranga Māori where available.</u>	
<u>Principle 12</u>	<u>Stakeholder participation</u>
<u>Opportunity for the effective and early participation of stakeholders is demonstrated when planning for biodiversity compensation, including its evaluation, selection, design, implementation, and monitoring.</u>	
<u>Principle 13</u>	<u>Transparency</u>
<u>The design and implementation of biodiversity compensation, and communication of its results to the public, is undertaken in a transparent and timely manner.</u>	

<u>Principle 1</u>	<u>Adherence to the mitigation hierarchy</u>
<u>Biodiversity compensation is a commitment to redress residual adverse effects. It must only be contemplated after the mitigation hierarchy steps in DEV3-ECO-P2 have been demonstrated to have been sequentially exhausted and thus applies only to residual adverse effects on indigenous biodiversity.</u>	
<u>Principle 2</u>	<u>Limits to biodiversity compensation</u>
<u>In deciding whether biodiversity compensation is appropriate, a decision maker must consider the principle that many indigenous biodiversity values are not able to be compensated for because:</u>	
<u>a. — The indigenous biodiversity affected is irreplaceable or vulnerable;</u>	
<u>b. — There are no technically feasible options by which to secure proposed gains within acceptable timeframes; and</u>	
<u>c. — Effects on indigenous biodiversity are uncertain, unknown or little understood, but potential effects are significantly adverse.</u>	
<u>Principle 3</u>	<u>Scale of biodiversity compensation</u>

<u>The values to be lost through the activity to which the biodiversity compensation applies must be addressed by positive effects to indigenous biodiversity that are proportionate to the adverse effects on indigenous biodiversity.</u>	
<u>Principle 4</u>	<u>Additionality</u>
<u>Biodiversity compensation must achieve gains in indigenous biodiversity above and beyond gains that would have occurred in the absence of the compensation, including that gains are additional to any remediation undertaken in relation to the adverse effects of the activity. Compensation design and implementation must avoid displacing activities harmful to indigenous biodiversity to other locations.</u>	
<u>Principle 5</u>	<u>Landscape context</u>
<u>Biodiversity compensation actions must be undertaken where this will result in the best ecological outcome, preferentially, first at the site, then the relevant catchment, then within the ecological district. The actions must consider the landscape context of both the impact site and the compensation site, taking into account interactions between species, habitats and ecosystems, spatial connections and ecosystem function.</u>	
<u>Principle 6</u>	<u>Long-term outcomes</u>
<u>The biodiversity compensation must be managed to secure outcomes of the activity that last as least as long as the effects, and preferably in perpetuity.</u>	
<u>Principle 7</u>	<u>Time Lags</u>
<u>The delay between loss of indigenous biodiversity at the impact site and gain or maturity of indigenous biodiversity at the compensation site must be minimised.</u>	
<u>Principle 8</u>	<u>Trading Up</u>
<u>When trading up forms part of biodiversity compensation, the proposal must demonstrate the indigenous biodiversity values gained are demonstrably of higher indigenous biodiversity value than those lost. The proposal must also show the values lost are not indigenous taxa that are listed as Threatened, At risk or Data deficient in the New Zealand Threat Classification System lists, or considered vulnerable or irreplaceable.</u>	
<u>Principle 9</u>	<u>Biodiversity compensation in advance</u>
<u>Biodiversity compensation developed in advance of an application for resource consent must provide a clear link between the compensation and the future effect. That is, the compensation can be shown to have been created or commenced in anticipation of the specific effect and would not have occurred if that effect were not anticipated.</u>	

Amendment 36.

Gabites Block Area Use and Development

<u>OBJECTIVES</u>	
<u>DEV3-01</u>	<u>Character and Amenity Values of the North-West Area</u>
<u>A cluster of residential development that is compatible with the built development of adjoining residential areas to the north and industrial areas to the west.</u>	

DEV3-02	Character and Amenity Values of the Valley Flats Area
Rural residential development on flat land along <u>Maymorn Road</u> .	
DEV3-03	Character and Amenity Values of the Station Flats Area
A cluster of low density residential development on flat land framed by the Maymorn Station and railway line and the <u>western hillside</u> .	
DEV3-04	Character and Amenity Values of the Hilltops Area
An open, green landscape <u>including most of the main ridgeline</u> interspersed with <u>sensitively located</u> rural residential development and <u>sensitively located</u> supporting network utilities.	
DEV3-05	Character and Amenity Values of the Hilltop Basin Area
An enclave of low density residential development secluded in a natural hilltop basin framed by hillslopes and ridges.	
DEV3-06	Character and Amenity Values of the Hillside Area
An open, vegetation-dominated, west-facing hillside <u>crowned by the main and</u> ridgeline with sparse and sensitively located rural residential development and supporting network utilities.	

Amendment 37.

POLICIES	
DEV3-P1	Network Utilities in the Gabites Block Development Area
Provide for built development where appropriate network utilities are available, including on-site servicing where reticulated services are not available.	
DEV3-P2	Low Density Residential and Rural Residential Use and Development
Provide for low density residential and rural residential use and development that achieves the following:	
<ol style="list-style-type: none"> 1. <u>Site design, layout and scale of the activity that are compatible with the character and amenity values anticipated in the applicable Area;</u> 2. <u>Site design and implementation that:</u> <ol style="list-style-type: none"> a. <u>Avoid built development that has <u>significant-unacceptable</u> adverse visual effects on the skyline of the <u>main north-south ridge shown on the Gabites Block Development Area Structure Plan in DEV3-APPENDIX1, when viewed from Maymorn Road or Parkes Line Road;</u></u> 3. <u>Building design and implementation that achieves:</u> <ol style="list-style-type: none"> a. <u>Recessive built forms and finishes;</u> b. <u>Attenuation of external noise for sleeping rooms locating in the Gabites Block Rail Corridor Buffer Area of the Gabites Block Development Area Structure Plan in DEV3-APPENDIX1.</u> 4. <u>Landscape design and implementation that:</u> <ol style="list-style-type: none"> a. <u>Maintain and enhance the vegetated hillside backdrop to Maymorn;</u> b. <u>Avoid visually-impermeable boundary fencing, including avoid close-boarded and solid panel fencing, and avoid front boundary fences of higher than 1.2m;</u> c. <u>Ensure outdoor living spaces are well located, accessible and have access to sunlight;</u> d. <u>Use planting to achieve visual amenity, safety and functionality;</u> 	

- e. Ensure driveways, manoeuvring and parking areas are visually unobtrusive;
- f. Screen water tanks from views from public places with timber lattice or planting;
- fg. Provide a visually-permeable, planted buffer along Maymorn Road.
- 5. Lighting that enhances safety and security without adversely affecting the amenity of other sites.
- 6. Private vehicle crossings that do not connect directly to Maymorn Road.
- 7. Transport networks that:
 - a. Avoid significant-unacceptable adverse effects on the rural character or landscape values of the Gabites Block and Maymorn context; and
 - b. Achieve the management of stormwater quality and quantity set out in DEV3-P1, DEV3-SW-P1 and DEV3-SW-P2.
- 8. Site design, layout and implementation that achieves the management of stormwater quality and quantity set out in DEV3-P1, DEV3-SW-P1 and DEV3-SW-P2.

DEV3-P3	<u>Non-Residential Activities</u>
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Provide for non-residential activities that:

- 1. Contribute to the social, cultural and economic wellbeing of people and communities;
- 2. Are of a type and scale compatible with the character, landscape and amenity values of the Area;
- 3. Avoid, remedy or mitigate adverse effects on the amenity values of adjoining sites, including from signs and the location and scale of utility and external storage areas;
- 4. Avoid, remedy or mitigate adverse effects on the amenity values of adjoining sites or the landscape from the movement of people and vehicles associated with the activity;
- 5. Have hours of operation that are compatible with rural-residential amenity; and
- 6. Have an operational need to locate in the Area.

Avoid non-residential activities that are incompatible with the character, landscape and amenity values anticipated in the Area.

Amendment 38.

<u>RULES</u>

Note: The rules of other parts of the District Plan may apply in addition to the rules of this section. More than one rule may apply.

DEV3-R1	<u>Buildings and Structures</u>
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1. Activity status: Permitted

Where:

a. Compliance is achieved with:

- i. DEV3-S1;
- ii. DEV3-S2;
- iii. DEV3-S3;
- iv. DEV3-S4;
- v. DEV3-S5;

- vi. DEV3-S6;
- vii. DEV3-S7;
- viii. DEV3-S8;
- ix. DEV3-S9;
- x. DEV3-S10;
- xi. DEV3-S11; ~~and~~
- xii. DEV3-S12;
- xiii. DEV3-S13; ~~and~~
- xiv. DEV3-S14; ~~and~~
- xv. DEV3-S15.

2. Activity status: Restricted Discretionary

Where:

a. Compliance is not achieved with:

- i. DEV3-S1;
- ii. DEV3-S2;
- iii. DEV3-S3;
- iv. DEV3-S4;
- v. DEV3-S5;
- vi. DEV3-S6;
- vii. DEV3-S7;
- viii. DEV3-S8;
- ix. DEV3-S9;
- x. DEV3-S10;
- xi. DEV3-S11; ~~or~~
- xii. DEV3-S12;
- xiii. DEV3-S13; ~~or~~
- xiv. DEV3-S14; ~~or~~
- xv. DEV3-S15.

Matters of discretion are restricted to:

M1. The matters in any infringed standard; ~~and~~

M2. The matters in DEV3-P2.

and

Where:

b. Compliance is not achieved with:

- i. DEV3-S1.2

Matters of discretion are restricted to:

M1. The matters in:

- a. DEV3-P2.

Refer to information requirement DEV3-IR-1.

DEV3-R2	Residential Activities
<p>1. <u>Activity Status: Permitted</u></p> <p><u>Where:</u></p> <p>a. <u>There are no more than one residential unit and one minor residential unit per site;</u></p> <p>b. <u>Any minor residential unit shares a vehicle crossing and driveway with the site's residential unit; and</u></p> <p>c. <u>Compliance is achieved with:</u></p> <p style="padding-left: 20px;">i. <u>DEV3-S3; and</u></p> <p style="padding-left: 20px;">ii. <u>DEV3-S8.</u></p>	
<p>2. <u>Activity status: Restricted Discretionary</u></p> <p><u>Where:</u></p> <p><u>Compliance is not achieved with:</u></p> <p style="padding-left: 20px;">i. <u>DEV3-R2-1a;</u></p> <p style="padding-left: 20px;">ii. <u>DEV3-R2-1b;</u></p> <p style="padding-left: 20px;">iii. <u>DEV3-S3; or</u></p> <p style="padding-left: 20px;">iv. <u>DEV3-S8.</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p>M1. <u>The matters in any infringed standard; and</u></p> <p>M2. <u>The matters in:</u></p> <p style="padding-left: 20px;">a. <u>DEV3-P2.</u></p>	

DEV3-R3	Home Business
<p>1. <u>Activity Status: Permitted</u></p> <p><u>Where:</u></p> <p>a. <u>No more than 40m² of total gross floor area of all buildings on site is used for the home business;</u></p> <p>b. <u>No more than one full time employee or equivalent engaged in the home business resides off-site; and</u></p> <p>c. <u>The hours of operation are within:</u></p> <p style="padding-left: 20px;">i. <u>7.00am to 7.00pm, Monday to Friday; and</u></p> <p style="padding-left: 20px;">ii. <u>7.00am to 6.00pm Saturday and Sunday.</u></p>	
<p>2. <u>Activity status: Restricted Discretionary</u></p> <p><u>Where:</u></p> <p>a. <u>Compliance is not achieved with:</u></p> <p style="padding-left: 20px;">i. <u>DEV3-R3-1a;</u></p> <p style="padding-left: 20px;">ii. <u>DEV3-R3-1b; or</u></p> <p style="padding-left: 20px;">iii. <u>DEV3-R3-1c.</u></p>	

Matters of discretion are restricted to:

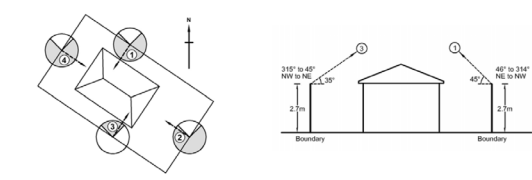
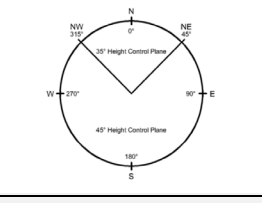
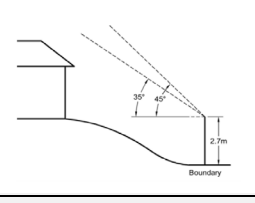
M1. The matters in:

a. DEV3-P3.

DEV3-R4	All Other Activities
<p>1. <u>Activity Status: Discretionary</u></p> <p><u>Where:</u></p> <p>a. <u>The activity is not otherwise provided for as a permitted activity, controlled activity, restricted discretionary activity or non-complying activity.</u></p>	

Amendment 39.

STANDARDS		
DEV3-S1	Height of Buildings and Structures	
<p><u>North-West Area, Valley Flats Area, Station Flats Area, Hilltops Area (outside the Ridgeline Protection Overlay), Hilltop Basin Area</u></p>	<p>1. <u>All buildings and structures must comply with a maximum height above ground level of 8m, except that:</u></p> <p>a. <u>An additional 1m can be added to the maximum height of any building with a roof slope of 15° or greater, where the roof rises to a ridge.</u></p>	<p><u>Matters of discretion are restricted to:</u></p> <p><u>M1. The effect on the streetscape, character and amenity of the area;</u></p> <p><u>M2. Dominance effects on adjoining sites;</u></p> <p><u>M3. Design and siting of the building or structure; and</u></p> <p><u>M4. The influence of visually prominent trees and established landscaping.</u></p>
<u>Hillside Area</u>	<u>All buildings and structures must comply with a maximum height above ground level of 6m.</u>	
<p><u>Hilltops Area (within the Ridgeline Protection Overlay), Hillside Area</u></p>	<p>2. <u>All buildings and structures must comply with a maximum height above ground level of 3.56m.</u></p>	
DEV3-S2	Height Control Planes	
<u>Gabites Block Development Area</u>	<p><u>Buildings must fit within the height control planes defined below:</u></p>	<p><u>Matters of discretion are restricted to:</u></p> <p><u>M1. The effect on sunlight and daylight admission to internal living spaces and external outdoor living spaces on adjoining and surrounding sites; and</u></p> <p><u>M2. Dominance and privacy effects on adjoining sites.</u></p>

	<p>a) Height control planes in relation to site boundaries:</p>  <p>b) Determining which height control plane to use:</p>  <p>c) Application of height control planes to a sloping site:</p>  <p>The following exceptions apply:</p> <ol style="list-style-type: none"> <u>1. Chimneys, flues, and minor decorative features may extend beyond the height control plane by up to 1m.</u> <u>2. The top of a dormer or gable, but not the eaves, may extend beyond the height control plane by up to 0.5 m provided that the aggregate length of all projections through the plane does not exceed 25% of the total building length.</u> <u>3. Where the boundary involved in the measurement of the height control plane adjoins an access strip or right-of-way to a rear allotment lot, the outside boundary of such an access strip or right-of-way may be substituted for the nearest site boundary.</u> 	
DEV3-S3	Maximum Building Coverage	
<u>Gabites Block Development Area</u>	<p>The maximum total building coverage on a site includes:</p> <ol style="list-style-type: none"> <u>1. Residential units;</u> <u>2. Minor residential units; and</u> <u>3. Accessory buildings;</u> <p>The maximum total building coverage excludes:</p> <ol style="list-style-type: none"> <u>4. Pergola structures that are not covered by a roof;</u> <u>5. Uncovered decks;</u> <u>6. Uncovered outdoor swimming pools.</u> <u>7. Buildings and structures with a footprint of no more than 2.6m² and a height of no more than 2.2m above ground level.</u> 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <u>M1. Dominance effects on the street and adjoining properties;</u> <u>M2. Effects on rural character; and</u> <u>M3. Visual and landscape effects.</u>
<u>North-West Area</u>	<p>Either:</p> <ol style="list-style-type: none"> <u>1. Maximum total building coverage is 250m²; and</u> 	

	<p>2. <u>Maximum building coverage of minor residential unit is 50m²</u></p> <p>Or:</p> <p>3. <u>Maximum total building coverage is 50% of the net site area;</u></p> <p>Whichever is the lesser.</p>		
Station Flats Area, Hilltop Basin Area	<p>1. <u>Maximum total building coverage is 300350m²</u></p> <p>2. <u>Maximum building coverage of minor residential unit is 50m²</u></p>		
Valley Flats Area, Hilltops Area, Hillside Area	<p>1. <u>Maximum total building coverage is 350400m²</u></p> <p>2. <u>Maximum building coverage of minor residential unit is 50m²</u></p>		
DEV3-S4	Minimum Setback from Maymorn Road Boundary for Buildings and Structures		
North-West Area, Valley Flats Area	Front boundary with Maymorn Road	8m	<p>Matters of discretion are restricted to:</p> <p>M1. <u>The effect on the streetscape and amenity of the area;</u></p> <p>M2. <u>Design and siting of buildings;</u></p> <p>M3. <u>Screening, planting and landscaping; and</u></p> <p>M4. <u>Pedestrian and cyclist safety.</u></p>
	<p>This standard does not apply to:</p> <p>1. <u>Boundary fences.</u></p>		
DEV3-S5	Minimum Setback from Road Boundaries Other Than Maymorn Road		
North-West Area	Front boundary with roads other than Maymorn Road	4m	<p>Matters of discretion are restricted to:</p> <p>M1. <u>The effect on the streetscape and amenity of the area;</u></p> <p>M2. <u>Design and siting of buildings;</u></p> <p>M3. <u>Screening, planting and landscaping; and</u></p> <p>M4. <u>Pedestrian and cyclist safety.</u></p>
	<p>This standard does not apply to:</p> <p>1. <u>Boundary fences.</u></p>		
Valley Flats Area, Station Flats Area, Hilltops Area, Hilltop Basin Area, Hillside Area	Front boundary with roads other than Maymorn Road	5m	<p>Matters of discretion are restricted to:</p> <p>M1. <u>The effect on the streetscape and amenity of the area;</u></p> <p>M2. <u>Design and siting of buildings;</u></p> <p>M3. <u>Screening, planting and landscaping; and</u></p> <p>M4. <u>Pedestrian and cyclist safety.</u></p>
	<p>This standard does not apply to:</p> <p>1. <u>Boundary fences.</u></p>		
DEV3-S6	Minimum Setbacks from Other Boundaries		

<u>North-West Area</u>	<u>Side Boundary</u>	<u>1.5m</u>	<u>Matters of discretion are restricted to:</u> <u>M1. Dominance and privacy effects on adjoining sites.</u>
	<u>Rear Boundary</u>	<u>1.5m</u>	
	<p><u>Any wall within 1m of a boundary must be no longer than 6m.</u></p> <p><u>The distance between an accessory building and any point of the main window of a habitable room on an adjoining site, measured at right angles to the plane of the window, must be not less than 3m.</u></p> <p><u>For garages and other accessory buildings which form a part of a residential unit, the standards for accessory buildings apply to that residential unit, but only to the area of the residential unit which is an accessory building</u></p> <p><u>This standard does not apply to:</u></p> <ol style="list-style-type: none"> <u>1. Boundary fences or standalone walls; and</u> <u>2. Structures with a building footprint of less than 0.5m².</u> 		
<u>Valley Flats Area, Station Flats Area, Hilltops Area, Hilltop Basin Area, Hillside Area</u>	<u>Side Boundary</u>	<u>3m</u>	
	<u>Rear Boundary</u>	<u>3m</u>	
	<p><u>This standard does not apply to:</u></p> <ol style="list-style-type: none"> <u>1. Boundary fences or standalone walls; and</u> <u>2. Structures with a building footprint of less than 0.5m².</u> 		
<u>DEV3-S7</u>	<u>Maymorn Road Landscaping Buffer</u>		
<u>North-West Area, Valley Flats Area</u>	<u>1. Site areas within 5m of the Maymorn Road boundary must be landscaped with a buffer of native trees and plants that will be visually-permeable at maturity.</u>	<u>Matters of discretion are restricted to:</u> <u>M1. The effect on the streetscape and amenity of the area.</u>	
<u>DEV3-S8</u>	<u>Outdoor Living Space for Residential Units</u>		
<u>North-West Area</u>	<p><u>One outdoor living space capable of containing a 6m diameter circle must be provided for each residential unit or minor residential unit and be located at its northern aspect, or directly accessible from a living area.</u></p> <p><u>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 space.</u></p>	<u>Matters of discretion are restricted to:</u> <u>M1. Whether adequate useable space is provided to accommodate outdoor activities; and</u> <u>M2. Proximity of the residential unit to accessible public open space.</u>	
<u>DEV3-S9</u>	<u>Fences</u>		

<u>North-West Area</u>	<ol style="list-style-type: none"> 1. <u>Fences on the Maymorn Road boundary must be post and rail fences no higher than 1.2m above ground level; and</u> 2. <u>Front boundary fences must be no higher than 1.2m above ground level.</u> 	<u>Matters of discretion are restricted to:</u> <u>M1. The effects on the streetscape, character and amenity of the area; and</u> <u>M2. The effects on the amenity of adjoining properties, where the fence is located on their boundary.</u>
<u>Valley Flats Area</u>	<ol style="list-style-type: none"> 1. <u>Fences on the Maymorn Road boundary must be post and rail fences no higher than 1.2m above ground level;</u> 2. <u>All other boundary fences must be visually permeable post and rail or post and wire fences; and</u> 3. <u>Front boundary fences must be no higher than 1.2m above ground level.</u> 	
<u>Station Flats Area, Hilltops Area, Hilltop Basin Area, Hillside Area</u>	<ol style="list-style-type: none"> 1. <u>All boundary fences must be visually permeable post and rail or post and wire fences; and</u> 2. <u>Front boundary fences must be no higher than 1.2m above ground level.</u> 	
<u>DEV3-S10</u>	<u>Reflectance of Buildings and Structures</u>	
<u>Hilltops Area, Hillside Areas</u>	<u>The reflectance value of the exterior finish of the building or structure must be no greater than 25% for roofs and 30% for walls within Groups A, B or C of the BS5252 standard colour palette.</u>	<u>Matters of discretion are restricted to:</u> <u>M1. The effects on the rural character and amenity of the area.</u> <u>M2. The effects on the amenity of adjoining properties.</u>
<u>DEV3-S11</u>	<u>Use of Copper and Zinc</u>	
<u>Gabites Block Development Area</u>	<u>Copper or zinc surfaces in external building materials including roofing, guttering, spouting and cladding must be painted or finished in a manner that results in the copper or zinc surface not being directly exposed to rainfall.</u>	<u>Matters of discretion are restricted to:</u> <u>M1. The extent of untreated copper or zinc; and</u> <u>M2. Methods to remove copper or zinc from water runoff.</u>
<u>DEV3-S12</u>	<u>Impervious Surfaces</u>	
<u>North-West Area</u>	<u>The total area of impervious surfaces must not exceed 70% of the site area.</u>	<u>Matters of discretion are restricted to:</u> <u>M1. The measures used to achieve hydraulic neutrality;</u> <u>M2. Location, design, ownership and access for maintenance, including any necessary easements; and</u> <u>M3. Whether there are any constraints or opportunities that mean that hydraulic neutrality is not required.</u>
<u>Valley Flats Area, Station Flats Area, Hilltops Area, Hilltop Basin Area, Hillside Area</u>	<u>The total area of impervious surfaces must not exceed 50% of the site area.</u>	
<u>DEV3-S13</u>	<u>Visual Screening of Water Tanks</u>	

<u>Gabites Block Development Area</u>	<u>Water tanks must be screened from views from public places by timber lattice or planting to a height of 2m above ground level or to the height of the tank, whichever is lesser.</u>	<u>Matters of discretion are restricted to:</u> <u>M1. The effects on the rural character and amenity of the area.</u>
DEV3-S14	<u>Minimum Setback from Waterbodies</u>	
<u>Gabites Block Development Area</u>	<u>Buildings and structures must be set back at least 10m from natural wetlands or streams (measured from the highest annual bank-full flow).</u>	<u>Matters of discretion are restricted to:</u> <u>M1. The siting of buildings and structures;</u> <u>M2. The ability to access the waterway for maintenance and stream network enhancements.</u>
DEV3-S15	<u>Water Supply and Fire Fighting Sprinkler System for Residential Units</u>	
<u>Gabites Block Development Area</u>	<p>1. <u>Each Residential units that are is not connected to Council's reticulated water supply must have the following installed:</u></p> <p>a. <u>A self-sufficient potable water supply with a minimum volume of 38,000L; and</u></p> <p>b. <u>A domestic fire sprinkler system in accordance with NZS 4541:2013 that is connected to a firefighting water supply in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.</u></p>	<u>Matters of discretion are restricted to:</u> <u>M1. The adequacy of alternative fire fighting water supplies;</u> <u>M2. Effect on the streetscape and character of the area; and</u> <u>M3. Screening, planting and landscaping.</u>

AMENDMENT 39A

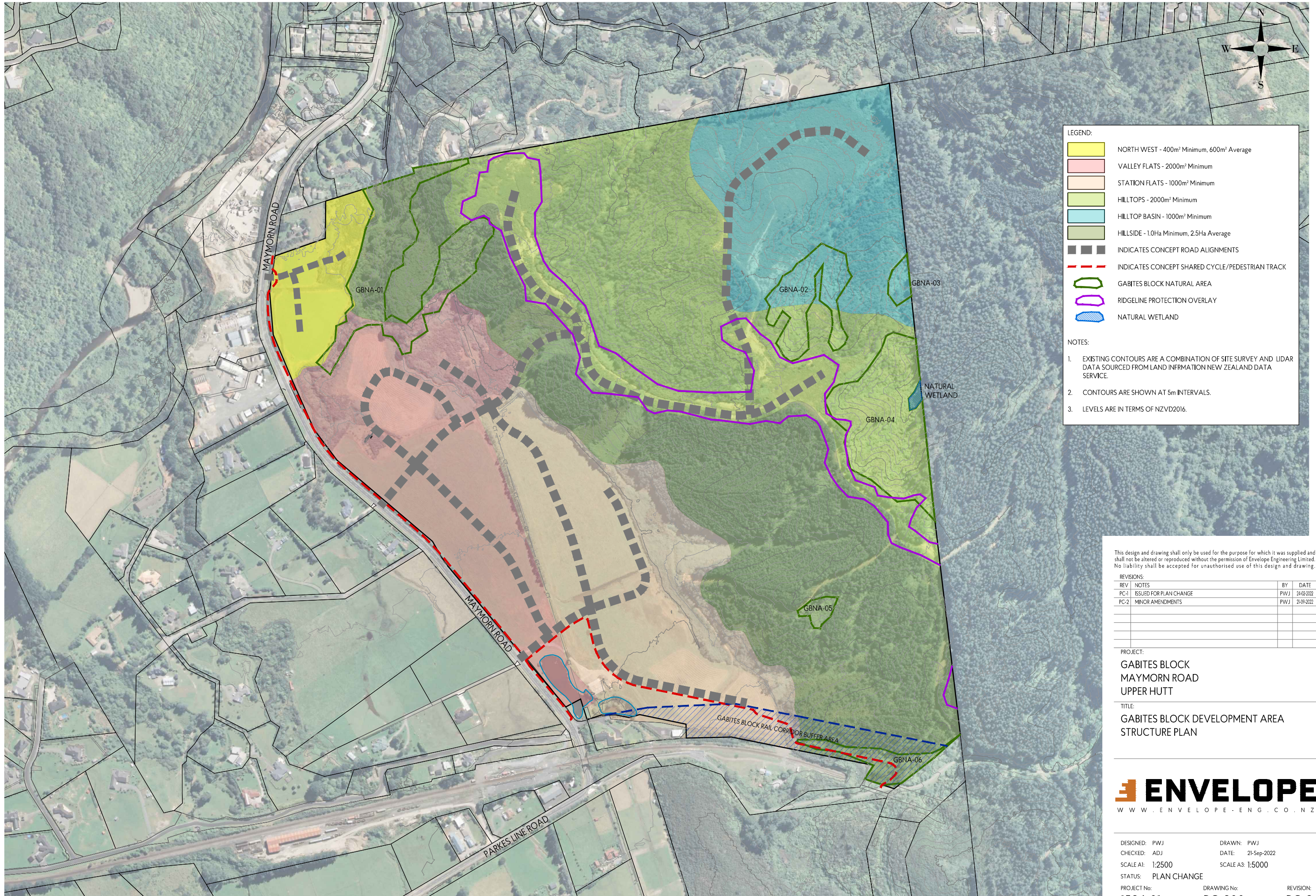
INFORMATION REQUIREMENTS	
DEV3-IR-1	<u>Landscape and Visual Assessment of Buildings and Structures in Hillside Area or Within the Ridgeline Overlay</u>
<u>Hillside Area Ridgeline Protection Overlay</u>	<p><u>Applications under Rule DEV3-R1 for buildings and structures in the Hilltops Area (within the Ridgeline Protection Overlay) or Hillside Area must provide:</u></p> <p>1. <u>A Landscape and Visual Assessment prepared by a suitably qualified landscape architect that demonstrates that the proposed building or structure design achieves the following:</u></p> <p>a. <u>Gives effect to the Landscape and Visual Assessment approved in the subdivision that created the allotment being built on and any conditions of consent including building location, fencing and planting;</u></p> <p>b. <u>Avoids unacceptable adverse visual effects on the skyline of the main north-south ridge shown on the Gabites Block Development Area Structure Plan in DEV3-APPENDIX1, when viewed from Maymorn Road or Parkes Line Road;</u></p> <p>c. <u>Visibility and similarity with surrounding colours, textures, patterns and forms;</u></p> <p>d. <u>Recessive built forms and finishes</u></p> <p>e. <u>Outdoor living spaces that are well located, accessible and have access to sunlight;</u></p> <p>f. <u>Driveways, manoeuvring and parking areas are visually unobtrusive and designed to minimise earthworks where practicable;</u></p> <p>g. <u>Lighting that enhances safety and security without adversely affecting the amenity of other sites.</u></p>

Amendment 40.

DEV3-APPENDIX1 - Gabites Block Development Area Structure Plan

Amendments:

- Ridgeline Protection Overlay
- Stream Corridor - flooding
- Wetland
- Roading Typologies
- Indicative design for pedestrian connection to the train station



LEGEND:

- NORTH WEST - 400m² Minimum, 600m² Average
- VALLEY FLATS - 2000m² Minimum
- STATION FLATS - 1000m² Minimum
- HILLTOPS - 2000m² Minimum
- HILLTOP BASIN - 1000m² Minimum
- HILLSIDE - 1.0Ha Minimum, 2.5Ha Average
- INDICATES CONCEPT ROAD ALIGNMENTS
- INDICATES CONCEPT SHARED CYCLE/PEDESTRIAN TRACK
- GABITES BLOCK NATURAL AREA
- RIDGELINE PROTECTION OVERLAY
- NATURAL WETLAND

NOTES:

1. EXISTING CONTOURS ARE A COMBINATION OF SITE SURVEY AND LIDAR DATA SOURCED FROM LAND INFORMATION NEW ZEALAND DATA SERVICE.
2. CONTOURS ARE SHOWN AT 5m INTERVALS.
3. LEVELS ARE IN TERMS OF NZVD2016.

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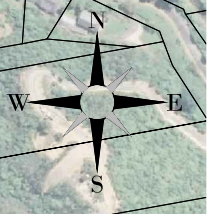
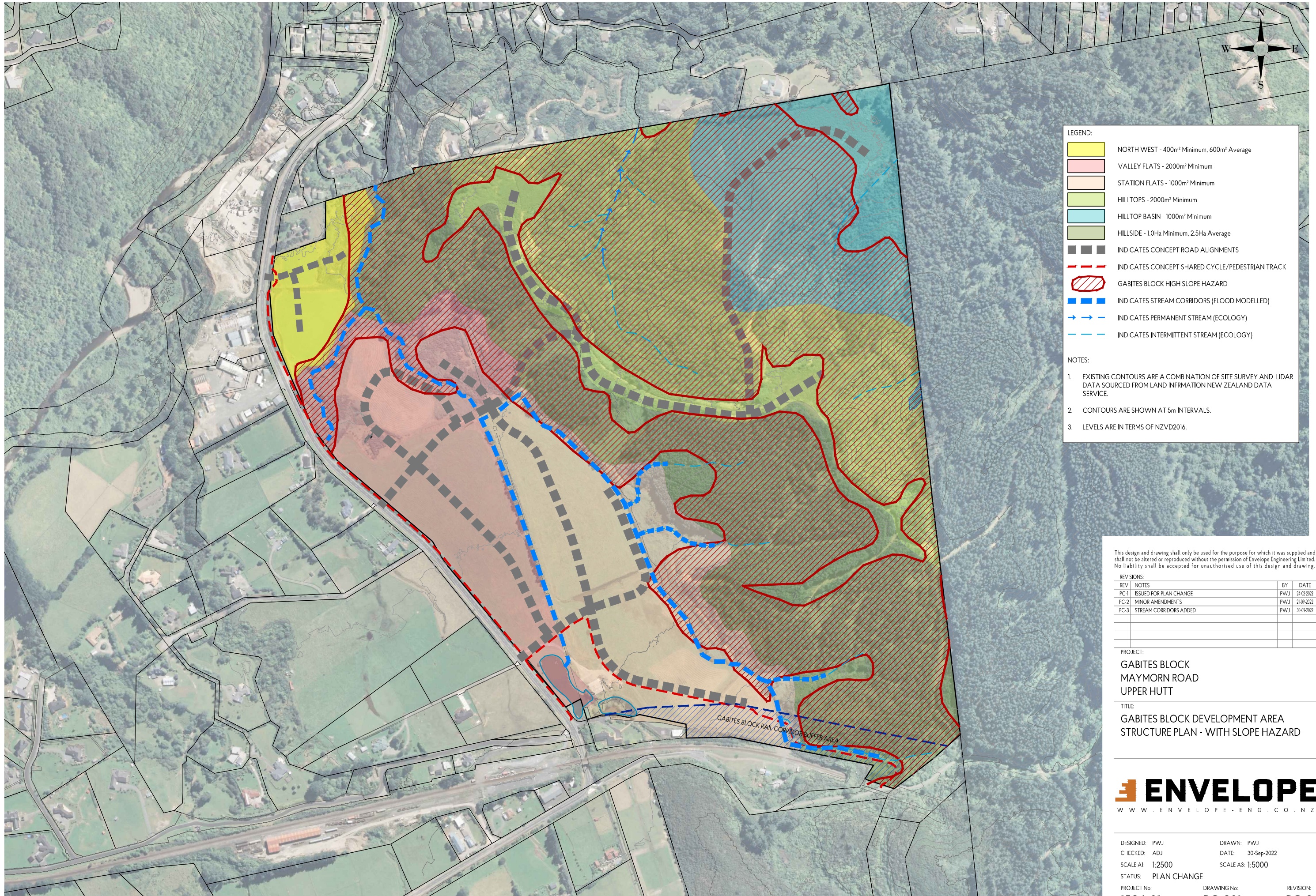
REV	NOTES	BY	DATE
PC-1	ISSUED FOR PLAN CHANGE	PWJ	24-02-2022
PC-2	MINOR AMENDMENTS	PWJ	25-07-2022

PROJECT:
**GABITES BLOCK
 MAYMORN ROAD
 UPPER HUTT**

TITLE:
**GABITES BLOCK DEVELOPMENT AREA
 STRUCTURE PLAN**



DESIGNED: PWJ DRAWN: PWJ
 CHECKED: ADJ DATE: 21-Sep-2022
 SCALE A1: 1:2500 SCALE A3: 1:5000
 STATUS: PLAN CHANGE
 PROJECT No: 1594-01 DRAWING No: PC-900 REVISION: PC-2



LEGEND:

- NORTH WEST - 400m² Minimum, 600m² Average
- VALLEY FLATS - 2000m² Minimum
- STATION FLATS - 1000m² Minimum
- HILLTOPS - 2000m² Minimum
- HILLTOP BASIN - 1000m² Minimum
- HILLSIDE - 1.0Ha Minimum, 2.5Ha Average
- INDICATES CONCEPT ROAD ALIGNMENTS
- INDICATES CONCEPT SHARED CYCLE/PEDESTRIAN TRACK
- GABITES BLOCK HIGH SLOPE HAZARD
- INDICATES STREAM CORRIDORS (FLOOD MODELLED)
- INDICATES PERMANENT STREAM (ECOLOGY)
- INDICATES INTERMITTENT STREAM (ECOLOGY)

NOTES:

1. EXISTING CONTOURS ARE A COMBINATION OF SITE SURVEY AND LIDAR DATA SOURCED FROM LAND INFORMATION NEW ZEALAND DATA SERVICE.
2. CONTOURS ARE SHOWN AT 5m INTERVALS.
3. LEVELS ARE IN TERMS OF NZVD2016.

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REV	NOTES	BY	DATE
PC-1	ISSUED FOR PLAN CHANGE	PWJ	24-02-2022
PC-2	MINOR AMENDMENTS	PWJ	25-07-2022
PC-3	STREAM CORRIDORS ADDED	PWJ	30-09-2022

PROJECT:
**GABITES BLOCK
 MAYMORN ROAD
 UPPER HUTT**

TITLE:
**GABITES BLOCK DEVELOPMENT AREA
 STRUCTURE PLAN - WITH SLOPE HAZARD**



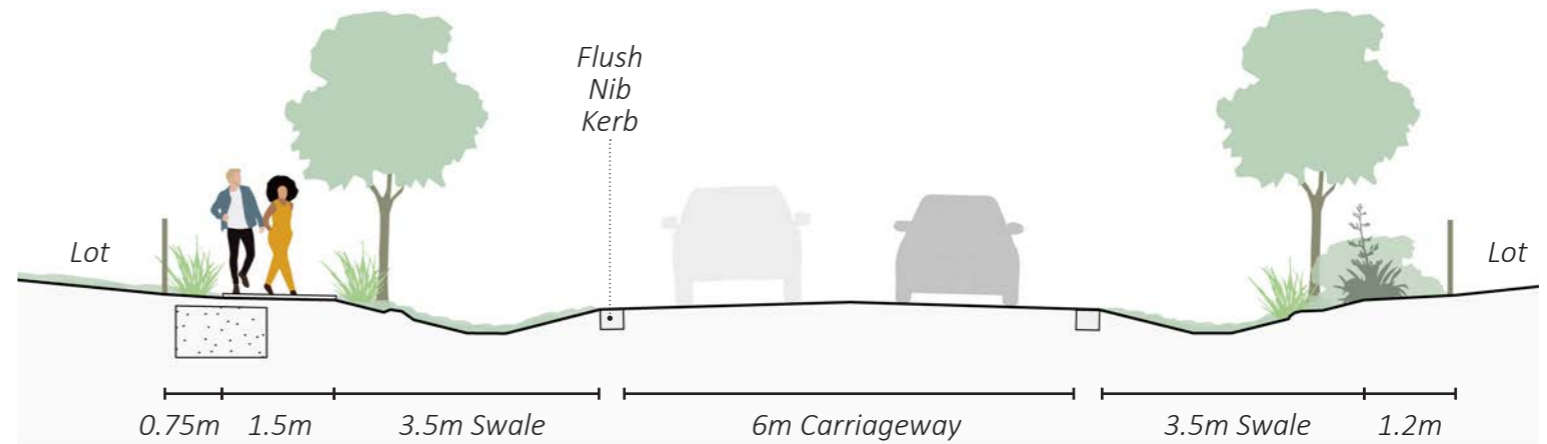
DESIGNED: PWJ DRAWN: PWJ
 CHECKED: ADJ DATE: 30-Sep-2022
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 STATUS: PLAN CHANGE
 PROJECT No: 1594-01 DRAWING No: PC-901 REVISION: PC-3

STRUCTURE PLAN

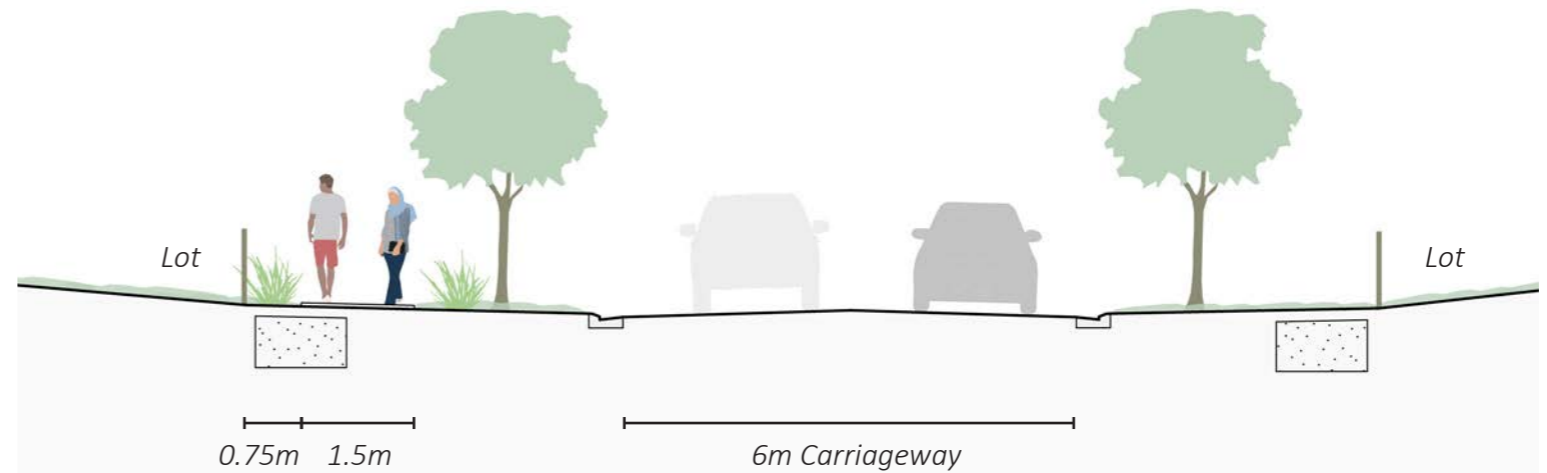
TYPICAL ROADING

- Space is allocated within the road corridor for street trees, planting, or swales.

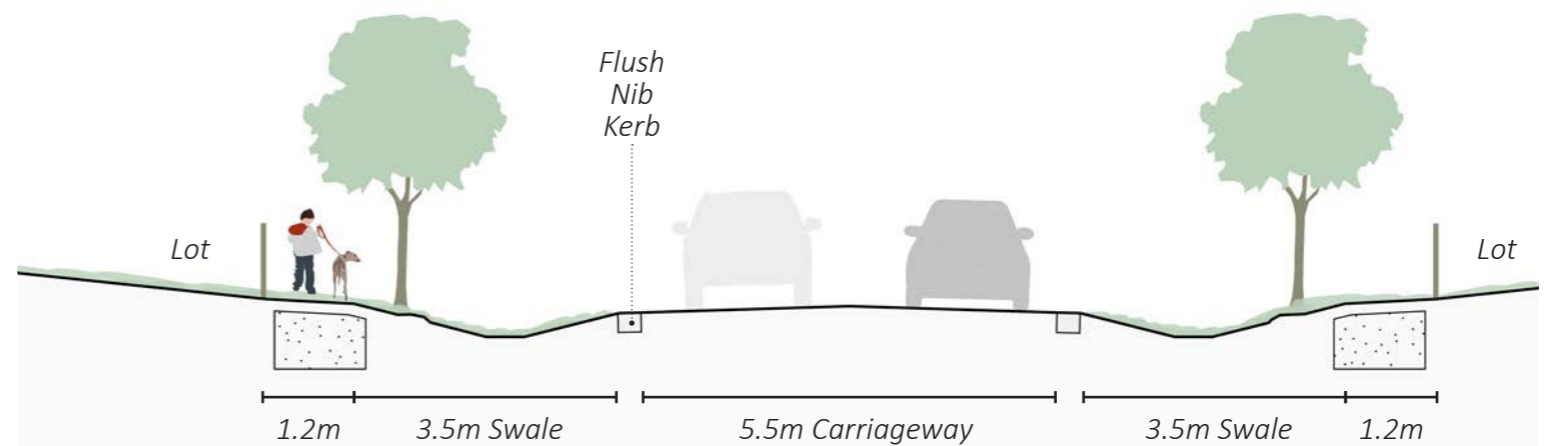
6m Road with Swales & 1.5m Path
 (Grades 5% or Less)
 17m Legal Road Width



6m Road with Kerb & 1.5m Path
 (Grades 5% or More)
 15m Legal Road Width



5.5m Road with Swales & No Path
 (Grades 5% or Less)
 15.5m Legal Road Width



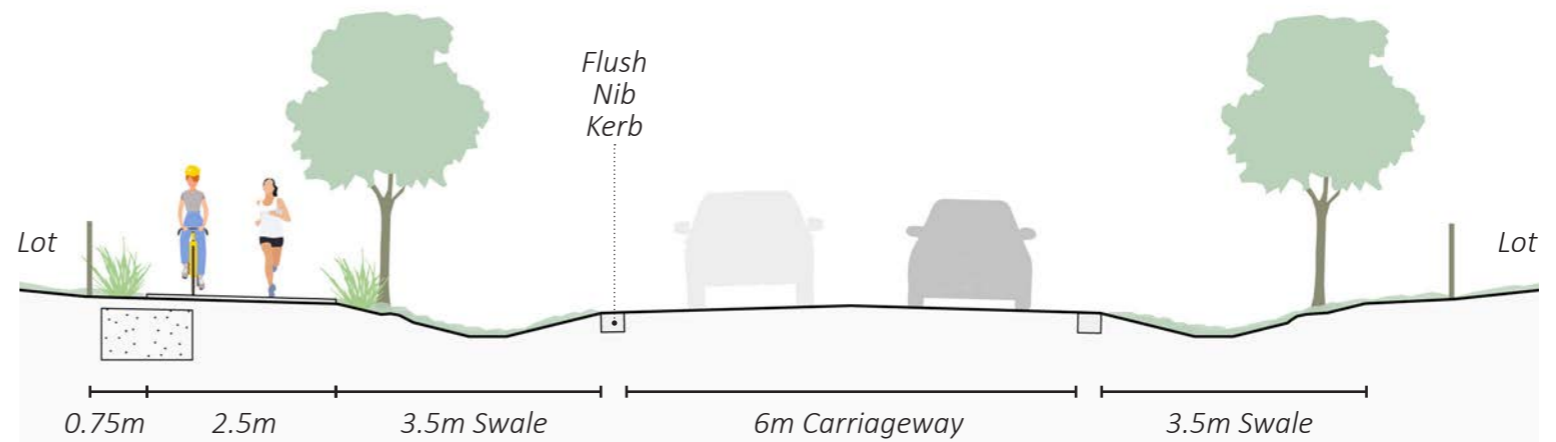
 = Services Trench

1:100 @A3

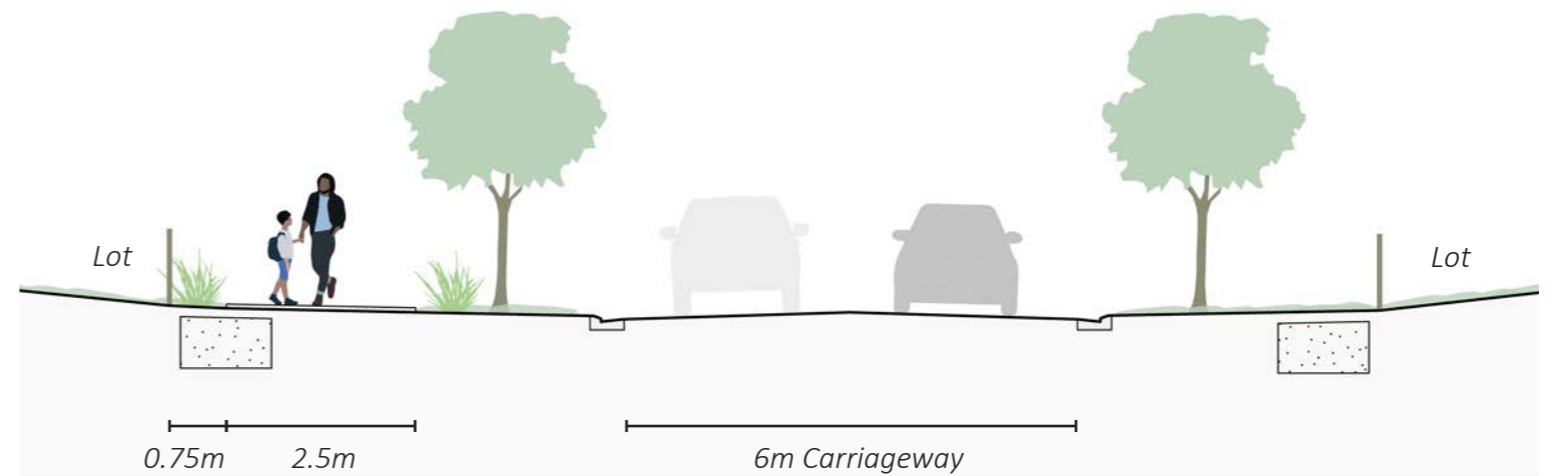
STRUCTURE PLAN TYPICAL ROADING

- A 2.5m Shared Path is indicated in three of the typical roading typologies.
- Adjacent to roading, a maximum 1:2 batter slope is indicated and is to be remediated with planting.

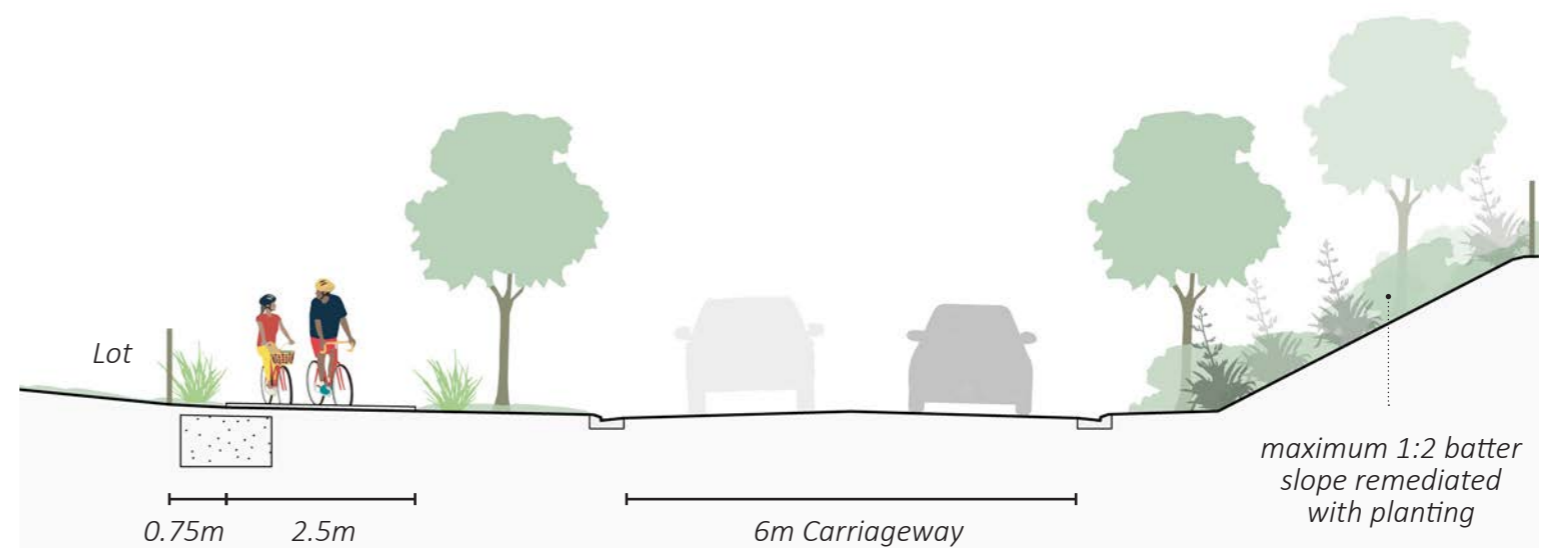
6m Road with Swales & 2.5m Shared Path
(Grades 5% or Less)
18m Legal Road Width



6m Road with Kerbs & 2.5m Shared Path
(Grades 5% or More)
16m Legal Road Width

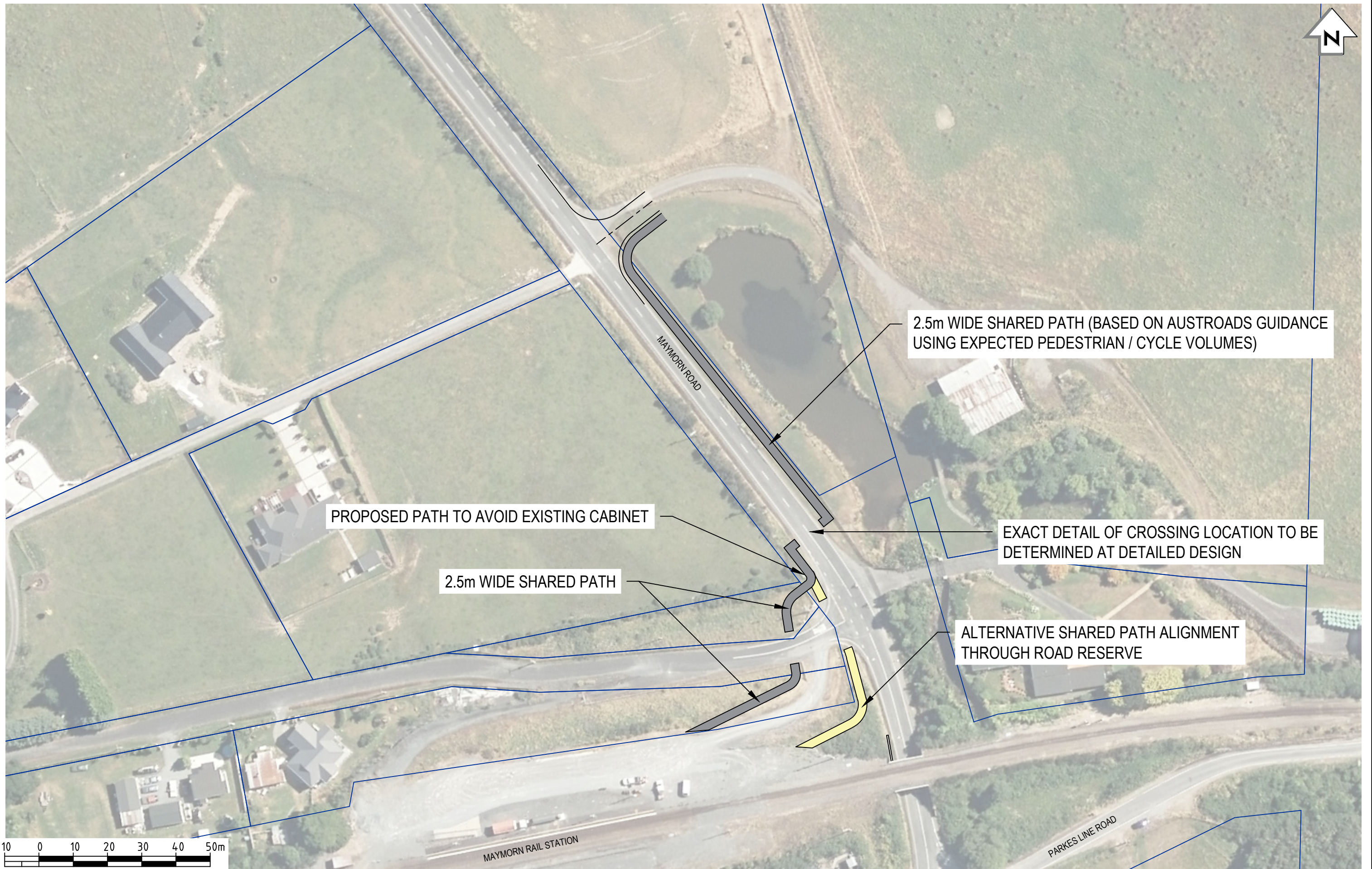


6m Road with Kerbs & 2.5m Shared Path Hillside RHS
(Grades 5% or More)
Legal Road Width Varies



 = Services Trench

1:100 @A3



SCALE 1:1000

REV	DATE	DRN	DESCRIPTION
B	9/9/22	SJL	SHARED PATHS UPDATED
A	8/9/22	SJL	1ST ISSUE

GABITES BLOCK DEVELOPMENT
 MAYMORN ROAD, UPPER HUTT
 SHARED PATH CONCEPT PLAN DEMONSTRATING CONNECTION TO MAYMORN RAIL STATION

CLIENT LOGO



SCALE:	1:1000	FIGURE No.	1
DRAWN:	SJL		
DATE:	08.09.2022		
DESIGN:	SJL		B

WORKING PLOT

Amendment 41.

PART 4 – APPENDICES AND MAPS

MAPS

Maps

[Planning Maps R19 and U11 amended to show Settlement Zone and DEV3 - Gabites Block Development Area]

APPENDICES

Appendix 2

Accidental Discovery Protocol for Earthworks in Development Area 3

The following procedure must be adopted in the event that koiwi, taonga, or other archaeological material is unearthed or is reasonably suspected to have been unearthed during the Project works:

- (a) All development activity within a 10m radius of the discovery must cease;
- (b) The plant operator must shut down all machinery or activity immediately, leave the area and advise the Project Manager of the occurrence;
- (c) No materials relating to the artifacts or site may be removed;
- (d) The Project Manager must immediately notify Upper Hutt City Council and the Project Archaeologist;
- (e) The Project Archaeologist must inspect the site as soon as practicable;
- (f) If the material is confirmed as koiwi tangata, the Project Archaeologist must inform the necessary authorities as outlined in Heritage New Zealand Pouhere Taonga's "Guidelines for koiwi tangata/human remains (AGS8)";
- (g) If the material is confirmed as taonga or other archaeological material of Māori origin, the Project Manager must notify Taranaki Whānui (Port Nicholson Block Settlement Trust and Wellington Tenth's Trust) and Ngāti Toa (Te Rūnanga o Toa Rangatira Inc) as soon as practicable;
- (h) The Project Manager must ensure that iwi are given the opportunity to undertake karakia and such other religious or cultural ceremonies and activities at the site as may be considered appropriate in accordance with tikanga Māori.