

PPC55 Gabites Block - Section 32AA Evaluation of Proposed Amendments

Section 32AA of the RMA requires a further evaluation of any changes that have been made to, or are proposed for, a proposed Plan Change since the original evaluation report for the proposed Plan Change was completed. In response to submissions the applicant and Council propose a number of additional changes to the provisions as notified.

Black underline and ~~black strikethrough~~ - shows the amendments proposed by PPC55 as notified

Red underline and ~~red strikethrough~~ - shows additional amendments proposed by the applicant in response to submissions and supported by Council

Green underline or ~~green strikethrough~~ – shows any additional amendments proposed by Council in response to submissions

The section 32AA evaluation of the recommended changes to PPC55 is provided below:

#	RECOMMENDED CHANGE	REASONS AND EVALUATION
11	<p><u>SUB-DEV3 – Subdivision in Development Area 3</u></p> <p><u>POLICIES</u></p> <p><u>SUB-DEV3-P1</u> <u>Creation of Allotments</u></p> <p><u>Gabites Block Development Area</u> <u>Require subdivision to result in allotments that:</u></p> <ol style="list-style-type: none"> <u>1. Give effect to the Gabites Block Development Area Structure Plan in DEV3-APPENDIX1;</u> <u>2. Are of a size and shape that are sufficient to accommodate the anticipated use and development form for the applicable Area;</u> <u>3. Are serviced by reticulated network utilities or on-site servicing including adequate provision and access to a firefighting water supply; and</u> <u>4. 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>Reasons</p> <p>The proposed additional amendments to the subdivision policies intend to provide greater certainty and clarity in response to issues raised in submissions. The purpose is to provide better guidance on how to achieve the intended outcomes.</p> <p><i>SUB-DEV3-P1 Creation of Allotments</i></p> <p>The proposed changes better acknowledge the greater need to provide for firefighting water supply in light of limited capacity for connection to reticulated water supply and greater dependency on on-site water supply.</p> <p>The proposed changes also remove the proposed points referring to Gabites Block Natural Areas and replaces them with a link to the specific policies in DEV3-ECO which are more detailed and provide clearer guidance.</p> <p><i>SUB-DEV3-P2 Transport Network</i></p> <p>The proposed changes amend the policy to better address potential effects of roads on landscape and character values and to provide better guidance regarding the management of effects of street lighting on rural character.</p> <p><i>SUB-DEV3-P3 Integration with Network Utilities</i></p> <p>The proposed changes provide greater clarity as to the expected management of network utilities and add the requirement for a Stormwater Management Plan to be</p>

SUB-DEV3-P2	Transport Network	provided at the time of first subdivision. <i>SUB-DEV3-P4 Subdivision in <u>Hilltops Area and Hillside Area</u></i>
<u>Gabites Block Development Area</u>	<p>Require subdivision to:</p> <ol style="list-style-type: none"> 1. Provide transport corridors in accordance with the <u>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. Provide for no more than three road intersections with <u>Maymorn Road (that are additional to the number of road intersections existing at 1 December 2021);</u> 3. Avoid providing direct private property vehicle access onto <u>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> 	<p>The policy is proposed to be amended to also apply to the Hilltops Area and to provide better guidance regarding the expected outcomes and management of adverse effects in these areas in general and the Ridgeline Protection Overlay in particular.</p> <p><i>SUB-DEV3-P5 Maymorn Road Cycle Trail and Walkway</i></p> <p>The proposed addition aims to clarify the intention to not only provide the necessary land for the creation of a shared user path but the provision of the actual SUP and adds a reference to the provision of a safe pedestrian crossing towards Maymorn Train Station.</p> <p><i>SUB-DEV3-P6 Subdivision where new additional building platforms are created in the High Slope Hazard Overlay</i></p> <p>The proposed changes widen the scope of the policy to not only apply to the identified High Slope Hazard Area but to any additional allotment, thereby ensuring that existing uncertainties regarding ground conditions outside the slope hazard areas (especially in the flat areas) can be addressed appropriately at the subdivision stage.</p> <p><i>SUB-DEV3-P7 Ecology</i></p> <p>The proposed new policy outlines the requirements for an ecological plan that needs to be provided at the time of first subdivision in order to identify and manage effects on bat and lizard habitats and bird nesting areas.</p>
SUB-DEV3-P3	Integration with Network Utilities	How the changes achieve the purpose of the RMA
<u>Gabites Block Development Area except North-West Area</u>	<ol style="list-style-type: none"> 1. Only allow for the extension of the existing <u>reticulated water supply-main</u> network where it: <ol style="list-style-type: none"> a. <u>Services the North-West Area an otherwise complying development where on-site servicing is unachievable; or</u> b. <u>Is approved by Upper Hutt City Council needed to ensure practical development of a complying allotment.</u> 2. Provide for connections to the <u>reticulated</u> wastewater network that use off-peak network capacity through on-site storage and 	<p>The proposed changes to subdivision policies provide better guidance and greater certainty by describing the intended outcomes and the appropriate management of potential adverse effects of future subdivision.</p> <p>The proposed amendments recognise and provide for relevant section 6 matters, in particular:</p> <ul style="list-style-type: none"> • S6(a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development • s6(c) the protection of areas of significant indigenous vegetation and significant

	<p><u>timed wastewater release.</u></p> <p>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></p> <p>4. <u>Require the first subdivision of the Gabites Block Development Area to provide a Stormwater Management Plan prepared in accordance with SUB-DEV-R3.</u></p>	<p>habitats of indigenous fauna</p> <ul style="list-style-type: none"> s6(h) the management of significant risks from natural hazards. <p>The proposed amendments have regard to relevant section 7 matters, in particular:</p> <ul style="list-style-type: none"> s7(c) maintenance and enhancement of amenity values s7(d) intrinsic values of ecosystems; and s7(f) maintenance and enhancement of the quality of the environment.
<p>SUB-DEV3-P4</p>	<p>Subdivision in Hilltops Area and Hillside Area</p>	<p>The proposed amendments also give effect to:</p>
<p><u>Hilltops Area</u> <u>Hillside Area</u></p>	<p>Provide for subdivision where:</p> <ol style="list-style-type: none"> <u>The management of the allotment boundaries on hillfaces does not divide existing natural edges in the landscape including spurs and ridges;</u> <u>The building platforms, and vehicle accessways and buffer vegetation areas are identified on the subdivision scheme plan and tie into the existing landform;</u> <u>Building platforms 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> <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> <u>Roads and building platforms in the Ridgeline Protection Overlay follow the overall natural curvature of the main north-south ridge;</u> <u>In the Hillside Area cumulative development is managed by a minimum average allotment size to retain 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> 	<p>The proposed amendments also give effect to:</p> <ul style="list-style-type: none"> the NPS-UD by providing for (limited) additional development capacity; the NPS-FM by providing for the protection of streams and wetlands; and the RPS, in particular with regard to Freshwater, Indigenous Ecosystems and Regional Form Design and Function <p>The proposed amendments are not inconsistent with any operative regional plan or the PNRP.</p> <p>Benefits including Opportunities for Economic Growth and Employment</p> <p>The proposed amendments continue to provide for future subdivision while introducing additional guidance and certainty regarding the intended outcomes and appropriate ways to appropriately manage potential adverse effects by taking into consideration the specific characteristics and constraints of the site and addressing limitations and protect identified values.</p> <p>Costs</p> <p>There may be additional costs for the preparation of an Ecological Plan and a Stormwater Management Plan at the time of first subdivision.</p> <p>Risk of Acting or Not Acting if Information is Uncertain or Insufficient</p> <p>There are no risks around uncertain or insufficient information in relation to the recommended amendments.</p> <p>Efficiency and Effectiveness</p> <p>The efficiency of the recommended changes is high because the benefits outweigh the costs.</p> <p>The effectiveness of the recommended changes is high because they provide</p>

	<p><u>7. 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></p>	<p>certainty, help to achieve the relevant objectives of the District Plan and higher order documents and provide better guidance for applicants and decision makers at the time of subdivision.</p> <p>Conclusion</p> <p>The proposed amendments will not change the overall objective of the plan change, which is to rezone the site and provide for additional low density residential and rural residential subdivision and development capacity.</p> <p>The proposed amendments do not seek any changes to the existing objectives of the Operative District Plan or the proposed objectives of PPC55.</p> <p>Therefore, the proposed amendments are the most appropriate way to achieve the existing District Plan objectives as well as the objective of the private plan change.</p> <p>The proposed amendments are consistent with higher order documentation, legislation and guidance.</p> <p>Overall, the proposed rezoning in combination with the recommended additional amendments is considered to be the most efficient and effective way to achieve the purpose of the Act for the application site.</p>
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"> <u>1. Adjust the boundary of Maymorn Road to provide sufficient width in Maymorn Road for a future cycleway and walkway; and</u> <u>2. 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	
Gabites Block Development Area	<p>Provide for subdivision that creates new additional building platforms in the High Slope Hazard Overlay of the Gabites Block Development Area Structure Plan in DEV3-APPENDIX1 where:</p> <ol style="list-style-type: none"> <u>1. 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> <u>2. The subdivision will not increase or accelerate land instability on the site or adjoining properties.</u> 	
SUB-DEV3-P7	Ecology	
Gabites Block Development Area	<p><u>Require the first subdivision in the Gabites Block Development Area to provide an Ecological Plan that covers the following:</u></p> <ol style="list-style-type: none"> <u>1. Identify potential bat habitat;</u> <u>2. Set out requirements to manage bats, should bats be identified</u> 	

	<p><u>in the site, and bat habitat be present in areas outside the Gabites Block Natural Areas that require vegetation clearance;</u></p> <p><u>3. Identify areas outside Gabites Block Natural Areas that require pre-vegetation clearance monitoring survey of lizards;</u></p> <p><u>4. Document pre-vegetation clearance monitoring of lizards;</u></p> <p><u>5. Identify suitable lizard relocation areas;</u></p> <p><u>6. Set out requirements for any lizard relocation;</u></p> <p><u>7. 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></p> <p><u>8. Set out requirements for managing nesting indigenous birds affected by proposed vegetation clearance in the nesting season September to February;</u></p> <p><u>9. 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></p>					
12	<table border="1"> <tr> <th data-bbox="237 911 398 962">SUB-DEV3-R2</th> <th data-bbox="398 911 1144 962">All Subdivisions (Excluding Boundary Adjustments)</th> </tr> <tr> <td data-bbox="237 962 398 1418"> <u>North-West Area, Valley Flats Area, Station Flats Area, Hilltops Area, Hilltop Basin Area</u> </td> <td data-bbox="398 962 1144 1418"> <p><u>1. Activity Status: Controlled</u></p> <p><u>Where:</u></p> <p><u>a. Compliance is achieved with:</u></p> <p><u>i. SUB-DEV3-S1;</u></p> <p><u>ii. SUB-DEV3-S2;</u></p> <p><u>iii. SUB-DEV3-S3; and</u></p> <p><u>iv. SUB-DEV3-S4;</u></p> <p><u>v. SUB-DEV3-S5;</u></p> <p><u>vi. SUB-DEV3-S6; and</u></p> </td> </tr> </table>	SUB-DEV3-R2	All Subdivisions (Excluding Boundary Adjustments)	<u>North-West Area, Valley Flats Area, Station Flats Area, Hilltops Area, Hilltop Basin Area</u>	<p><u>1. Activity Status: Controlled</u></p> <p><u>Where:</u></p> <p><u>a. Compliance is achieved with:</u></p> <p><u>i. SUB-DEV3-S1;</u></p> <p><u>ii. SUB-DEV3-S2;</u></p> <p><u>iii. SUB-DEV3-S3; and</u></p> <p><u>iv. SUB-DEV3-S4;</u></p> <p><u>v. SUB-DEV3-S5;</u></p> <p><u>vi. SUB-DEV3-S6; and</u></p>	<p>Reasons</p> <p>The purpose of the proposed changes is to provide a more appropriate rule framework for subdivision in the Hilltops Area by changing the starting point from controlled to restricted discretionary.</p> <p>The rules are also recommended to be amended to</p> <ul style="list-style-type: none"> • Require compliance with newly introduced standards relating to <ul style="list-style-type: none"> ○ The shared cycleway and walkway to Maymorn Station ○ Geotechnical matters; and ○ Access to allotments. • Introduce additional Information Requirements relating to <ul style="list-style-type: none"> ○ An Ecological Plan; and
SUB-DEV3-R2	All Subdivisions (Excluding Boundary Adjustments)					
<u>North-West Area, Valley Flats Area, Station Flats Area, Hilltops Area, Hilltop Basin Area</u>	<p><u>1. Activity Status: Controlled</u></p> <p><u>Where:</u></p> <p><u>a. Compliance is achieved with:</u></p> <p><u>i. SUB-DEV3-S1;</u></p> <p><u>ii. SUB-DEV3-S2;</u></p> <p><u>iii. SUB-DEV3-S3; and</u></p> <p><u>iv. SUB-DEV3-S4;</u></p> <p><u>v. SUB-DEV3-S5;</u></p> <p><u>vi. SUB-DEV3-S6; and</u></p>					

	<p>vii. SUB-DEV3-S7;</p> <p>viii. SUB-DEV3-S8;</p> <p>ix. SUB-DEV3-S9; and</p> <p>x. SUB-RUR-S2; and</p> <p>xi. SUB-RUR-S3.</p> <p><u>Matters of Control are limited to:</u></p> <p><u>M1. The matters in:</u></p> <p>a. SUB-DEV3-P1;</p> <p>b. SUB-DEV3-P2;</p> <p>c. SUB-DEV3-P3; and</p> <p>d. SUB-DEV3-P5;</p> <p>e. SUB-DEV3-P6; and</p> <p>f. SUB-DEV3-P7.</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>R1. An Ecological Plan prepared in accordance with SUB-DEV3-IR-2; and</p> <p>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.</p> <p>R3. A Stormwater Management Plan prepared in accordance with SUB-DEV-R3.</p> <p><u>2. Activity status: Restricted Discretionary</u></p> <p><u>Where:</u></p> <p>a. <u>Compliance is not achieved with:</u></p> <p>i. SUB-DEV3-S1;</p>	<ul style="list-style-type: none"> o A Stormwater Management Plan • Add references to newly introduced policies to the matters of discretion. <p>The recommended deletion of the rule relating to subdivision within the High Slope Hazard Area is related to the introduction of a new standard covering geotechnical matters.</p> <p>How the changes achieve the purpose of the RMA</p> <p>The proposed changes provide greater certainty and better protection for landscape and biodiversity values on the site and require the management of geotechnical constraints. They recognise, provide for, have regard to and give effect to relevant legislation and higher order documents.</p> <p>Benefits including Opportunities for Economic Growth and Employment</p> <p>The recommended additional changes result in a more appropriate framework to protect identified values and manage potential adverse effects.</p> <p>Costs</p> <p>There may be additional costs at the initial subdivision stage for the preparation of an Ecological Plan and a Stormwater Management Plan at the time of first subdivision.</p> <p>Risk of Acting or Not Acting if Information is Uncertain or Insufficient</p> <p>There are no risks around uncertain or insufficient information in relation to the proposed provisions.</p> <p>Efficiency and Effectiveness</p> <p>The efficiency of the recommended changes is high because the benefits outweigh the costs.</p> <p>The effectiveness of the recommended changes is high because they enable Council to better manage the potential adverse effects of subdivision in the more sensitive Hilltops Area. They also require additional information regarding ecology and stormwater management at the time of first subdivision to better assess the proposal and thereby help to achieve the relevant objectives and policies.</p> <p>Conclusion</p> <p>The proposed amendments will not change the overall objective of the plan change, which is to rezone the site and provide for additional low density residential and</p>
--	--	--

- 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~~
- g. ~~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.~~

rural residential subdivision and development capacity.

The proposed amendments do not seek any changes to the existing objectives of the Operative District Plan or the proposed objectives of PPC55.

Therefore, the proposed amendments are the most appropriate way to achieve the existing District Plan objectives as well as the objective of the private plan change.

The proposed amendments are consistent with higher order documentation, legislation and guidance.

Overall, the proposed rezoning, in combination with the recommended additional amendments, is considered to be the most efficient and effective way to achieve the purpose of the Act for the application site.

	<u>R3. A Stormwater Management Plan prepared in accordance with SUB-DEV-R3.</u>
SUB-DEV3-R3	All Subdivisions (Excluding Boundary Adjustments)
<u>Hilltops Area</u> <u>Hillside Area</u>	<p>1. <u>Activity Status: Restricted Discretionary</u></p> <p><u>Where:</u></p> <p>a. <u>Compliance is achieved with:</u></p> <ul 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;</u> vi. <u>SUB-DEV3-S6; and</u> vii. <u>SUB-DEV3-S8;</u> viii. <u>SUB-DEV3-S9; and</u> ix. <u>SUB-RUR-S2; and</u> x. <u>SUB-RUR-S3.</u> <p><u>Matters of Discretion are restricted to:</u></p> <p>M1. <u>The matters in:</u></p> <ul style="list-style-type: none"> a. <u>SUB-DEV3-P1;</u> b. <u>SUB-DEV3-P2;</u> c. <u>SUB-DEV3-P3; and</u> d. <u>SUB-DEV3-P4; and</u> e. <u>SUB-DEV3-P6; and</u> f. <u>SUB-DEV3-P7.</u> <p><u>Refer to information requirement Applications under this rule must provide the following in addition to the standard information</u></p>

	<p><u>requirements of s88(3) of the RMA:</u></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><u>2. Activity status: Discretionary</u></p> <p><u>Where:</u></p> <p><u>a. Compliance is not achieved with:</u></p> <p><u>i. SUB-DEV3-R3.1</u></p> <p><u>ii. SUB-DEV3-S1</u></p> <p><u>iii. SUB-DEV3-S2;</u></p> <p><u>iv. SUB-DEV3-S3;</u></p> <p><u>v. SUB-DEV3-S4;</u></p> <p><u>vi. SUB-DEV3-S5;</u></p> <p><u>vii. SUB-DEV3-P6; or</u></p> <p><u>viii. SUB-RUR-S2.</u></p>	
<u>SUB-DEV3-R4</u>	<u>Subdivision that creates a building platform in the High Slope Hazard Overlay</u>	
<u>Gabites Block Development Area High Slope Hazard Overlay</u>	<p><u>1. Activity Status: Restricted Discretionary</u></p> <p><u>Where:</u></p> <p><u>a. The subdivision will result in a building platform in the High Slope Hazard Overlay of the Gabites Block</u></p>	

	<p style="text-align: center;"><u>Development Area Structure Plan in DEV3 APPENDIX1:</u></p> <p style="text-align: center;"><u>Matters of discretion are restricted to:</u></p> <p style="text-align: center;"><u>M1. — The matters in SUB-DEV3-P6.</u></p>			
13	STANDARDS			Reasons
SUB-DEV3-S1	Minimum Allotment Size and Shape Factor		Building Platform and Access	
	Minimum Allotment Size	Shape Factor		
<u>North-West Area</u>	<ul style="list-style-type: none"> • <u>400m²</u> • <u>600m² average</u> • <u>1000m² if reticulated water supply is not available</u> • <u>2000m² if reticulated wastewater supply is not available</u> 	<u>12m x 12m.</u>		<p><i>SUB-DEV3-S1 Minimum Allotment Size and Shape Factor & Building Platform and Access</i></p> <p>The recommended amendments to the Minimum Allotment Size standards better recognise and provide for the potential need for on-site water supply and wastewater disposal. They further introduce an average lot size for the Hilltops Area to better reflect the steeper topography and more sensitive landscape character of the area.</p> <p>The recommended amendments to the Building Platforms and Access standards require the identification of building platforms, utility structures, sewage disposal fields and access at the time of subdivision within the more sensitive Hilltops and Hillside Areas and their location outside identified Gabites Block Natural Areas ('GBNAs') in all affected areas. This will provide for better protection of landscape character and identified GBNAs and provide additional certainty.</p>
<u>Valley Flats Area</u>	<ul style="list-style-type: none"> • <u>2000m²</u> 	<u>10m x 15m, clear of access allotments and rights of way.</u>	<u>1. Building platforms, and access, utility structures and sewage disposal fields must not be within a Gabites Block Natural Area.</u>	<p><i>SUB-DEV3-S2 Water Supply</i></p> <p>The recommended changes to the required volume are intended to improve clarity. They are based on expert advice with the requirement for domestic sprinkler systems reflecting and responding to water supply limitations. These changes improve certainty regarding the minimum requirements for reticulated and on-site water supply.</p> <p>Considering Council's preference for all allotments to be connected to reticulated water supply if/when available and the amended minimum lot sizes for lots with on-site supply there is no need to retain separate standards for different areas.</p>
<u>Station Flats Area</u>	<ul style="list-style-type: none"> • <u>1000m²</u> • <u>2000m² if reticulated</u> 	<u>10m x 15m, clear of any yards, access allotments</u>		<p><i>SUB-DEV3-S3 Wastewater Disposal</i></p> <p>The recommended amendments are intended to provide greater certainty regarding Council's preferred solution for wastewater disposal.</p> <p><i>SUB-DEV3-S4 Stormwater Management</i></p> <p>The recommended amendment adds a reference to the relevant regional standard</p>

	<u>wastewater supply is not available</u>	<u>and rights of way.</u>		to improve certainty. <i>SUB-DEV3-S6 Roads</i>
<u>Hilltop Basin Area</u>	<ul style="list-style-type: none"> • <u>1000m²</u> • <u>2000m² if reticulated wastewater supply is not available</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, and access, utility structures and sewage disposal fields must not be within a Gabites Block Natural Area.</u> 	<p>The proposed amendment clarifies the expectations and requirements for stormwater management of roads by providing a reference to the relevant Regional Standard.</p> <p><i>SUB-DEV3-S7 Shared Cycleway and Walkway to Maymorn Station</i></p> <p>The recommended additional standard outlines the requirements for the design of the shared user path along Maymorn Road and therefore provides additional certainty.</p>
<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> 	<p><i>SUB-DEV3-S8 Geotechnical</i></p> <p>The recommended additional standard relating to geotechnical matters requires certification of all new allotments. Based on this new standard that applies across the entire site (including the high slope hazard areas) it is no longer necessary to include a specific rule for subdivision in the slope hazard overlay. At the same time the newly introduced standard addresses the existing uncertainties regarding ground stability and uncontrolled fill in the flat portion of the site.</p> <p><i>SUB-DEV3-S9 Access within Allotments</i></p> <p>The recommended additional standard clarifies the requirements relating to firefighting access within allotments.</p> <p>How the changes achieve the purpose of the RMA</p> <p>The recommended changes recognise, provide for, have regard to and give effect to relevant legislation and higher order documents. They provide greater certainty and improve protection for identified values.</p> <p>Benefits including Opportunities for Economic Growth and Employment</p> <p>The recommended amendments improve the proposed subdivision provisions by increasing certainty and creating a more robust framework that manages potential adverse effects at the time of subdivision.</p> <p>Costs</p> <p>There may be additional costs at the subdivision stage due to the requirement for all new allotments to be certified by a suitably qualified geotechnical engineer. However, this will be outweighed by the additional certainty it provides for the</p>
<u>Hillside</u>	<ul style="list-style-type: none"> • <u>1ha minimum,</u> 	<u>n/a</u>	<ol style="list-style-type: none"> 1. <u>Building platforms must be identified on the</u> 	

Area	<ul style="list-style-type: none"> 2.5ha average 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 and include public open space vested with Council located within the Area. 		<p>subdivision scheme plan,</p> <ol style="list-style-type: none"> Access to each building platform including the location of the vehicle crossing must be identified on the subdivision scheme plan; and Utility structures and sewage disposal fields must be identified on the subdivision scheme plan; and Building platforms, and access, utility structures and sewage disposal fields must not be within a Gabites Block Natural Area. 	<p>future development of the allotments.</p> <p>Risk of Acting or Not Acting if Information is Uncertain or Insufficient</p> <p>There are no risks around uncertain or insufficient information in relation to the provisions.</p> <p>Efficiency and Effectiveness</p> <p>The efficiency of the recommended changes is high because the benefits outweigh the costs.</p> <p>The effectiveness of the recommended changes is high because they provide additional guidance and certainty for preparing and assessing a subdivision application and thereby helps to achieve the relevant objectives and policies.</p> <p>Conclusion</p> <p>The proposed amendments will not change the overall objective of the plan change, which is to rezone the site and provide for additional low density residential and rural residential subdivision and development capacity.</p> <p>The proposed amendments do not seek any changes to the existing objectives of the Operative District Plan or the proposed objectives of PPC55.</p> <p>Therefore, the proposed amendments are the most appropriate way to achieve the existing District Plan objectives as well as the objective of the private plan change.</p> <p>The proposed amendments are consistent with higher order documentation, legislation and guidance.</p> <p>Overall, the proposed rezoning, in combination with the recommended additional amendments, is considered to be the most efficient and effective way to achieve the purpose of the Act for the application site.</p>
SUB-DEV3-S2	Water Supply			
<u>North-West Area</u> <u>Gabites Block Development Area</u>	<ol style="list-style-type: none"> 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). 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 			

	<p>a. <u>A self-sufficient potable water supply with a minimum volume of 10,000-38,000L per allotment</u>; and</p> <p>b. <u>A domestic fire sprinkler system in accordance with NZS 4541:2013 and a firefighting water supply in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.</u></p> <p><u>Note:</u></p> <p><i><u>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</u></i></p>	
<p><u>Valley Flats Area, Station Flats Area, Hilltops Area, Hilltop Basin Area, Hillside Area</u></p>	<p><u>1. Allotments must not be connected to the Council's reticulated water supply;</u></p> <p><u>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.</u></p> <p><u>Note:</u></p> <p><i><u>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</u></i></p>	
<p>SUB-DEV3-S3</p>	<p><u>Wastewater Disposal</u></p>	
<p><u>Gabites Block Development Area</u></p>	<p><u>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 (20192021)</i>.</u></p> <p><u>2. <u>Where a connection to Council's reticulated wastewater is available all allotments must be serviced via separate and direct</u></u></p>	

	<p>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><u>3. Where a connection to Council's reticulated wastewater is unavailable:</u></p> <p>a. <u>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 (20192021)</i>; and</u></p> <p>b. <u>Where sewage is to be discharged to land, the land must not be subject to instability or inundation, or used for the disposal of stormwater.</u></p>
SUB-DEV3-S4	<u>Stormwater Management</u>
<u>Gabites Block Development Area</u>	<p>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 (20192021)</i>.</u></p> <p>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. Stormwater management must be in accordance with the Wellington Water Limited <i>Regional Standard for Water Services (2021)</i>.</u></p>
SUB-DEV3-S6	<u>Roads</u>
<u>Gabites Block Development Area</u>	<p>1. <u>Roads must be constructed in general accordance with the Roading Typologies of the Gabites Block Development Area Structure Plan and NZS 4404:2010 Land Development and Subdivision Infrastructure.</u></p> <p>2. <u>Road stormwater management must be in accordance with</u></p>

		<u>Wellington Water Ltd - Regional Standard for Water Services 2021</u>	
	SUB-DEV3-S7	Shared Cycleway and Walkway to Maymorn Station	
	<u>Valley Flats Area</u>	<p>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:</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>	<p>All new allotments must be certified by a suitably qualified geotechnical engineer confirming that:</p> <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>	
14	SUB-DEV3-	Landscape and Visual Assessment	Reason

IR-1		
<u>Hilltops Area</u>	Applications under Rule SUB-DEV3-R53 for subdivision in <u>the Hilltops Area or the Hillside Area</u> must provide:	The proposed amendments to the information requirement for a Landscape and Visual Assessment provide better guidance regarding what is expected to be addressed by the assessment.
<u>Hillside Area</u>	<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"> <u>a. Explanation of how the subdivision provides for the matters in SUB-DEV3-P4;</u> <u>b. Existing topography by contour lines with an analysis of slope gradients and an indication of the drainage pattern;</u> <u>c. Existing vegetation and significant natural features on the site;</u> <u>d. For building platforms in the Hillside Area or the Ridgeline Protection Overlay, eExisting visibility and views to and from the site;</u> <u>e. Proposed allotment boundaries, building platforms, roading and access;</u> <u>f. Associated earthworks and access or driveway construction including proposed topography by contour lines, identifying areas of cut and fill;</u> <u>g. Proposed landscape development including fences, boundary planting and vegetation.</u> <u>h. 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"> <u>a. The Planting Plan will have as its key performance objectives:</u> <ol style="list-style-type: none"> <u>i. Establishment of a vegetative cover over areas exposed by site earthworks; and</u> 	<p>The proposed new information requirement for an Ecological Plan clearly outlines the information that needs to be provided with regards to the identification and management of bat and lizard habitats and bird nesting areas. These requirements only apply outside of identified GBNAs because there is a separate framework for the protection of biodiversity values within GBNAs.</p> <p>The proposed new information requirement for a Stormwater Management Plan ensures that all the information that is required to make an informed decision about stormwater management is available at the subdivision stage.</p> <p>How the changes achieve the purpose of the RMA</p> <p>The recommended changes recognise, provide for, have regard to and give effect to relevant legislation and higher order documents. They provide greater certainty and improve protection for identified values.</p> <p>Benefits including Opportunities for Economic Growth and Employment</p> <p>The recommended amendments improve the proposed subdivision provisions by requiring the provision of sufficient information that support assessments and help to make informed decisions.</p> <p>Costs</p> <p>There may be additional costs at the subdivision stage due to the additional information requirements.</p> <p>Risk of Acting or Not Acting if Information is Uncertain or Insufficient</p> <p>There are no risks around uncertain or insufficient information in relation to the provisions.</p> <p>Efficiency and Effectiveness</p> <p>The efficiency of the recommended changes is high because the benefits outweigh the costs.</p> <p>The effectiveness of the recommended changes is high because they provide additional information for preparing and assessing a subdivision application and thereby help to achieve the relevant objectives and policies.</p>

	<ul style="list-style-type: none"> ii. <u>Integration of the earthworks into the adjoining landscape; and</u> iii. <u>Buffer vegetation areas to visually separate neighbouring sites.</u> <p>b. The Planting Plan must include the following information:</p> <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;</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> 	<p>Conclusion</p> <p>The proposed amendments will not change the overall objective of the plan change, which is to rezone the site and provide for additional low density residential and rural residential subdivision and development capacity.</p> <p>The proposed amendments do not seek any changes to the existing objectives of the Operative District Plan or the proposed objectives of PPC55.</p> <p>Therefore, the proposed amendments are the most appropriate way to achieve the existing District Plan objectives as well as the objective of the private plan change.</p> <p>The proposed amendments are consistent with higher order documentation, legislation and guidance.</p> <p>Overall, the proposed rezoning, in combination with the recommended additional amendments, is considered to be the most efficient and effective way to achieve the purpose of the Act for the application site.</p>
<p>SUB-DEV3-IR-2</p>	<p>Ecological Plan</p>	
<p><u>Gabites Block Development Area</u></p>	<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 <u>monitoring survey of lizards.</u></u> d. <u>Document results of pre-vegetation clearance <u>monitoring survey of lizards;</u></u> e. <u>If lizards are found, prepare a Lizard Management Plan that</u> 	

	<p><u>includes the following:</u></p> <ul style="list-style-type: none"> i. <u>Identification 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> <p><u>f. Set out requirements for any lizard relocation;</u></p> <p><u>g. 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></p> <p><u>h. Set out requirements for managing nesting indigenous birds affected by proposed vegetation clearance in the nesting season September to February (inclusive); and</u></p> <p><u>i. 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></p>	
<p>SUB-DEV3-IR-3</p>	<p>Stormwater Management Plan</p>	
<p><u>Gabites Block Development Area</u></p>	<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> <ol style="list-style-type: none"> <u>1. 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> <u>2. Development summary and planning context</u> 	

	<ul style="list-style-type: none"> 3. Identification and incorporation of mana whenua values 4. Proposed development <ul style="list-style-type: none"> a. Location and area b. Purpose of the development c. Site layout and urban form d. Earthworks 5. Stormwater management <ul style="list-style-type: none"> a. Principles of stormwater management b. Proposed stormwater management <ul style="list-style-type: none"> i. General ii. Water quality iii. Stream hydrology iv. Flooding - Network Capacity v. Flooding – Habitable Floors vi. Overland flowpath and floodplain management vii. Development staging c. Hydraulic connectivity d. Asset ownership e. Ongoing maintenance requirements f. Implementation of stormwater network g. Dependencies h. Risks 6. Departures from regulatory or design codes 7. Conclusion and recommendations 	
--	--	--

14A	EW – Earthworks	Reason
-----	------------------------	---------------

Permitted Activities			Zones
EW-R1	Earthworks which meet the standards under EW-S1 to EW- S16 S17 <u>Note: The Accidental Discovery Protocol in Appendix 2 applies to earthworks in Development Area 3.</u>	PER	<i>All</i>
Standards for Permitted Activities			Zones
EW-S2 <i>Policies EW P1, EW P2</i>	(1) Existing ground level shall not be altered by cutting or filling by a vertical height of more than 1.5m. Exemption (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 Section 3.1) measured from a height of 1.5 metres at the ground level boundary and an angle of 45° into the site.		<i>General Rural Rural Production Rural Lifestyle Open Space Development Area 2 <u>Development Area 3</u></i>
EW-S17 <i>Policies EW P1, 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>		<i><u>Development Area 3</u></i>
Restricted Discretionary Activities			Zones
EW-R9	Earthworks which do not meet the standards under EW-S1 to EW- S16 S17 unless specifically identified as a Discretionary or Non-Complying Activity Council will restrict its discretion to, and may	RD IS	<i>All</i>

The proposed amendments ensure that the district wide standards relating to earthworks also apply to the plan change site.

The newly introduced site specific earthworks standard reflects the recommendations of the geotechnical assessment and provide a reference to the appropriate New Zealand standard.

It is also recommended to add a note that refers to the newly introduced Accidental Discovery Protocol for the site.

How the changes achieve the purpose of the RMA

The recommended changes recognise, provide for, have regard to and give effect to relevant legislation and higher order documents. They provide greater certainty and clarify the expected response in case of an accidental discovery.

Benefits including Opportunities for Economic Growth and Employment

The recommended amendments correct a previous omission to ensure existing provisions apply to the plan change site. They ensure that site specific requirements are responded to and any accidental discovery is guided by an appropriate protocol.

Costs

No additional costs are expected.

Risk of Acting or Not Acting if Information is Uncertain or Insufficient

There are no risks around uncertain or insufficient information in relation to the provisions.

Efficiency and Effectiveness

The efficiency of the recommended changes is high because the benefits outweigh the costs.

The effectiveness of the recommended changes is high because they provide additional clarity and address identified issues.

Conclusion

The proposed amendments will not change the overall objective of the plan change, which is to rezone the site and provide for additional low density residential and rural residential subdivision and development capacity.

The proposed amendments do not seek any changes to the existing objectives of the

	<p>impose conditions on:</p> <ol style="list-style-type: none"> (1) Avoiding, remedying or mitigating effects related to the standard in question. (2) Financial contributions. (3) In addition to the above, within the Mount Marua Structure Plan Development Area, consistency with the Mont Marua Structure Plan. <p><u>Note: The Accidental Discovery Protocol in Appendix 2 applies to earthworks in Development Area 3.</u></p>		<p>Operative District Plan or the proposed objectives of PPC55.</p> <p>Therefore, the proposed amendments are the most appropriate way to achieve the existing District Plan objectives as well as the objective of the private plan change.</p> <p>The proposed amendments are consistent with higher order documentation, legislation and guidance.</p> <p>Overall, the proposed rezoning, in combination with the recommended additional amendments, is considered to be the most efficient and effective way to achieve the purpose of the Act for the application site.</p>																								
15 - 17	<table border="1"> <tr> <th colspan="3" data-bbox="230 627 1151 707">GENERAL DISTRICT-WIDE MATTERS</th> </tr> <tr> <th colspan="3" data-bbox="230 707 1151 786">LIGHT – Light</th> </tr> <tr> <th colspan="3" data-bbox="230 786 1151 834">Rules</th> </tr> <tr> <th colspan="2" data-bbox="230 834 931 882">Permitted Activities</th> <th data-bbox="931 834 1151 882">Zones</th> </tr> <tr> <td data-bbox="230 882 349 1137">LIGHT-R1</td> <td data-bbox="349 882 931 1137">All activities complying with LIGHT-S1</td> <td data-bbox="931 882 1151 1137"> PER <i>General Residential</i> ... <i>Development Area 2</i> <u><i>Development Area 3</i></u> </td> </tr> <tr> <td data-bbox="230 1137 349 1217"><u>LIGHT-R3</u></td> <td data-bbox="349 1137 931 1217"><u>All activities complying with LIGHT-S1 and LIGHT-S3</u></td> <td data-bbox="931 1137 1151 1217">PER <u><i>Development Area 3</i></u></td> </tr> <tr> <th colspan="2" data-bbox="230 1217 931 1265">Standards for Permitted Activities</th> <th data-bbox="931 1217 1151 1265">Zones</th> </tr> <tr> <td data-bbox="230 1265 349 1431"> LIGHT-S1 <i>Policies LIGHT P1, GRZ-P3</i> </td> <td data-bbox="349 1265 931 1431"> Artificial light (1) Light emissions from a site shall not exceed a measurement of 8 lux (lumens per m²) measured in </td> <td data-bbox="931 1265 1151 1431"> <i>General Residential</i> ... <i>Development</i> </td> </tr> </table>		GENERAL DISTRICT-WIDE MATTERS			LIGHT – Light			Rules			Permitted Activities		Zones	LIGHT-R1	All activities complying with LIGHT-S1	PER <i>General Residential</i> ... <i>Development Area 2</i> <u><i>Development Area 3</i></u>	<u>LIGHT-R3</u>	<u>All activities complying with LIGHT-S1 and LIGHT-S3</u>	PER <u><i>Development Area 3</i></u>	Standards for Permitted Activities		Zones	LIGHT-S1 <i>Policies LIGHT P1, GRZ-P3</i>	Artificial light (1) Light emissions from a site shall not exceed a measurement of 8 lux (lumens per m ²) measured in	<i>General Residential</i> ... <i>Development</i>	<p>Reason</p> <p>The proposed amendments ensure that the district wide standards relating to light as well as a site specific standard apply to the plan change site.</p> <p>How the changes achieve the purpose of the RMA</p> <p>The recommended changes recognise, provide for, have regard to and give effect to relevant legislation and higher order documents by avoiding light pollution and protecting the rural character.</p> <p>Benefits including Opportunities for Economic Growth and Employment</p> <p>The recommended amendments ensure the appropriate provisions relating to light apply to the site.</p> <p>Costs</p> <p>No additional costs are expected.</p> <p>Risk of Acting or Not Acting if Information is Uncertain or Insufficient</p> <p>There are no risks around uncertain or insufficient information in relation to the provisions.</p> <p>Efficiency and Effectiveness</p> <p>The efficiency of the recommended changes is high because the benefits outweigh the costs.</p>
GENERAL DISTRICT-WIDE MATTERS																											
LIGHT – Light																											
Rules																											
Permitted Activities		Zones																									
LIGHT-R1	All activities complying with LIGHT-S1	PER <i>General Residential</i> ... <i>Development Area 2</i> <u><i>Development Area 3</i></u>																									
<u>LIGHT-R3</u>	<u>All activities complying with LIGHT-S1 and LIGHT-S3</u>	PER <u><i>Development Area 3</i></u>																									
Standards for Permitted Activities		Zones																									
LIGHT-S1 <i>Policies LIGHT P1, GRZ-P3</i>	Artificial light (1) Light emissions from a site shall not exceed a measurement of 8 lux (lumens per m ²) measured in	<i>General Residential</i> ... <i>Development</i>																									

	<p>GRUZ-P1, RPROZ-P1, RLZ-P1 COMZ-P1, CCZ-P3, GIZ-P2 OSZ-P4 SAZ-P2</p>	<p>both the horizontal and vertical planes, 1.5m above the ground at the site boundary.</p> <p>(2) Light emissions will be measured by an instrument that meets NZSS CP22 (1962) requirements and amendments.</p> <p>(3) Light emissions from a site shall not spill directly onto roads.</p>	<p><i>Area 2 Development Area 3</i></p>	<p>The effectiveness of the recommended changes is high because they provide additional clarity and address identified issues.</p> <p>Conclusion</p> <p>The proposed amendments will not change the overall objective of the plan change, which is to rezone the site and provide for additional low density residential and rural residential subdivision and development capacity.</p> <p>The proposed amendments do not seek any changes to the existing objectives of the Operative District Plan or the proposed objectives of PPC55.</p> <p>Therefore, the proposed amendments are the most appropriate way to achieve the existing District Plan objectives as well as the objective of the private plan change.</p> <p>The proposed amendments are consistent with higher order documentation, legislation and guidance.</p> <p>Overall, the proposed, rezoning in combination with the recommended additional amendments is considered to be the most efficient and effective way to achieve the purpose, of the Act for the application site.</p>
	<p>LIGHT-S3</p> <p><i>Policies LIGHT-P1</i></p>	<p>Sky Glow</p> <p><u>Outdoor artificial lighting must not exceed an upward light ratio of 3%</u></p>	<p><i>Development Area 3</i></p>	
	<p>Discretionary Activities</p>		<p>Zones</p>	
	<p>Light-R4</p>	<p>All activities that do not complying with permitted activity standards in Light-S1</p>	<p>DIS <i>General Residential ... Development Area 2 Development Area 3</i></p>	
	<p>LIGHT-R5</p>	<p><u>All activities that do not comply with LIGHT-S1 or LIGHT-S3</u></p>	<p>DIS <i>Development Area 3</i></p>	
<p>17B</p>	<p>Add reference to Settlement Zone to NOISE-S1 and NOISE-S3</p>			
<p>21</p>	<p>Stormwater</p> <p>OBJECTIVES</p> <p>DEV3-SW-O1 <u>Water Sensitive Design</u></p> <p><u>Subdivision, use and development minimise changes to the hydrological regime and contribute to maintaining and improving where practicable the water quality of receiving waters.</u></p>			<p>Reason</p> <p>The proposed amendments to the stormwater provisions recommend the introduction of an objective and a policy relating to water sensitive design. These provisions clarify the expected end state and the requirements in relation water sensitive design.</p> <p>They also recommend the addition of a reference to hydraulic neutrality relating to road corridors.</p>
<p>22</p>	<p>DEV3-SW- Water Sensitive Design</p>			<p>How the changes achieve the purpose of the RMA</p> <p>The recommended changes recognise, provide for, have regard to and give effect to</p>

P1		relevant legislation and higher order documents. They provide greater certainty and improve protection for identified values.
<p><u>Require subdivision, use and development to achieve water sensitive design that protects receiving waters as follows:</u></p> <ol style="list-style-type: none"> <u>1. Require water sensitive design in accordance with the <i>Wellington Water Ltd - Regional Standard for Water Services 2021</i> and <i>Wellington Water Ltd - Water Sensitive Design for Stormwater: Treatment Device Design Guideline 2019</i>;</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> 		<p>Benefits including Opportunities for Economic Growth and Employment</p> <p>The recommended provisions provide additional guidance in relation to the water sensitive design.</p> <p>Costs</p> <p>There may be additional costs at the subdivision stage due to the additional requirements relating to water sensitive design.</p> <p>Risk of Acting or Not Acting if Information is Uncertain or Insufficient</p> <p>There are no risks around uncertain or insufficient information in relation to the provisions.</p> <p>Efficiency and Effectiveness</p> <p>The efficiency of the recommended changes is high because the benefits outweigh the costs.</p> <p>The effectiveness of the recommended changes is high because they provide additional guidance.</p>
DEV3-SW- P1P2	Hydraulic Neutrality	Conclusion
<p><u>Require all subdivision, use and development to achieve hydraulic neutrality as follows:</u></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> 		<p>The proposed amendments will not change the overall objective of the plan change, which is to rezone the site and provide for additional low density residential and rural residential subdivision and development capacity.</p> <p>The proposed amendments do not seek any changes to the existing objectives of the Operative District Plan or the proposed objectives of PPC55.</p> <p>Therefore, the proposed amendments are the most appropriate way to achieve the existing District Plan objectives as well as the objective of the private plan change.</p> <p>The proposed amendments are consistent with higher order documentation, legislation and guidance.</p> <p>Overall, the proposed rezoning in combination with the recommended additional amendments is considered to be the most efficient and effective way to achieve the purpose of the Act for the application site.</p>

	<p>4. Design hydraulic neutrality facilities so that they are sized in accordance with the Wellington Water Limited Regional Standard for Water Services (20192021).</p>					
<p>28A</p>	<p><u>Natural Hazards</u></p> <p>OBJECTIVE</p> <table border="1"> <tr> <td data-bbox="224 416 347 491">DEV3-NH-O1</td> <td data-bbox="347 416 1149 491"><u>Risk from Flood Hazards</u></td> </tr> </table> <p><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></p>	DEV3-NH-O1	<u>Risk from Flood Hazards</u>	<p>Reason</p> <p>It is recommended to introduce a framework consisting of objectives, policies and rules that respond to the risk of different development forms within identified flood hazard extents.</p> <p>The proposed provisions seek to control, manage, and restrict development within identified flood hazard areas on the site.</p> <p>It is acknowledged that the proposed provisions rely on the modelling and mapping of flood hazards on the site and that the exact extent of the flood hazard areas identified on the site (i.e. inundation areas, overland flowpaths and stream corridors) is subject to ongoing modelling and discussion between the Council’s and the applicant’s relevant experts.</p>		
DEV3-NH-O1	<u>Risk from Flood Hazards</u>					
<p>28B</p>	<table border="1"> <tr> <td data-bbox="224 598 347 687">DEV3-NH-P2</td> <td data-bbox="347 598 1149 687"><u>Accessory Buildings and associated additions in the Gabites Flood Hazard Overlay</u></td> </tr> </table> <p><u>Allow for accessory buildings and any associated additions within the Gabites Flood Hazard Overlay, provided that:</u></p> <ol style="list-style-type: none"> <u>1. It can be demonstrated that Overland Flowpaths are unimpeded and unobstructed; and</u> <u>2. The building is not located within a Stream Corridor; and</u> <u>3. The risk to people and property is reduced or not increased from the 1% Annual Exceedance Probability Flood..</u> <table border="1"> <tr> <td data-bbox="224 1007 347 1096">DEV3-NH-P3</td> <td data-bbox="347 1007 1149 1096"><u>Additions to Residential Units in an identified Inundation Area of the Gabites Flood Hazard Overlay</u></td> </tr> </table> <p><u>Provide for additions to Residential Units within the identified Inundation Area, where:</u></p> <ol style="list-style-type: none"> <u>1. The impact from the 1% Annual Exceedance Probability flood event is low due to either the:</u> <ol style="list-style-type: none"> <u>a. incorporation of mitigation measures;</u> <u>b. size of the addition in relation to the existing building; or</u> <u>c. type of activities undertaken within the addition; and</u> 	DEV3-NH-P2	<u>Accessory Buildings and associated additions in the Gabites Flood Hazard Overlay</u>	DEV3-NH-P3	<u>Additions to Residential Units in an identified Inundation Area of the Gabites Flood Hazard Overlay</u>	<p>How the changes achieve the purpose of the RMA</p> <p>The proposed changes to subdivision policies provide better guidance and greater certainty by describing the intended outcomes and the appropriate management of potential adverse effects of future subdivision.</p> <p>The proposed amendments recognise and provide for relevant section 6 matters, in particular:</p> <ul style="list-style-type: none"> • s6(h) the management of significant risks from natural hazards. <p>The proposed amendments have regard to relevant section 7 matters, in particular:</p> <ul style="list-style-type: none"> • s7(i) the effects of climate change. <p>The proposed amendments also give effect to:</p> <ul style="list-style-type: none"> • the RPS, in particular with regard to Natural Hazards. <p>The proposed amendments are not inconsistent with any operative regional plan or the PNRP.</p> <p>The recommended changes therefore recognise, provide for, have regard to and give effect to relevant legislation and higher order documents in relation to the</p>
DEV3-NH-P2	<u>Accessory Buildings and associated additions in the Gabites Flood Hazard Overlay</u>					
DEV3-NH-P3	<u>Additions to Residential Units in an identified Inundation Area of the Gabites Flood Hazard Overlay</u>					

	<p><u>2. The risk to people and property is reduced or not increased from the 1% Annual Exceedance Probability Flood.</u></p>	<p>management of natural hazards.</p>
<p>DEV3-NH-P4</p>	<p><u>Additions to Residential Units within the Overland Flowpaths and Stream Corridors of the Gabites Flood Hazard Overlay</u></p>	<p>Benefits including Opportunities for Economic Growth and Employment</p>
	<p><u>Only allow additions Residential Units within the Overland Flowpaths and Stream Corridors, where it can be demonstrated that:</u></p> <p><u>1. The risk from the 1% Annual Exceedance Probability flood event is low due to either the:</u></p> <p><u>a. proposed mitigation measures;</u></p> <p><u>b. size of the addition; or</u></p> <p><u>c. nature of the activities undertaken within the addition; and</u></p> <p><u>2. The risk to people and property is reduced or not increased from the 1% Annual Exceedance Probability Flood; and</u></p> <p><u>3. Overland Flowpaths and Stream Corridors are unimpeded, and unobstructed to allow for the conveyancing of flood waters.</u></p>	<p>The recommended provisions provide additional guidance in relation to the management of flood hazards on the site.</p> <p>Costs</p> <p>There may be additional costs at the development stage due to the additional requirements relating to the mitigation or avoidance of flood hazards on the site. However these additional costs are outweighed the reduction of risk from identified hazards to future development.</p> <p>Risk of Acting or Not Acting if Information is Uncertain or Insufficient</p> <p>There are no risks around uncertain or insufficient information in relation to the provisions.</p> <p>There is however uncertainty regarding the exact extent of the identified flooding areas on the site that will need to be resolved prior to the private plan change being approved.</p> <p>Efficiency and Effectiveness</p>
<p>DEV3-NH-P5</p>	<p><u>Residential Units within the identified Inundation Areas of the Gabites Flood Hazard Overlay</u></p>	<p>The efficiency of the recommended additions is high because the benefits outweigh the costs.</p>
	<p><u>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.</u></p>	<p>The effectiveness of the recommended additions is high because they provide an appropriate risk based framework to manage flood hazards on the site, help to achieve the relevant objectives of the District Plan and higher order documents and provide better guidance for applicants and decision makers at the time of subdivision.</p>
<p>DEV3-NH-P6</p>	<p><u>Residential Units within the Overland Flowpaths of the Gabites Flood Hazard Overlays</u></p>	<p>Conclusion</p>
	<p><u>Manage Residential Units within the Overland Flowpaths by:</u></p> <p><u>1. Incorporating mitigation measures that reduce or avoid an increase in risk to people and property from the 1% Annual Exceedance Probability Flood;</u></p> <p><u>2. Ensuring that people can safely evacuate from properties during a 1% Annual Exceedance Probability Flood; and</u></p>	<p>The proposed amendments will not change the overall objective of the plan change, which is to rezone the site and provide for additional low density residential and rural residential subdivision and development capacity.</p> <p>The proposed amendments do not seek any changes to the existing objectives of the Operative District Plan or the proposed objectives of PPC55.</p> <p>The proposed amendments recommend the introduction of a new objective relating to the management of flood hazards on the site and related policies and rules to</p>

	<p>3. <u>Overland Flowpaths are unimpeded, and unobstructed to allow for the conveyancing of flood waters and is not diverted onto adjacent properties.</u></p> <p>DEV3-NH-P7 Residential Units within the Stream Corridors of the Gabites Flood Hazard Overlay</p> <p><u>Avoid Residential Units within the Stream Corridors unless it can be demonstrated that:</u></p> <ol style="list-style-type: none"> 1. <u>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;</u> 2. <u>Mitigation measures are incorporated that reduce or avoid an increase in risk to people and property from the 1% Annual Exceedance Probability Flood;</u> 3. <u>People can safely evacuate the property during a 1% Annual Exceedance Probability Flood; and</u> 4. <u>The conveyancing of flood waters through the Stream Corridor is still able to occur unimpeded and is not diverted onto adjacent properties.</u> 	<p>achieve the objective.</p> <p>Therefore, the proposed amendments are the most appropriate way to achieve the existing District Plan objectives as well as the objective of the private plan change.</p> <p>The proposed amendments are consistent with higher order documentation, legislation and guidance.</p> <p>Overall, the proposed rezoning, in combination with the recommended additional amendments, is considered to be the most efficient and effective way to achieve the purpose of the Act for the application site.</p>
28C	<p>DEV3-NH-R2 Accessory Buildings within the Gabites Flood Hazard Area</p> <p>1. <u>Activity status: Permitted</u></p> <p><u>Where:</u></p> <p>a. <u>Any accessory buildings are located outside of the identified Overland Flowpaths or Stream Corridor of the Flood Hazard Overlay.</u></p> <p>2. <u>Activity Status: Restricted Discretionary</u></p> <p><u>Where:</u></p> <p>a. <u>Compliance with the requirements of DEV3-NH-R2.1.a cannot be achieved</u></p> <p><u>The Matters of Discretion are restricted to:</u></p>	

<u>M1. The matters in DEV-NH-P2.</u>	
DEV3-NH-R3	<u>Additions to Residential Units in the Inundation Area</u>
<p>1. <u>Activity status: Permitted</u></p> <p><u>Where:</u></p> <p>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></p>	
<p>2. <u>Activity Status: Restricted Discretionary</u></p> <p><u>Where:</u></p> <p>a. <u>Compliance with the requirements of DEV3-NH-R3.1.a cannot be achieved</u></p> <p><u>The Matters of Discretion are restricted to:</u></p> <p><u>M1. The matters in NH-P3.</u></p>	
DEV3-NH-R4	<u>Additions to Residential Units in the Overland Flowpaths of the Gabites Flood Hazard Overlay</u>
<p>1. <u>Activity status: Discretionary</u></p>	
DEV3-NH-R5	<u>Additions to Residential Units in the Stream Corridor of the Gabites Flood Hazard Overlay</u>
<p>1. <u>Activity Status: Non-Complying</u></p>	
DEV3-NH-R6	<u>New Residential Units in the Inundation Area of the Gabites Flood Hazard Overlay</u>
<p>1. <u>Activity status: Restricted Discretionary</u></p> <p><u>Where:</u></p> <p>a. <u>The finished floor levels of the building for the Residential Unit is</u></p>	

	<p>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.</p> <p>Matters of discretion are restricted to:</p> <p>M1. The impact from the 1% Annual Exceedance Probability flood is low due to either the:</p> <ul style="list-style-type: none"> a. implementation mitigation measures; b. the shallow depth of the flood waters within the building; or c. type of activity undertaken within the building; and <p>M2. The risk to people and property is reduced or not increased.</p> <p>2. Activity Status: Non-Complying</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance with the requirements of DEV3-NH-R6.1.a cannot be achieved <p>DEV3-NH-R7 New Residential Units in the Overland Flowpaths of the Gabites Flood Hazard Overlay</p> <p>1. Activity status: Discretionary</p> <p>DEV3-NH-R8 New Residential Units in the Stream Corridor of the Gabites Flood Hazard Overlay</p> <p>1. Activity Status: Non-Complying</p>	
30	<p>Ecology</p> <p>DEV3-ECO-P3 Appropriate Use and Development in Gabites Block Natural Areas</p> <p>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:</p>	<p>Reason</p> <p>The recommended amendments propose minor wording changes to improve clarity.</p> <p>How the changes achieve the purpose of the RMA</p> <p>The recommended changes recognise, provide for, have regard to and give effect to relevant legislation and higher order documents. They provide greater certainty and improve protection for identified values.</p>

1. Maintenance around existing buildings and network utilities;
2. Safe operation of roads, tracks and accessways;
3. Restoration and conservation activities;
4. Opportunities to enable tangata whenua to exercise customary harvesting practices; and
5. Provision of a cycleway or walkway through Gabites Block Natural Area 6.

**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:

1. Applies the effects-management hierarchy of DEV3-ECO-P2;
2. 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 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 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.

Benefits including Opportunities for Economic Growth and Employment

The recommended provisions improve clarity.

Costs

No additional costs are expected.

Risk of Acting or Not Acting if Information is Uncertain or Insufficient

There are no risks around uncertain or insufficient information in relation to the provisions.

Efficiency and Effectiveness

The efficiency of the recommended changes is high because the benefits outweigh the costs.

The effectiveness of the recommended changes is high because they provide additional clarity and address identified issues.

Conclusion

The proposed amendments will not change the overall objective of the plan change, which is to rezone the site and provide for additional low density residential and rural residential subdivision and development capacity.

The proposed amendments do not seek any changes to the existing objectives of the Operative District Plan or the proposed objectives of PPC55.

Therefore, the proposed amendments are the most appropriate way to achieve the existing District Plan objectives as well as the objective of the private plan change.

The proposed amendments are consistent with higher order documentation, legislation and guidance.

Overall, the proposed, rezoning in combination with the recommended additional amendments is considered to be the most efficient and effective way to achieve the purpose, of the Act for the application site.

31	DEV3-ECO-R1	Trimming or Removal of Vegetation within a Gabites Block Natural Area	Reason
	Gabites Block Development Area	<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> <p>i. <u>Address an imminent threat to the safety of people or property and is undertaken by a suitably qualified arboricultural expert;</u></p> <p>ii. <u>Undertake natural hazard mitigation activity by a Crown Entity, Greater Wellington Regional Council, Upper Hutt City Council or their agent;</u></p> <p>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></p> <p>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></p> <p>v. <u>Maintain lawfully established private accessways where the removal of vegetation is within 1m of the accessway;</u></p> <p>vi. <u>Maintain lawfully established buildings where the removal of vegetation is within 3m of the building;</u></p> <p>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></p> <p>viii. <u>Construct or maintain perimeter fences for stock or</u></p>	<p>The proposed amendments to the rule intend to provide greater certainty and better guidance as to the acceptable level of vegetation trimming or removal.</p> <p>How the changes achieve the purpose of the RMA</p> <p>The recommended changes recognise, provide for, have regard to and give effect to relevant legislation and higher order documents. They provide greater certainty and improve protection for identified significant biodiversity values.</p> <p>The proposed amendments recognise and provide for relevant section 6 matters, in particular:</p> <ul style="list-style-type: none"> s6(c) the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna. <p>The proposed amendments have regard to relevant section 7 matters, in particular:</p> <ul style="list-style-type: none"> s7(d) intrinsic values of ecosystems. <p>The proposed amendments also give effect to:</p> <ul style="list-style-type: none"> the RPS, in particular with regard to Indigenous Ecosystems. <p>The proposed amendments are not inconsistent with any operative regional plan or the PNRP.</p> <p>Benefits including Opportunities for Economic Growth and Employment</p> <p>The recommended provisions provide additional guidance in relation to the permitted level of vegetation trimming and removal.</p> <p>Costs</p> <p>There are no additional costs.</p> <p>Risk of Acting or Not Acting if Information is Uncertain or Insufficient</p> <p>There are no risks around uncertain or insufficient information in relation to the provisions.</p> <p>Efficiency and Effectiveness</p> <p>The efficiency of the recommended changes is high because the benefits outweigh the costs.</p> <p>The effectiveness of the recommended changes is high because they provide</p>

	<p><u>pest animal exclusion provided the removal of vegetation is within 1m of the fence;</u></p> <ul style="list-style-type: none"> 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> <p><u>M1. The matters in</u></p> <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>	<p>additional certainty.</p> <p>Conclusion</p> <p>The proposed amendments will not change the overall objective of the plan change, which is to rezone the site and provide for additional low density residential and rural residential subdivision and development capacity.</p> <p>The proposed amendments do not seek any changes to the existing objectives of the Operative District Plan or the proposed objectives of PPC55.</p> <p>Therefore, the proposed amendments are the most appropriate way to achieve the existing District Plan objectives as well as the objective of the private plan change.</p> <p>The proposed amendments are consistent with higher order documentation, legislation and guidance.</p> <p>Overall, the proposed rezoning in combination with the recommended additional amendments is considered to be the most efficient and effective way to achieve the purpose of the Act for the application site.</p>
DEV3-ECO-R2	Restoration and Maintenance of Gabites Block Natural Areas	
<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</u> 	

	<p><u>Act 1977, Conservation Act 1987 or Queen Elizabeth the Second National Trust Act 1977; or</u></p> <p>v. <u>Carrying out activities in accordance with a Reserve Management Plan approved under the Reserves Act 1977.</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-ECO-R3-1a.</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p>M1. <u>The matters in:</u></p> <p>a. <u>DEV3-ECO-P2, DEV3-ECO-P3 and DEV3-ECO-P4.</u></p>									
36	<p><u>Gabites Block Area Use and Development</u></p> <table border="1"> <tr> <td data-bbox="237 799 398 842"><u>DEV3-O4</u></td> <td data-bbox="398 799 1151 842"><u>Character and Amenity Values of the Hilltops Area</u></td> </tr> <tr> <td colspan="2" data-bbox="237 842 1151 959">An open, green landscape including most of the main ridgeline interspersed with sensitively located rural residential development and sensitively located supporting network utilities.</td> </tr> <tr> <td data-bbox="237 959 398 1002"><u>DEV3-O6</u></td> <td data-bbox="398 959 1151 1002"><u>Character and Amenity Values of the Hillside Area</u></td> </tr> <tr> <td colspan="2" data-bbox="237 1002 1151 1129">An open, vegetation-dominated, west-facing hillside crowned by the main and ridgeline with sparse and sensitively located rural residential development and supporting network utilities.</td> </tr> </table>	<u>DEV3-O4</u>	<u>Character and Amenity Values of the Hilltops Area</u>	An open, green landscape including most of the main ridgeline interspersed with sensitively located rural residential development and sensitively located supporting network utilities.		<u>DEV3-O6</u>	<u>Character and Amenity Values of the Hillside Area</u>	An open, vegetation-dominated, west-facing hillside crowned by the main and ridgeline with sparse and sensitively located rural residential development and supporting network utilities.		<p>Reason</p> <p>The proposed amendments to the objectives and a policies relating to use and development are mainly focused on achieving better protection for landscape and visual amenity values. They also provide a stronger link to the proposed stormwater policies.</p> <p>They also recommend the addition of a reference to hydraulic neutrality relating to road corridors.</p> <p>How the changes achieve the purpose of the RMA</p> <p>The recommended changes recognise, provide for, have regard to and give effect to relevant legislation and higher order documents. They provide greater certainty and improve protection for identified values.</p>
<u>DEV3-O4</u>	<u>Character and Amenity Values of the Hilltops Area</u>									
An open, green landscape including most of the main ridgeline interspersed with sensitively located rural residential development and sensitively located supporting network utilities.										
<u>DEV3-O6</u>	<u>Character and Amenity Values of the Hillside Area</u>									
An open, vegetation-dominated, west-facing hillside crowned by the main and ridgeline with sparse and sensitively located rural residential development and supporting network utilities.										
37	<p><u>POLICIES</u></p> <table border="1"> <tr> <td data-bbox="237 1214 349 1257"><u>DEV3-P2</u></td> <td data-bbox="349 1214 1151 1257"><u>Low Density Residential and Rural Residential Use and Development</u></td> </tr> <tr> <td colspan="2" data-bbox="237 1257 1151 1342">Provide for low density residential and rural residential use and development that achieves the following:</td> </tr> <tr> <td colspan="2" data-bbox="237 1342 1151 1422">1. <u>Site design, layout and scale of the activity that are compatible with the</u></td> </tr> </table>	<u>DEV3-P2</u>	<u>Low Density Residential and Rural Residential Use and Development</u>	Provide for low density residential and rural residential use and development that achieves the following:		1. <u>Site design, layout and scale of the activity that are compatible with the</u>		<p>Benefits including Opportunities for Economic Growth and Employment</p> <p>The recommended provisions provide additional guidance in relation to the protection of landscape values, visual amenity and stormwater management.</p> <p>Costs</p> <p>There are no additional costs.</p>		
<u>DEV3-P2</u>	<u>Low Density Residential and Rural Residential Use and Development</u>									
Provide for low density residential and rural residential use and development that achieves the following:										
1. <u>Site design, layout and scale of the activity that are compatible with the</u>										

<p>character and amenity values anticipated in the applicable Area;</p> <p>2. <u>Site design and implementation that:</u></p> <p>a. <u>Avoid built development that has significant-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>3. <u>Building design and implementation that achieves:</u></p> <p>a. <u>Recessive built forms and finishes;</u></p> <p>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></p> <p>4. <u>Landscape design and implementation that:</u></p> <p>a. <u>Maintain and enhance the vegetated hillside backdrop to Maymorn;</u></p> <p>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></p> <p>c. <u>Ensure outdoor living spaces are well located, accessible and have access to sunlight;</u></p> <p>d. <u>Use planting to achieve visual amenity, safety and functionality;</u></p> <p>e. <u>Ensure driveways, manoeuvring and parking areas are visually unobtrusive;</u></p> <p>f. <u>Screen water tanks from views from public places with timber lattice or planting;</u></p> <p>fg. <u>Provide a visually-permeable, planted buffer along Maymorn Road.</u></p> <p>5. <u>Lighting that enhances safety and security without adversely affecting the amenity of other sites.</u></p> <p>6. <u>Private vehicle crossings that do not connect directly to Maymorn Road.</u></p> <p>7. <u>Transport networks that:</u></p> <p>a. <u>Avoid significant-unacceptable adverse effects on the rural character or</u></p>	<p>Risk of Acting or Not Acting if Information is Uncertain or Insufficient</p> <p>There are no risks around uncertain or insufficient information in relation to the provisions.</p> <p>Efficiency and Effectiveness</p> <p>The efficiency of the recommended changes is high because the benefits outweigh the costs.</p> <p>The effectiveness of the recommended changes is high because they provide additional guidance.</p> <p>Conclusion</p> <p>The proposed amendments will not change the overall objective of the plan change, which is to rezone the site and provide for additional low density residential and rural residential subdivision and development capacity.</p> <p>The proposed amendments do not seek any changes to the existing objectives of the Operative District Plan or the proposed objectives of PPC55.</p> <p>Therefore, the proposed amendments are the most appropriate way to achieve the existing District Plan objectives as well as the objective of the private plan change.</p> <p>The proposed amendments are consistent with higher order documentation, legislation and guidance.</p> <p>Overall, the proposed rezoning in combination with the recommended additional amendments is considered to be the most efficient and effective way to achieve the purpose of the Act for the application site.</p>
---	---

	<p>landscape values of the Gabites Block and Maymorn context; and</p> <p><u>b. Achieve the management of stormwater quality and quantity set out in DEV3-P1, DEV3-SW-P1 and DEV3-SW-P2.</u></p> <p>8. <u>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.</u></p>					
38	<table border="1"> <tr> <td data-bbox="224 427 347 486">DEV3-R1</td> <td data-bbox="347 427 1153 486">Buildings and Structures</td> </tr> <tr> <td colspan="2" data-bbox="224 486 1153 1385"> <p>1. <u>Activity status: Permitted</u></p> <p><u>Where:</u></p> <p><u>a. Compliance is achieved with:</u></p> <ul style="list-style-type: none"> <u>i. DEV3-S1;</u> <u>ii. DEV3-S2;</u> <u>iii. DEV3-S3;</u> <u>iv. DEV3-S4;</u> <u>v. DEV3-S5;</u> <u>vi. DEV3-S6;</u> <u>vii. DEV3-S7;</u> <u>viii. DEV3-S8;</u> <u>ix. DEV3-S9;</u> <u>x. DEV3-S10;</u> <u>xi. DEV3-S11; and</u> <u>xii. DEV3-S12;</u> <u>xiii. DEV3-S13; and</u> <u>xiv. DEV3-S14; and</u> <u>xv. DEV3-S15.</u> </td> </tr> </table>	DEV3-R1	Buildings and Structures	<p>1. <u>Activity status: Permitted</u></p> <p><u>Where:</u></p> <p><u>a. Compliance is achieved with:</u></p> <ul style="list-style-type: none"> <u>i. DEV3-S1;</u> <u>ii. DEV3-S2;</u> <u>iii. DEV3-S3;</u> <u>iv. DEV3-S4;</u> <u>v. DEV3-S5;</u> <u>vi. DEV3-S6;</u> <u>vii. DEV3-S7;</u> <u>viii. DEV3-S8;</u> <u>ix. DEV3-S9;</u> <u>x. DEV3-S10;</u> <u>xi. DEV3-S11; and</u> <u>xii. DEV3-S12;</u> <u>xiii. DEV3-S13; and</u> <u>xiv. DEV3-S14; and</u> <u>xv. DEV3-S15.</u> 		<p>Reason</p> <p>The proposed amendments to the rules require compliance with the recommended new standards relating to the visual screening of water tanks, the minimum setbacks from waterbodies and the requirement for domestic firefighting sprinkler systems.</p> <p>They also recommend the addition of a reference to policy <i>DEV3-P2 Low Density Residential and Rural Residential Use and Development</i> as a matter of discretion for non-compliance with building height in the Ridgeline Protection Overlay.</p> <p>These proposed amendments ensure that the appropriate standards need to be complied with to be a permitted activity and that in case of non-compliance the appropriate matters of discretion apply.</p> <p>How the changes achieve the purpose of the RMA</p> <p>The recommended changes recognise, provide for, have regard to and give effect to relevant legislation and higher order documents. They provide greater certainty and improve protection for identified values.</p> <p>Benefits including Opportunities for Economic Growth and Employment</p> <p>The recommended provisions provide additional certainty with regards to minimum requirements for permitted activities.</p> <p>Costs</p> <p>There may be additional costs at the development stage due to the additional requirements relating to screening, setbacks and sprinkler systems.</p> <p>Risk of Acting or Not Acting if Information is Uncertain or Insufficient</p> <p>There are no risks around uncertain or insufficient information in relation to the provisions.</p> <p>Efficiency and Effectiveness</p>
DEV3-R1	Buildings and Structures					
<p>1. <u>Activity status: Permitted</u></p> <p><u>Where:</u></p> <p><u>a. Compliance is achieved with:</u></p> <ul style="list-style-type: none"> <u>i. DEV3-S1;</u> <u>ii. DEV3-S2;</u> <u>iii. DEV3-S3;</u> <u>iv. DEV3-S4;</u> <u>v. DEV3-S5;</u> <u>vi. DEV3-S6;</u> <u>vii. DEV3-S7;</u> <u>viii. DEV3-S8;</u> <u>ix. DEV3-S9;</u> <u>x. DEV3-S10;</u> <u>xi. DEV3-S11; and</u> <u>xii. DEV3-S12;</u> <u>xiii. DEV3-S13; and</u> <u>xiv. DEV3-S14; and</u> <u>xv. DEV3-S15.</u> 						

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

The efficiency of the recommended changes is high because the benefits outweigh the costs.

The effectiveness of the recommended changes is high because they provide additional certainty and improve the management of potential adverse effects.

Conclusion

The proposed amendments will not change the overall objective of the plan change, which is to rezone the site and provide for additional low density residential and rural residential subdivision and development capacity.

The proposed amendments do not seek any changes to the existing objectives of the Operative District Plan or the proposed objectives of PPC55.

Therefore, the proposed amendments are the most appropriate way to achieve the existing District Plan objectives as well as the objective of the private plan change.

The proposed amendments are consistent with higher order documentation, legislation and guidance.

Overall, the proposed rezoning in combination with the recommended additional amendments is considered to be the most efficient and effective way to achieve the purpose of the Act for the application site.

Matters of discretion are restricted to:
M1. The matters in:
a. DEV3-P2.
Refer to information requirement DEV3-IR-1.

39

STANDARDS		
DEV3-S1	Height of Buildings and Structures	
North-West Area, Valley Flats Area, Station Flats Area, Hilltops Area (outside the Ridgeline Protection Overlay), Hilltop Basin Area	<p>1. All buildings and structures must comply with a maximum height above ground level of 8m, except that:</p> <p>a. 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.</p>	<p>Matters of discretion are restricted to:</p> <p>M1. The effect on the streetscape, character and amenity of the area;</p> <p>M2. Dominance effects on adjoining sites;</p> <p>M3. Design and siting of the building or structure; and</p> <p>M4. The influence of visually prominent trees and established landscaping.</p>
Hillside Area	All buildings and structures must comply with a maximum height above ground level of 6m.	
Hilltops Area (within the Ridgeline Protection Overlay), Hillside Area	2. All buildings and structures must comply with a maximum height above ground level of 3.5m.	

Reason

DEV3-S1 Height of Buildings and Structures
The proposed amendments to the height standards recommend the introduction of a new, reduced maximum height that applies to the Hillside Area and in addition to the Hilltops Area where the development is located within the Ridgeline Protection Overlay. These reduced height better provides for appropriate building heights within the more sensitive areas of the site.

DEV3-S3 Maximum Building Coverage
The proposed amendments are intended to better manage the maximum building coverage within the North-West Area by introducing a maximum percentage coverage in addition to the maximum square meter coverage to better reflect the variation in minimum lot sizes depending on the availability of reticulated services. A maximum building coverage of 250m² on a 400m² site would equal a building coverage of 62.5% which is higher than the permitted building coverage proposed for the adjoining General Residential Zone of 50%.

DEV3-S13 Visual Screening of Water Tanks
The proposed additional standard ensures that any water tanks which are likely to be required due to limited capacity of the reticulated services are appropriately screened to manage visual effects.

DEV3-S14 Minimum Setback from Waterbodies
The proposed addition of a standard requiring a 10m setback from waterbodies addresses access, ecology and erosion effects.

DEV3-S15 Fire Fighting Sprinkler System for Residential Units
The proposed addition of a standard requiring the installation of domestic sprinkler systems addresses the potential limitations of firefighting water supply due to reliance on on-site water supply.

DEV3-S3	Maximum Building Coverage		How the changes achieve the purpose of the RMA
<u>Gabites Block Development Area</u>	<p><u>The maximum total building coverage on a site includes:</u></p> <ol style="list-style-type: none"> 1. Residential units; 2. Minor residential units; and 3. Accessory buildings; <p><u>The maximum total building coverage excludes:</u></p> <ol style="list-style-type: none"> 4. Pergola structures that are not covered by a roof; 5. Uncovered decks; 6. Uncovered outdoor swimming pools. 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. 	<p><u>Matters of discretion are restricted to:</u></p> <p>M1. <u>Dominance effects on the street and adjoining properties;</u></p> <p>M2. <u>Effects on rural character; and</u></p> <p>M3. <u>Visual and landscape effects.</u></p>	<p>The recommended changes recognise, provide for, have regard to and give effect to relevant legislation and higher order documents. They provide greater certainty and improve protection for identified values.</p> <p>Benefits including Opportunities for Economic Growth and Employment</p> <p>The recommended amendments improve the proposed use and development provisions by increasing certainty and creating a more robust framework that manages potential adverse effects at the time of resource consent.</p> <p>Costs</p> <p>There may be additional costs due to the requirement to comply with additional standards.</p> <p>Risk of Acting or Not Acting if Information is Uncertain or Insufficient</p> <p>There are no risks around uncertain or insufficient information in relation to the provisions.</p> <p>Efficiency and Effectiveness</p> <p>The efficiency of the recommended changes is high because the benefits outweigh the costs.</p> <p>The effectiveness of the recommended changes is high because they provide additional certainty and manage potential adverse effects of development on identified values as well as identified risks.</p> <p>Conclusion</p> <p>The proposed amendments will not change the overall objective of the plan change, which is to rezone the site and provide for additional low density residential and rural residential subdivision and development capacity.</p> <p>The proposed amendments do not seek any changes to the existing objectives of the Operative District Plan or the proposed objectives of PPC55.</p> <p>Therefore, the proposed amendments are the most appropriate way to achieve the existing District Plan objectives as well as the objective of the private plan change.</p> <p>The proposed amendments are consistent with higher order documentation, legislation and guidance.</p> <p>Overall, the proposed rezoning in combination with the recommended additional</p>
<u>North-West Area</u>	<p><u>Either:</u></p> <ol style="list-style-type: none"> 1. Maximum total building coverage is 250m²; and 2. Maximum building coverage of minor residential unit is 50m² <p><u>Or:</u></p> <ol style="list-style-type: none"> 3. Maximum total building coverage is 50% of the net site area; <p><u>Whichever is the lesser.</u></p>		
<u>Station Flats Area, Hilltop</u>	<ol style="list-style-type: none"> 1. Maximum total building coverage is 350m² 		

<u>Basin Area</u>	2. <u>Maximum building coverage of minor residential unit is 50m²</u>		amendments is considered to be the most efficient and effective way to achieve the purpose of the Act for the application site.
<u>Valley Flats Area, Hilltops Area, Hillside Area</u>	1. <u>Maximum total building coverage is 400m²</u> 2. <u>Maximum building coverage of minor residential unit is 50m²</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>	
<u>DEV3-S14</u>	<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>	
<u>DEV3-S15</u>	<u>Fire Fighting Sprinkler System for Residential Units</u>		
<u>Gabites Block Development</u>	1. <u>Residential units that are not connected to Council's reticulated water supply must have the</u>	<u>Matters of discretion are restricted to:</u>	

	Area	<p>following installed:</p> <p>a. <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>	<p><u>M1. The adequacy of alternative fire fighting water supplies;</u></p> <p><u>M2. Effect on the streetscape and character of the area; and</u></p> <p><u>M3. Screening, planting and landscaping.</u></p>	
39A	INFORMATION REQUIREMENTS		<p>Reason</p> <p>The proposed additional information requirement relates to the provision of a Landscape and Visual Assessment for new buildings and structures within the Hillside Area and within the Ridgeline Protection Overlay.</p> <p>The proposed new information requirement ensures that all the information that is required to make an informed decision about the location and design of new buildings in the most sensitive landscape areas is available at the development stage.</p> <p>How the changes achieve the purpose of the RMA</p> <p>The recommended changes recognise, provide for, have regard to and give effect to relevant legislation and higher order documents. They provide greater certainty and improve protection for identified values.</p> <p>Benefits including Opportunities for Economic Growth and Employment</p> <p>The recommended amendments improve the proposed land use provisions by requiring the provision of sufficient information that supports any assessments of visual impacts of development on identified values and helps to make informed decisions.</p> <p>Costs</p> <p>There may be additional costs at the development stage due to the additional information requirement.</p> <p>Risk of Acting or Not Acting if Information is Uncertain or Insufficient</p>	
	DEV3-IR-1	Landscape and Visual Assessment of Buildings and Structures in Hillside Area or Within the Ridgeline Overlay		
	Hillside Area Ridgeline Protection Overlay	<p>Applications under Rule DEV3-R1 for buildings and structures in the Hilltops Area (within the Ridgeline Protection Overlay) or Hillside Area must provide:</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</u></p>		

	<p><u>have access to sunlight;</u></p> <p><u>f. Driveways, manoeuvring and parking areas are visually unobtrusive and designed to minimise earthworks where practicable;</u></p> <p><u>g. Lighting that enhances safety and security without adversely affecting the amenity of other sites.</u></p>	<p>There are no risks around uncertain or insufficient information in relation to the provisions.</p> <p>Efficiency and Effectiveness</p> <p>The efficiency of the recommended changes is high because the benefits outweigh the costs.</p> <p>The effectiveness of the recommended change is high because it requires the provision of additional information for preparing and assessing a land use application within sensitive landscape areas and thereby helps to achieve the relevant objectives and policies.</p> <p>Conclusion</p> <p>The proposed amendments will not change the overall objective of the plan change, which is to rezone the site and provide for additional low density residential and rural residential subdivision and development capacity.</p> <p>The proposed amendments do not seek any changes to the existing objectives of the Operative District Plan or the proposed objectives of PPC55.</p> <p>Therefore, the proposed amendments are the most appropriate way to achieve the existing District Plan objectives as well as the objective of the private plan change.</p> <p>The proposed amendments are consistent with higher order documentation, legislation and guidance.</p> <p>Overall, the proposed rezoning in combination with the recommended additional amendments is considered to be the most efficient and effective way to achieve the purpose of the Act for the application site.</p>
40	<p>Amendments to the Structure Plan</p> <p>Amend the Structure Plan to include:</p> <ul style="list-style-type: none"> • The roading typologies outlined in the Integrated Transport Assessment • The wetland identified in the Ecological Assessment • An indicative design for a pedestrian connection to the Maymorn Train Station 	<p>Reason</p> <p>The proposed amendments update the Structure Plan in response to submissions.</p> <p>How the changes achieve the purpose of the RMA</p> <p>The recommended changes recognise, provide for, have regard to and give effect to relevant legislation and higher order documents.</p> <p>Benefits including Opportunities for Economic Growth and Employment</p> <p>The recommended amendments ensure that relevant information and guidance is provided by the Structure Plan.</p>

		<p>Costs</p> <p>No additional costs are expected.</p> <p>Risk of Acting or Not Acting if Information is Uncertain or Insufficient</p> <p>There are no risks around uncertain or insufficient information in relation to the provisions.</p> <p>Efficiency and Effectiveness</p> <p>The efficiency of the recommended changes is high because the benefits outweigh the costs.</p> <p>The effectiveness of the recommended changes is high because they provide additional clarity and address identified issues.</p> <p>Conclusion</p> <p>The proposed amendments will not change the overall objective of the plan change, which is to rezone the site and provide for additional low density residential and rural residential subdivision and development capacity.</p> <p>The proposed amendments do not seek any changes to the existing objectives of the Operative District Plan or the proposed objectives of PPC55.</p> <p>Therefore, the proposed amendments are the most appropriate way to achieve the existing District Plan objectives as well as the objective of the private plan change.</p> <p>The proposed amendments are consistent with higher order documentation, legislation and guidance.</p> <p>Overall, the proposed rezoning in combination with the recommended additional amendments is considered to be the most efficient and effective way to achieve the purpose of the Act for the application site.</p>
41	<p>PART 4 – APPENDICES AND MAPS</p> <p>APPENDICES</p> <p>Appendix 2</p> <p>Accidental Discovery Protocol for Earthworks in Development Area 3</p> <p><u>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</u></p>	<p>Reason</p> <p>The proposed Accidental Discovery Protocol aligns with best practice and gives effect to higher order requirements and guidance.</p>

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.