

**UPPER HUTT
OPERATIVE
DISTRICT PLAN-
2004**

UPPER HUTT CITY COUNCIL DISTRICT PLAN

PLAN CHANGE 52 – Mount Marua Structure Plan

The Upper Hutt City Council hereby certifies that it has approved Plan Change 52 to the Upper Hutt City Council District Plan 2004 by resolution on 15 December 2020.

Plan Change 52 became operative on 31 March 2021.

The common seal of the Upper Hutt City Council was affixed in the presence of:



Wayne Guppy
Mayor



Peter Kelly
Chief Executive



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PART 1

INTRODUCTION

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INTRODUCTION TO THE PLAN

1.1

Setting the Scene

1.1.1

What is a District Plan?

The District Plan (the Plan) must be prepared, implemented and administered to assist the Council in meeting its responsibilities under the Resource Management Act 1991 (RMA).

It is intended to meet the objectives of the community with the principle of sustainable management at its core. Consultation with the public is required for any changes or updates to the Plan's content or objective.

Under Section 79 of the RMA, the Plan maintains its relevance with monitoring provisions throughout the life of the Plan, while the entire Plan must be reviewed within 10 years of being publicly notified.

1.1.2

District Context

Upper Hutt City is in the Greater Wellington Region, covering 43,400 hectares. Approximately 92% of land is rural zoned, with about 90% of that owned by Greater Wellington Regional Council and the Department of Conservation.

The urban environment of Upper Hutt predominantly lies within the valley floor, surrounded by forested hills along the eastern and western aspects. The Hutt River travels through the valley, flowing towards the Wellington Harbour. The natural features of the Hutt Valley contribute to the District's overall identity, creating recreational opportunities and establishing ecological value.

These natural environment qualities are a major drawcard for the over 42,000 people who call Upper Hutt home.

1.2

Planning under the Resource Management Act

1.2.1

Resource Management Act 1991 and sustainable management

The purpose of the Plan is to enable the Council to carry out its functions under the RMA. The purpose of the Act is to promote the sustainable management of natural and physical resources. Sustainable management is defined in the RMA as:

“Managing the use, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety...”

The RMA establishes a framework for integrated management that addresses the effects of activities on the environment. Section 31 of the RMA delegates Territorial Authorities with the responsibility to mitigate the adverse effects of development, hazardous substances and natural hazards. The Plan is one of the key documents in achieving these sustainable management responsibilities within the Upper Hutt District.

1.2.2

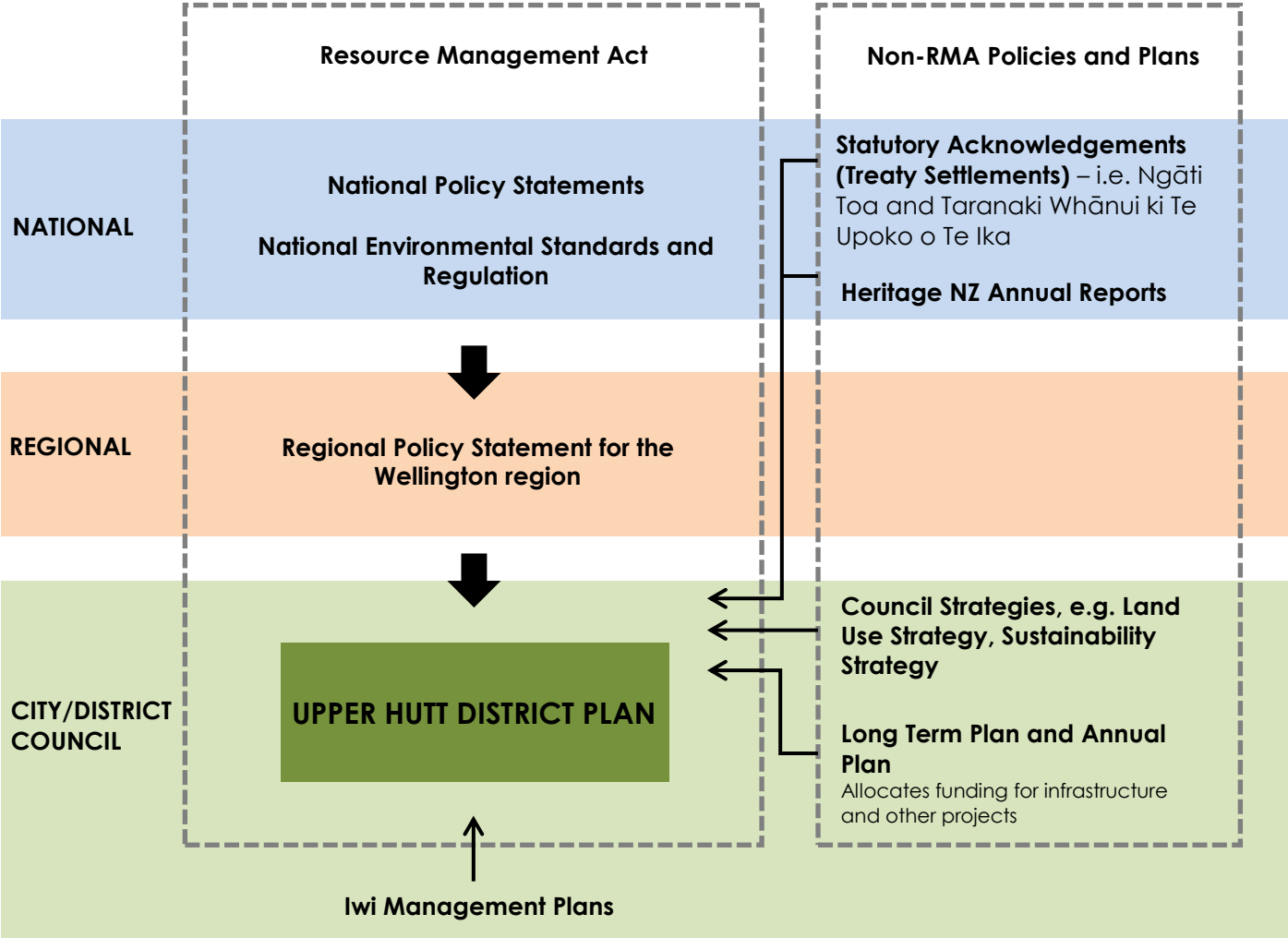
Relationship with other Resource Management Act documents

The RMA provides for a hierarchy of planning and policy instruments to give national, regional and district planning direction. A District Plan must give effect to, and have regard to, several other statutory planning mechanisms and documents. Table 1 below summarises these obligations:

Must give effect to:	Must have regard to:
<ul style="list-style-type: none">any national policy statement;any New Zealand coastal policy statement; andany operative regional policy statement.	<ul style="list-style-type: none">any proposed regional policy statements;management or strategy plans prepared under other Acts;obligations under the Heritage New Zealand Pouhere Taonga Act 2014;any requirements to be consistent with adjoining proposed or operative District Plans;

Diagram 1, below, details how these plans create a hierarchy of documentation which guide development of the District Plan.

Diagram 1 – Relationship between RMA and non-RMA documents and the District Plan



Central government may provide policy direction on resource management issues of national importance. This is achieved through National Policy Statements and National Environmental Standards, which the District Plan must give effect to. The Plan must also not be inconsistent with any regional plan or water conservation order.

Iwi management plans are a resource management plan prepared by an iwi, iwi authority, rūnanga or hapū. They reflect iwi/hapū aspirations as local kaitiaki and highlight resources of importance. The RMA requires that iwi management plans are taken into account when preparing Plans. At the time of preparing this chapter, there were no relevant iwi management plans for Upper Hutt.

1.2.3

Relationship with other non-RMA documents

Outside of the RMA, there are other pieces of legislation, policies and plans that influence the District Plan, as outlined above (see Diagram 1).

Statutory Acknowledgements from Treaty Settlements

Treaty Settlements are an agreement between the Crown and a Māori claimant group (usually an iwi or large hapū) to settle all of that claimant group's historical claims against the Crown. The Statutory Acknowledgements relevant to Upper Hutt are with Ngāti Toa Rangatira and Taranaki Whānui ki to Upoko o Te Ika. These relationships are detailed further in the Tangata Whenua section below.

Pouhere Taonga - Heritage New Zealand:

The New Zealand Heritage List/Rārangi Kōrero is prepared under the Heritage New Zealand Pouhere Taonga Act 2014. The Heritage List includes buildings, places and sites that are of social or outstanding historical or cultural significance or value. The heritage items listed in the District Plan come from this list, as well as additional items that have been deemed to be worth protecting from a local perspective.

Other Council policies and plans:

Although the Plan is the primary method of fulfilling Council's resource management obligations, the Plan has also been influenced by other Council policies and plans that are produced under various Acts. The relevant documents that have been considered during the development of this Plan include:

- The 2016-2043 Land Use Strategy;
- The 2015-2025 Long Term Plan and any Annual Plans;
- The 2012-2022 Sustainability Strategy;
- The 2014 Arts, Culture and Heritage Strategy; and
- Any Council Code of Practice.

The Land Use Strategy was adopted in September 2016 and is of particular importance as it represents the community's objectives over the next 30 years. It highlights the growth expected within this period and establishes a strategy based on these estimates. The strategy is reflective not only of local council plans, but also with national and regional strategic direction, further increasing its relevance to this Plan.

As the Upper Hutt City Council continues to monitor and review its various strategies and plans, there may be a requirement for the Plan to be reviewed to maintain consistency across Council documentation. Therefore, the above list only represents documents relevant at the time of writing.

1.2.4 Relationships with neighbouring Councils

Upper Hutt shares boundaries with Kāpiti Coast District Council to the northwest, Porirua City Council to the west, the Hutt City Council to the south and South Wairarapa District Council to the east. Therefore, developments may straddle jurisdictional boundaries. These districts are located within the region administered by the Greater Wellington Regional Council. To ensure cross boundary issues are addressed the following actions will be undertaken:

1. Consult with the adjoining territorial authorities and the Greater Wellington Regional Council, where appropriate, to ensure that cross-boundary issues and relevant roles and responsibilities are dealt with consistently and compatibly.
2. Advise adjoining territorial authorities and the Greater Wellington Regional Council of resource consent applications or District Plan changes which may have potential cross-boundary or obligatory statutory effects.
3. Consult with other authorities and organisations whose interests cross the territorial boundaries, and are potentially affected by plan changes or resource consent application for example utility providers, and the Department of Conservation.

1.3 Tangata Whenua

1.3.1 The Resource Management Act and Tangata Whenua

Under the RMA, local authorities must recognise and provide for the relationship with Māori and recognise their ancestral rights to land and cultural traditions. The Regional Policy Statement recognises and provides for matters of significance to tangata whenua. As such, the Plan must remain consistent with these principles.

The Plan must also have particular regard to local kaitiakitanga principles. Section 2 of the RMA defines this as:

“...the exercise of guardianship by the tangata whenua of an area in accordance with tikanga Maori in relation to natural and physical resources; and includes the ethic of stewardship.”

This section of the Plan is intended to acknowledge the requirement to represent these cultural values in the Upper Hutt District Plan. Chapter 11 (Heritage) of the Plan identifies cultural heritage issues and objectives within Upper Hutt. Both this section and Chapter 11 will be reviewed and updated as required during the rolling review of the Plan.

1.3.2

Te Tiriti o Waitangi – Treaty of Waitangi

The RMA emphasises the principles of the Treaty of Waitangi in planning for sustainable management. There are two Treaty settlements that relate to iwi in the Wellington Region (and Upper Hutt). These are the Ngāti Toa Rangitira settlement and the Taranaki Whānui ki Te Upoko o Te Ika settlement.

Ngāti Toa Rangitira

The Ngati Toa Rangitira Deed of Settlement was signed in 2012. Ngāti Toa’s area of interest covers the lower North Island, including the Hutt Valley, as well as large areas of the upper South Island.

The Statutory Acknowledgement of Ngāti Toa Rangitira requires the Crown (including councils) to recognise certain areas within Ngāti Toa Rangitira’s area of interest in Upper Hutt.

Taranaki Whānui ki Te Upoko o Te Ika

Taranaki Whānui ki Te Upoko o Te Ika (Taranaki Whānui) is a collective that comprises of Te Ātiawa, Taranaki, Ngāti Ruanui, Ngāti Tama and others whose ancestors migrated to Wellington in the 1820s and 30s and who signed the Port Nicholson Block Deed of Purchase in 1839.

The Statutory Acknowledgement of Taranaki Whānui requires the Crown (including councils) to recognise certain areas within Taranaki Whānui area of interest in Upper Hutt.

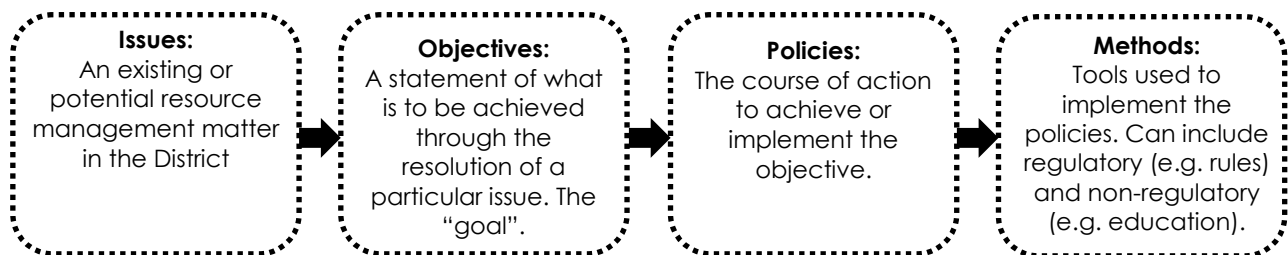
These settlements include Statutory Acknowledgements which register the special association an iwi may have with an area or site. They enhance the iwi's ability to participate in specified RMA processes.

1.4 Structure of the District Plan

1.4.1 Plan formation

The District Plan identifies issues that highlight existing or potential resource management problems. These then form objectives, policies, and methods to resolve identified issues (e.g., rules). This flow of information is detailed in Diagram 2 below:

Diagram 2: Plan formation



Issues may be specific to zones, or may be found across the District and therefore are relevant for multiple zones. Examples of such issues which may be relevant to multiple zones are those related to earthworks, natural hazards, heritage, landscape and ecology.

1.4.2 Zones

The technique of zoning is used as the principle method for managing the effects of activities to enable sustainable management of resources. Zoning recognises the different environments within the City and the effects that different activities have on those environments.

The District Plan contains the following core zones:

- Residential Zone
- Rural Zone
- Business Zone
- Open Space Zone
- Special Activities Zone

1.4.3

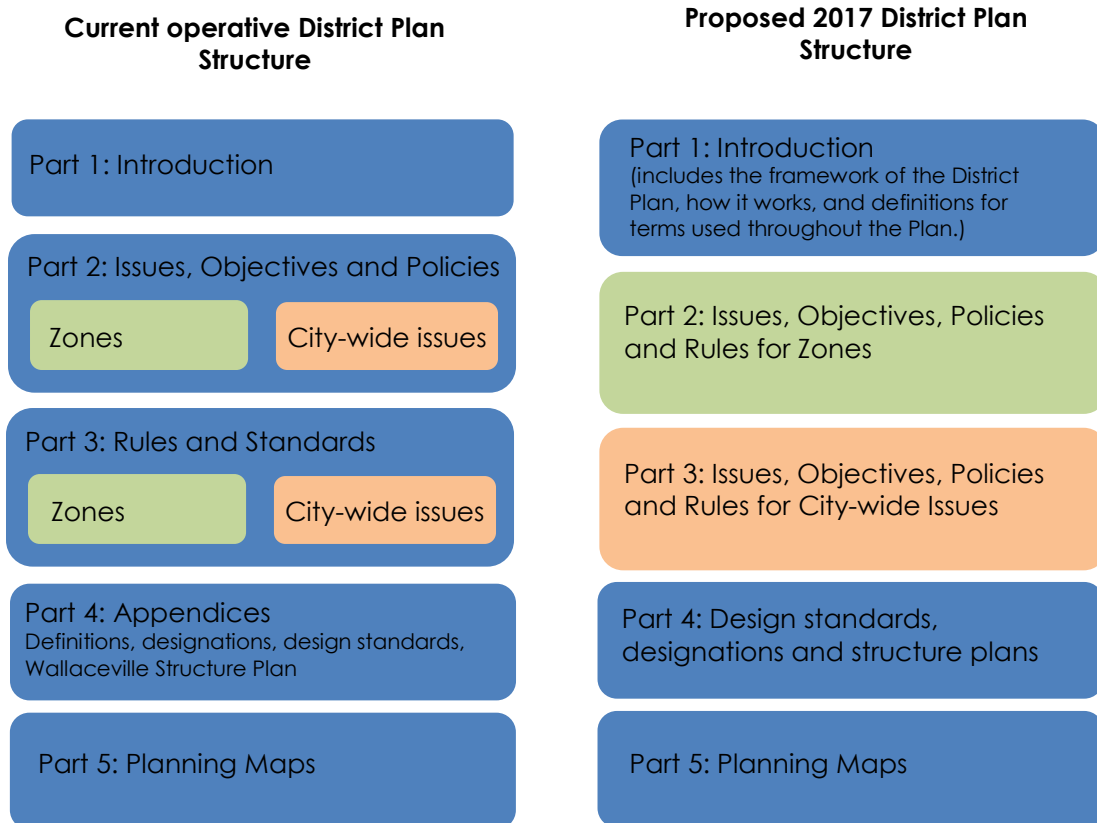
Rolling review of District Plan

The Plan is undergoing a review which will modify its structure. The RMA requires all provisions in a District Plan to be reviewed every 10 years. Rather than a comprehensive review of the Plan, which would see the entire Plan reviewed through a single Plan Change process, Upper Hutt City Council has elected to review the Plan through a “rolling review”. This will be through successive Plan Changes to the Plan over a 10 year period, addressing individual chapters in each Plan Change.

As part of this rolling review, the format of the Plan will also change. This will principally combine the objectives, policies, and rules for each zone or city wide issue into a single chapter, rather than dividing these over two separate chapters. This amendment is intended to improve the usability and readability of the Plan.

The order of the Rolling Review Plan Changes will be based on their priority and importance, and also to enable this new structure. The proposed structure of the District Plan is shown in Diagram 3, below.

Diagram 3: Current operative and proposed District Plan Structure



1.5 Non-regulatory methods

Non-regulatory methods may be employed by the Council to inform and educate the public on resource management and planning matters. This can be an effective means to achieve resource management goals for the community. As such, Council will provide:

- Pamphlets and brochures will be produced summarising the Plan rules and expected environmental outcomes
- Educational programmes on the effects of land use practices
- Technical advice on the use of appropriate NZ Standards and industrial codes of practice
- Information on sites of ecological, cultural and historical importance by listing and identifying these on the planning maps
- Public reports on the results of the monitoring process
- A Hazards Register listing the location of sites prone to natural and other hazards
- Consultation with developers and other parties in relation to particular proposals.

1.6 How to use this District Plan

The following provides a reference guide on how to use the Plan. These steps will provide guidance for the likely activity status for your proposal. In using the Plan, it is important to check whether any defined terms are applicable. Chapter 2 contains a list of definitions that are used throughout the Plan which should be read alongside District Plan text.

1.6.1 Step 1 – Planning Maps

Locate the site you are interested in on the Planning Maps. The maps are also available through the UHCC website.

The planning maps (including online version) will show you what zone the site is located in, and key features including, for example:

- A heritage feature or protected trees(s)

- A natural hazard such as a fault line or a floodplain
- A designation.

1.6.2 Step 2 – Zoning

The district has been divided into a number of zones to control the location of compatible activities. Zones are generally categorised as Residential, Business, Rural, Open Space (i.e. Parks) and Special Activity zones.

Once the zoning has been determined, the next step is to check the rules for that zone to find out what the permitted zone standards for your activity are. If all permitted zone standards have been met, you should also check to see whether there are any city-wide provisions applicable to the activity. Applications where no permitted standard is available, or where permitted standards are breached, will require resource consent. Refer to 1.7.1 for more detail on activity classes.

1.6.3 Step 3 – City-wide provisions

Activities must comply with the relevant zone rules, as well as the city-wide provisions. City-wide provisions cover activities such as earthworks, esplanade reserves and strips, temporary events, heritage features, trees, noise and natural hazards. Check the city-wide provisions to see if the activity is permitted. If so both the permitted zone and city-wide provisions can be met, no resource consent is required the District Plan. Applications where no permitted standard is available or where permitted standards are breached will require resource consent.

1.7	Status of resource consent applications
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1.7.1 Activity Classes

Under the RMA, activities are categorised into the following activity classes based on their zoning and the nature of the activity: permitted, controlled, restricted discretionary, discretionary, non-complying, or prohibited.

Permitted Activities

Where certain activities are anticipated within a zone, for example the construction of a house within a residential zone, a permitted activity status would typically be applicable. Permitted activities do not require resource consent, provided the appropriate permitted standards of the Plan or the RMA are met, where relevant.

Controlled Activities

Controlled activities have their standards for resource consents described within the District Plan. Resource consent applications which meet these standards must be granted, however granted consents may include conditions of consent appropriate for the nature of the application.

Other Activity Statuses

Activities which fall into any other activity status require resource consent, and the Council has varying levels of discretion regarding the granting (or declining) of resource consent. When assessing applications for restricted discretionary activities, Council's discretion is limited to matters identified in the Plan. An application for a discretionary activity must assess how the application meets the objectives of the Plan, specific to the application. Council's discretion in assessing non-complying activities is unlimited and should seek to assess how the application integrates within the wider planning framework. Applications for all of these activities may be granted or refused, with appropriate conditions of consent imposed. The level of detail required for each resource consent application must correspond to the scale of the activity and its activity status.

No resource consent may be granted for prohibited activities as these activities are prohibited by the Plan.

1.7.2 Conflicting Classes

In cases where an application for resource consent proposes an activity with elements which fall into two (or more) activity classes, the application as a whole will be considered and determined according to the more restrictive category. For example, if one aspect of an activity is classified as Controlled and another aspect is classified as Discretionary, the application will be assessed as a Discretionary Activity.

1.7.3

Notification

Under the RMA, Council must decide whether notification of an application is required. Assessments for public notification will be made on a case-by-case basis and will be reflective of provisions within the District Plan, any applicable National Environmental Standard, and the RMA. Publicly notified applications will be advertised, with an opportunity for the public to make submissions to the Council in support of, or opposition to, the proposal.

If an application is not publically notified, Council may determine that there are certain people who are adversely affected by a proposal in accordance with the statutory requirements of the RMA (for example, neighbours). In this instance, if these identified parties have not given their written consent to a proposal, the application may be limited notified to only those parties the Council deems affected, pursuant to the RMA.

1.7.4

Existing Use Rights

Section 10 of the RMA allows the continuation of existing activities that do not comply with the Plan, as long as these activities were lawfully established before the rule became operative or the proposed Plan/Plan Change was notified. For the activity to continue under existing use rights, the effects of the activity need to be the same or similar in character, intensity and scale as when they were lawfully established. Under the RMA, an existing use certificate can be requested from the Council.

If the character, intensity or scale of the existing activity has altered, resource consent must be obtained (unless it is a Permitted Activity).

1.8

Information required with applications for resource consents

1.8.1

General information

Schedule 4 of the RMA sets out information that is required in all resource consent applications. In addition, Council may also require

applicants to supply further information to better understand the nature of the proposed activity, the effects it may have on the local environment, and the ways in which any adverse environmental effect may be avoided, remedied or mitigated.

1.8.2 Assessment of environmental effects

An assessment of environmental effects is required for all resource consent applications. This assessment must provide sufficient information for any person to understand the actual or potential effects (both positive and adverse) of that proposed activity on the environment, and the ways it is proposed to avoid, remedy, or mitigate any adverse effects.

For controlled activities, the assessment shall only address those matters over which Council has retained control. In respect of any application for a restricted discretionary activity, the assessment shall only address those matters over which Council has retained discretion. These matters of control and discretion are detailed within the Plan.

For all other types of activities, the assessment shall address all relevant matters relating to the actual or potential effects of the proposed activity on the environment.

1.8.3 Drawings of proposal

All applications for resource consent must include the following information.

1. Site location: with road name, site boundaries, and north point.
2. Site plan at an appropriate scale for detail (as a general guide, a scale of 1:200 would be appropriate for an urban area), showing as applicable:
 - a. Site dimensions
 - b. The location of all existing and proposed buildings and structures
 - c. Proposed areas of excavations and fill
 - d. Position of any existing and proposed easements
 - e. Trees and large areas of vegetation
 - f. Levels at site boundaries or contours (based on mean sea level) to show the general topography of the area

- g. Areas that may be subject to inundation, flooding, landslips, or fault lines
 - h. Any designations
 - i. Any wetlands, landscape, ecological or heritage features
 - j. Existing power, transmission, gas lines, main trunk and water supply pipes, sewerage pipes
 - k. The means to manage all stormwater and sanitary drainage
 - l. If applicable, position of car parking, loading spaces, servicing areas, and access points.
3. For land use resource consents, floor plan and elevations of each building (as a general guide, a scale of 1:100 would be appropriate) showing:
- a. Internal layout of the building and identification of the use of such rooms or parts of a floor
 - b. The external appearance of the building (including windows and doors)
 - c. Building heights and distance to any property boundary and, where relevant, building height envelopes and maximum permitted height.

1.8.4

Information requirements for subdivision applications

An application for subdivision consent shall include:

- 1. A description of the proposal for which the consent is sought.
- 2. The address and legal description of the site, and current copies of all Computer Freehold Registers of the land to be subdivided.
- 3. An assessment of the environmental effects associated with the proposal, which addresses the Plan requirements.
- 4. A site plan including the information required for site plans, as listed above. In addition to this, site plans for subdivision consents, must also include:
 - a. The position of all new boundaries, including restrictive covenant boundaries for cross lease applications, and principal unit, accessory unit and common property boundaries for unit title applications
 - b. Areas of all new allotments
 - c. Location and areas of new reserves to be created, including esplanade reserves and access strips
 - d. Location and areas of any bed of a river or lake which is required by the Act to be shown on the survey plan as land

to be vested in the Crown

- e. Abutting and underlying title boundaries, and existing building line restrictions
- f. The balance area of the site to be subdivided showing any proposals for future development
- g. Any features to be protected by covenant
- h. Location of utilities to effectively meet the Code of Practice for Civil Engineering Works and the District Plan to effectively service the subdivision
- i. Legal access connections to existing roads, carriageways and pathways
- j. Proposed roads, access points, accessways, service lanes, with relevant widths, areas, and gradients.

1.8.5 Specific information requirements to waive esplanade reserve or esplanade strip requirements

An application seeking waiver of esplanade reserve or esplanade strip requirements must include:

- 1. A description of the ecological characteristics of the water body and the land subject to an esplanade reserve or esplanade strip, including any existing or alternative measures for protecting or enhancing those characteristics
- 2. Explicit provisions for public access to the water body
- 3. The extent to which the natural character and visual quality of the water body and water quality will be preserved
- 4. The location of any buildings or structures that may influence the width of the reserve or strip.

1.8.6 Specific information accompanying applications for more than one dwelling on a site

Where an application is seeking permission for more than one dwelling on a single site, the site plan shall clearly delineate the net site area of each dwelling/unit on the site.

1.8.7 Specific information accompanying applications for a Comprehensive Residential Development

An application under the Comprehensive Residential Development provisions of the Plan must include an assessment of the proposed development against the Design Guide for Residential (Centres Overlay) Areas. The design guide is detailed within the Residential Chapter.

1.8.8 Specific information accompanying applications for subdivision or development within a Residential (Centres Overlay) Area that is not a Comprehensive Residential Development where any lot has a minimum net site area of less than 400m²

Where the proposed development includes a lot under a minimum net site area of less than 400m², an assessment of the proposed development must be provided using the section on small site design and development contained in the Design Guide for Residential (Centres Overlay) Areas. The design guide is detailed within the Residential Chapter.

1.8.9 Specific information accompanying applications for subdivision and/or development within the Wallaceville Structure Plan Area

1. An assessment of the subdivision and/or development proposed against the Wallaceville Structure Plan which includes:
 - a. the Wallaceville Structure Plan Map
 - b. Wallaceville Precinct descriptions, intentions and outcomes
 - c. Wallaceville Indicative Road Typologies
 - d. Wallaceville Stormwater Management Principles
2. In addition, in relation to Area B, an application for subdivision and/or development shall include a spatial layout plan showing roads, pedestrian and cycleway connections, open space areas and utilities and services
3. In addition, in relation to Area A, an application for subdivision that includes sites where direct vehicle access is proposed from Alexander Road shall include details and plans of the upgrade of Alexander Road including appropriate traffic calming measures in accordance with the Wallaceville Structure Plan Map and the Wallaceville Indicative Road Typologies

1.8.10 Specific information accompanying applications for subdivision or development within the Erosion Hazard Area of Mangaroa River catchment

- (a) Provision of a report by a suitably qualified and experienced person is required to determine the erosion risk to the proposed

building platform or area of works in order to determine the effect of the proposal in accordance with Schedule 4 of the RMA.

1.8.11 Specific information accompanying applications for subdivision or development within the Pinehaven Catchment Overlay

Provision of a report by a suitably qualified and experienced person assessing the ability for the site to achieve hydraulic neutrality including:

Either;

- Full catchment hydrological and hydraulic analysis using the GWRC baseline information to demonstrate hydraulic neutrality for the 1 in 10 year and 1 in 100 year flood event including climate change. This would include:
 - Existing pre-development situation calibrated to GWRC baseline information;
 - Design of mitigation infrastructure;
 - Future development scenario model with mitigation infrastructure to demonstrate no increase in downstream flood flows at any point in the catchment.

Or;

- Site Based Assessment, which would include:
 - Hydrological analysis for existing pre-development scenario;
 - Post-development scenario to mitigate design flows to 80% of pre-development flows for 1 in 10 and 1 in 100 year event including climate change.

Note 1: The full catchment approach would generally only be expected for large comprehensive developments.

Note 2: Reducing floods flow to 80% of the pre-development flood flows is to mitigate risks associated with changing the timing and coincidence of peak and recession flows from sub-catchments which, without mitigation could result in net increases in downstream peak flows.

Note 3: The 2012 Wellington Regional Standard for Water Services and the Wellington Regional Hydrological Guidelines shall be applied to the hydrological analysis.

1.8.12 Further guidance on information requirements

Depending on the nature and scale of the proposal, consultation may be required with the following parties:

- a. Persons likely to be adversely affected by the proposed activity
- b. The Department of Conservation
- c. Pouhere Taonga – Heritage New Zealand
- d. Iwi authorities
- e. New Zealand Transport Agency
- f. Other relevant authorities or organisations

2

DEFINITIONS

For the purposes of the Plan, unless the context requires otherwise, the following definitions apply:

the Act	the Resource Management Act 1991 including any amendments thereto.
Access lot	any separate lot, owned in common undivided shares, and used primarily for access to one or more lots that have no legal frontage.
Accessory building	a building which is accessory to the main use of the site. On residential sites, this includes garages, carports, workshops, garden sheds, swimming pools, spa pools and glasshouses that are not used for commercial purposes other than home occupations. It also includes walls, fences and retaining walls defined as buildings. For the purposes of the Southern Hills Overlay Area, accessory buildings do not include any building in the Residential Zone or Residential Hill which exceeds 36m ² in floor area and/or 3 metres in height. (See definition of “building”)
Active recreation	recreation activities that are active in nature. It includes motorised activities and gun clubs which have an intermittent noise component but excludes all temporary events, such as organised competitive sporting events.
Activity	the use of a site including the construction, operation, maintenance, minor upgrading, replacement and refurbishment of buildings, structures, plant and equipment.
Allotment	has the same meaning as in section 218 of the Resource Management Act 1991.
Amenity values	has the same meaning as in section 2 of the Resource Management Act 1991.
Ancillary	in relation to an activity means an activity serving a supportive function to, and located on the same site as a primary activity, and which is small in scale.
Anemometer	means a mast and supporting sensors for the purpose of wind resource measurement. This includes guy wires and various meteorological instruments to be erected at varying heights, including: <ul style="list-style-type: none"> • Anemometers to measure the average wind speed, wind gust speeds, turbulence intensity and wind shear; • wind vanes to measure wind direction; and

- other meteorological instruments to measure temperature, air pressure, humidity and rainfall.

Antenna

means antenna as defined in the Resource Management (National Environmental Standard for Telecommunications Facilities) Regulations 2008.

An antenna does not include:

- Devices used in amateur radio configurations
- Devices used only for television reception; and
- Any other device not otherwise defined above that is less than 1.5m² in area

Advice note: The mountings of any antenna and any radiofrequency equipment or similar device shall not be included in the measurement of area or diameter of each antenna, provided that the radiofrequency unit or similar device is smaller in area or diameter than the antenna itself. Any antenna only need meet the area or diameter measurement, as appropriate to the type of antenna and the measurement is of each individual antenna and is not a cumulative measurement.

Boundary

the legal boundary of a site, unless otherwise specified.

Building

any structure whether temporary or permanent, movable or immovable, which, in addition to its ordinary and usual meaning, includes the following:

- Any structure of over 5m² in area with a height of more than 1.2m.
- Any fence or wall with a height of more than 2m.
- Any retaining wall with a height of more than 1.5m above the finished ground level.
- Any tank or pool, and any structural support:
 - (i) Which has a capacity of not less than 25,000 litres and is supported directly by the ground.
 - (ii) Which has a capacity of 2,000 litres or more and is supported at a height of more than 2.0 metres from the base of its structure.
 - (iii) Which has a capacity of 500 litres or more and is supported at a height of more than 4.0 metres from the base of its supporting structure.

This definition does not apply to network utilities as defined in this chapter.

Building improvement centres

are premises used for the storage, display and sale of goods and materials used in the construction, repair, alteration, improvement and renovation of buildings and includes building supply, electrical supply and plumbing supply centres, building recyclers and home and building display centres.

Cabinet	means a box-shaped structure which houses radio and telecommunication equipment, electrical equipment, equipment associated with the continued operation of network utilities and includes single transformers and associated switching gear distributing electricity at a voltage up to, and including, 110KV.
Cleanfill	an activity involving the depositing of exclusively inert, non decomposing material into or onto land, including materials such as clay, soil, rock, concrete or brick, that are free of combustible or putrescible components or hazardous substances or materials likely to create a hazardous leachate by means of biological or chemical breakdown.
Code of Practice for Civil Engineering Works	a document prepared by the Council which sets out performance criteria, standards and procedures for engineering works within Upper Hutt.
Commercial scale renewable energy generation activities	means the land, buildings, substations, turbines, structures, underground cabling earthworks, access tracks and roads associated with the generation of electricity from a renewable energy source and the operation of the renewable energy generation activity. It does not include: <ul style="list-style-type: none">• Small scale wind turbines turbines of less than 5kW• Community scale renewable energy generation activities• Any cabling required to link the wind energy facility to the point of entry into the electricity network, whether transmission or distribution in nature.
Commercial unit	any land or buildings designed to be self-contained for individual or separate commercial activities, companies or businesses.
Community care housing	special care housing used for the rehabilitation or care of any group of persons.
Community scale renewable energy generation	means renewable energy generation for the purpose of supplying electricity to a whole community which is not connected to the distribution network ('off grid'); or to supplying an immediate neighbourhood in an urban area with some export back into the distribution network.
Community facilities	any land or building used, or intended to be used, for public indoor or outdoor recreation, meetings, or social or cultural events, and includes the provision of information, advice and training associated with the use of the facility.

Comprehensive residential development

a residential development of at least three dwellings, on a site within a Residential (Centres Overlay) Area, at a density greater than the minimum net site area requirement for the Residential zone.

Note: A Comprehensive Residential Development may include an existing dwelling.

Conservation

the maintenance or enhancement of environmental and heritage values.

Construction and Commissioning activities:

in respect of renewable electricity generation activities includes those activities directly involved with the building and operation of a new renewable electricity generation activity. This includes site preparation, earthworks, quarrying, concrete batching, plant construction, road construction and widening, traffic generation, reservoir formation, clearance or inundation of vegetation, but specifically excludes investigative activities such as geological sampling, surveys and geotechnical investigations.

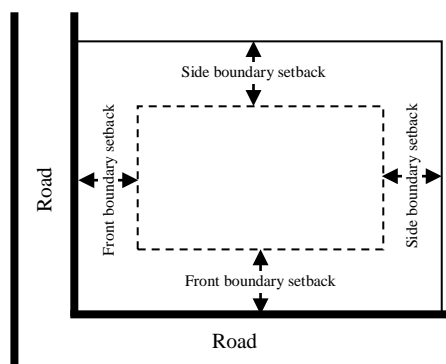
Activities associated with “construction and commissioning” includes rapid and temporary population increases and the associated effects on infrastructure and community facilities; the need to reroute or relocate network utilities and community facilities;; the need to construct new infrastructure including the system of electricity conveyance transmission (including substations) required to convey electricity to the distribution network and/or the national grid as provided for in the definition of ‘renewable electricity generation activity.

Contaminated site

a site at which hazardous substances are present above local background levels and are likely to pose an immediate or long-term hazard to human health or the environment.

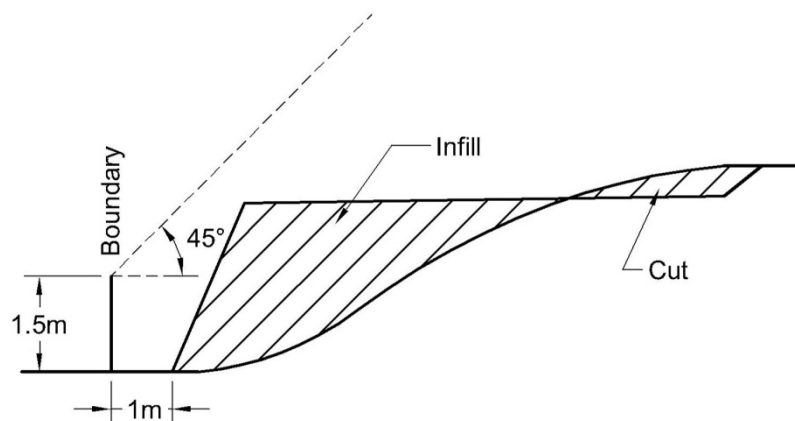
Corner lot

any site adjoining two or more contiguous roads with two or more contiguous frontages that each comply with the relevant subdivision standard (for the minimum frontage) of a corner lot in the relevant zone, but excludes any rear lot.



Corner lot

Council	the Upper Hutt City Council or any committee, subcommittee or person to whom the Council's powers, duties and discretions have been lawfully delegated.
Distribution network	For the purpose of Chapter 30A, has the same meaning as in the National Policy Statement for Renewable Electricity Generation and means a distributor's lines and associated equipment used for the conveyance of electricity on lines other than lines that are part of the national grid.
Distributor	for the purpose of Chapter 30A, has the same meaning as in the National Policy Statement for Renewable Electricity Generation and means a business engaged in distribution of electricity.
Dripline (of a tree)	the shape defined on the ground by a series of vertical lines formed around the outer most extent of the tree, branches and foliage.
Dwelling	a building or buildings, including detached habitable rooms, designed as self-contained accommodation for one or more persons on any site.
Early childhood centre	means premises used for the care or education of four or more children under the age of seven, including but not limited to Kindergartens, Playcentres, Kohanga Reo, Licensed Childcare Centres, Day Nurseries and Creches.
Earthworks	the removal, relocation or depositing of soil, earth or rock from, to or within a site, including quarrying or mining and the deposition of cleanfill, but excluding land disturbance resulting exclusively from domestic gardening and planting, cropping or drainage of land in connection with farming and forestry operations.
Earthworks plane	means a height control plane applied at the ground level at a boundary from a height of 1.5 metres above any point along that boundary and entering the site at an angle of 45°

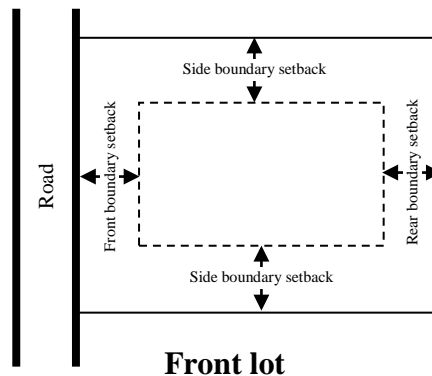


Ecosystem	a dynamic complex of plant, animal and micro-organism communities and their non-living environment, interacting as a functional unit.
Effect	has the same meaning provided in section 3 of the Resource Management Act 1991.
Environment	has the same meaning provided in section 2 of the Resource Management Act 1991.
Erosion Hazard Area	the area identified within the District Plan (Part 5) Hazard Maps that are at risk from erosion caused by the flood hazard.
Esplanade reserve and esplanade strip	have the same meaning provided in section 2 of the Resource Management Act 1991.
Event overnighting	is the sleeping in a tent, caravan, campervan or other related means on a site not typically used for this purpose, and is directly related to a temporary event.
Event staff	Staff involved in the daily operation of a temporary event.
External sound insulation level	<p>External sound insulation level means the standardised level difference (outdoor to indoor) and is a measure of the airborne sound insulation provided by the external building envelope (including windows, walls, ceilings and floors where appropriate) using insulation spectrum No.2 (A-weighted traffic noise spectrum) described in units of D2m,nT,w +Ctr as defined in the following Standard:</p> <p>ISO 717-1:2013 Acoustics - Rating of sound insulation in buildings and of building elements - Part 1: Airborne sound.</p> <p>The term “external sound insulation level” is used in this Plan primarily as a calculated value to demonstrate compliance with the stated minimum standard of acoustic isolation against sounds arising from outside the building. If field testing of built structures is employed to verify predictions, these tests shall be carried out using <i>ISO 140-5:1998 Acoustics - Measurement Of Sound Insulation In Buildings And Of Building Elements, Part 5: Field Measurements Of Airborne Sound Insulation Of Facade Elements And Facades</i>.</p>

Family flat	<p>a self-contained dwelling unit no more than 55m² in floor area, on the same property and in the same ownership as the principal dwelling (and not leased to another party), for the purpose of providing ancillary accommodation.</p> <p>Note: For clarity, a family flat which exceeds the 55m² limit will be considered as a dwelling and will be assessed against the appropriate rules.</p>
Farming activity	<p>an activity with the primary purpose of commercially producing livestock or vegetative matter. It includes horticulture but does not include forestry, veterinary hospitals, boarding kennels, catteries, aviaries or farm products processing industries. It also includes the sale of goods produced on the site, except where sale takes place via access to a State Highway.</p>
Finished Floor Level	<p>in relation to flood inundation the height as measured to the underside of the floor joists for wooden structures or to the bottom of a concrete slab.</p>
Flood Hazard Extent	<p>the area identified within the District Plan (Part 5) Hazard Maps. This identifies the area:</p> <ul style="list-style-type: none"> • susceptible to the average flood return interval of 100 years (1 in 100-year flood), incorporating climate change to 2090 and freeboard; but, • Excludes land within that area where the flood depth is not anticipated to exceed 100mm.
Flood mitigation works	<p>work undertaken by local and regional authorities such as Greater Wellington Regional Council and Upper Hutt City Council or their nominated contractors where the primary purpose is to improve the ability and capacity of a stream or river to convey flood flows or reduce flooding across land, often in accordance with a relevant adopted Floodplain Management Plan.</p>
Forestry	<p>the management of forests for:</p> <p>Soil conservation.</p> <p>Forest protection.</p> <p>Regulation of water.</p> <p>Production of timber or other forest products.</p> <p>Recreational, aesthetic or scientific purposes.</p> <p>It does not include forest products industries or on-site milling.</p>

Front lot

any site abutting a road that complies with the relevant subdivision standard (for the minimum frontage) of a front lot in the relevant zone, but excludes any rear or corner lot.



Gang fortification

any building or site which is used by groups for accommodation as a base or headquarters, and which is typified by high fencing and other fortification.

Garden centre

any land and/or buildings used principally for the storage, display and sale of shrubs, plants, seedlings, and associated home garden supplies.

Ground level

the natural level of the ground before any excavation or filling has taken place. It also means the finished level of the ground after earthworks have been carried out in an approved subdivision.

Habitable building

any building where people live, work or may assemble, but does not include buildings associated with the storage or use of dangerous goods on the site.

Habitable room

a room used for activities normally associated with domestic living, but excludes any bathroom, laundry, water closet, pantry, walk-in wardrobe, corridor, hallway, lobby, clothes-drying room, or other space of a specialised nature occupied neither frequently nor for extended periods.

Hazardous substance

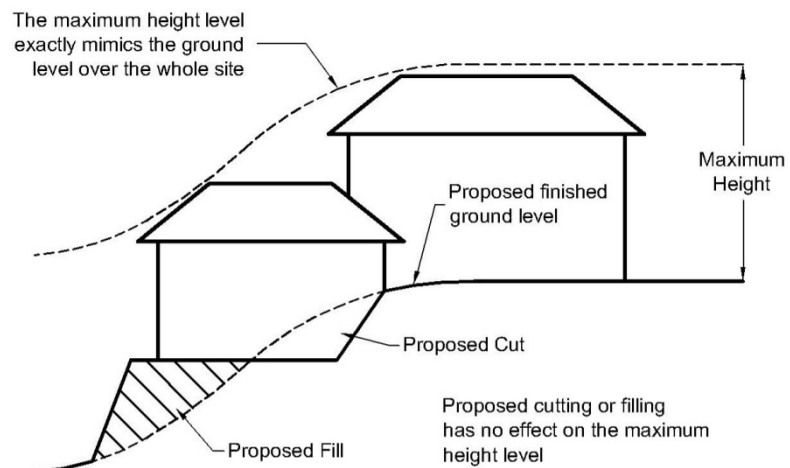
has the same meaning provided in section 2 of the Hazardous Substances and New Organisms Act 1996.

Health and safety sign

A sign affixed to a structure or building for the sole purpose of providing a health and safety warning or identifying hazardous substances that is required by legislation or the regulations made under those Acts. This includes but is not limited to the Health and Safety at Work Act 2015 and the Hazardous Substances and New Organisms Act 1996. A health and safety sign excludes any additional advertising or content not required by the relevant legislation (which would be assessed as a 'sign' and those provisions would apply) and is not directly illuminated, digital or contains changing content.

Home occupation	an occupation, art, craft, business, trade or profession which is ancillary to residential activities on a site.
Hydraulic neutrality	the principle of managing stormwater runoff from all new lots or development areas through disposal or stored on-site and released at a rate that does not exceed the peak stormwater runoff when compared to the pre-development or subdivision situation.
Indigenous vegetation	a plant community of any species or genetic variants of plants found naturally in New Zealand.
Indigenous vegetation clearance	<p>the removal, damage or destruction of indigenous vegetation, but excluding where such work is undertaken solely in relation to any one or more of the following:</p> <ul style="list-style-type: none"> • Clearance of diseased, dead or dying vegetation; • Clearance undertaken for the purpose of flood control undertaken or approved by local authorities; • Clearance where necessary to maintain or restore existing essential services or for emergency work to avoid injury to persons or damage to property; • Clearance of regenerating vegetation under the canopy of a plantation forest; • Clearance of indigenous vegetation that has been planted and managed specifically for the purposes of harvesting.
Industrial unit	any building or buildings or land designed to be self contained for individual or separate industrial activities, companies or businesses.
Intensive animal farming	any farming operation where animals are kept and/or fed in a building or outdoor enclosures, where the stocking density precludes the maintenance of pasture or vegetative ground cover.
Kaitiakitanga	has the same meaning provided in section 2 of the Resource Management Act 1991.
Kohanga reo	premises where pre-school children are taught and cared for in accordance with tikanga Maori (Maori customs).
Land	has the same meaning provided in section 2 of the Resource Management Act 1991.

Landscaping	the provision of tree and shrub planting, and may include ancillary lawn, rocks, paved areas or amenity features.
Large format retail	is a retail activity or activities, located within a standalone building or complex of buildings, where the gross floor area of each retail activity is no less than 750m ² .
Line	means 'line' as defined in Section 5 of the Telecommunications Act 2001 or Section 2 of the Electricity Act 1992.
Loading	the loading and unloading of a vehicle including adjusting, covering or tying its load.
Lot	has the same meaning as allotment.
Maintenance	as it applies to network utilities, means the replacement, repair or renewal of existing network utilities and where the effects of that utility remain the same or similar in character, intensity and scale, and excludes 'minor upgrading' and 'upgrading'.
Marae	customarily means the open space in front of a meeting house upon which various ceremonial occasions are centred, but for the purpose of the District Plan a marae also consists of a Maori meeting house and/or hall together with the associated area of open ground.
Mast	any pole, tower or similar structure which is fixed to the ground specifically designed to carry an antenna to facilitate the transmission of telecommunication and radiocommunication signals.
Maximum height	in relation to a building means the vertical distance between the ground level at any point along the building and the highest part of the building immediately above that point.



Minor above ground line

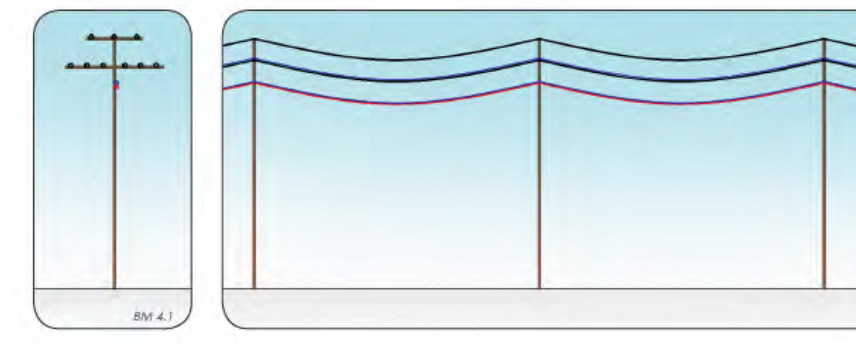
means a line that provides an above ground connection to a site, including any connection to a building within that site, from an existing or permitted new above ground line provided that no more than one new support structure is required for that connection.

Minor upgrading

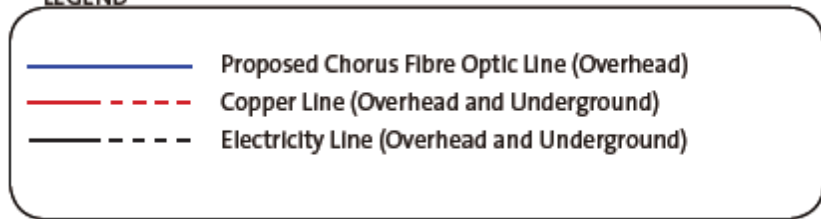
means an increase in the carrying capacity, efficiency or security of electricity and telecommunication lines, which utilise the existing or replacement support structures and includes:

- (1) the reconductoring of the line with higher capacity conductors; and
- (2) the resagging of conductors; and
- (3) the addition of longer and more efficient insulators; and
- (4) A support structure replacement within 5 metres of the support structure that is to be replaced; and
- (5) The addition of earthwires, which may contain telecommunication lines, earthpeaks and lightning rods; and
- (6) The addition of electrical or telecommunication fittings; and
- (7) Support structure replacement in the same location or within the existing alignment of the transmission line corridor; and
- (8) The replacement of existing cross arms, including with cross arms of an alternative design; and
- (9) An increase in tower height to achieve compliance with the clearance distances specified in NZECP34:2001; and
- (10) an increase in the height of replacement poles in the road reserve by a maximum of 1m, for the purpose of achieving road controlling authority clearance requirements, provided the permitted height in Rule 30.4 is not exceeded;
- (11) an increase in voltage of electricity lines from 11kV to no more than 33kV.and
- (12) the addition of a new overhead telecommunication fibre optic line provided that:
 - (i) the maximum number of fibre optic lines on existing support structures does not exceed two lines;
 - (ii) the diameter of new fibre optic lines does not exceed 25mm; and
 - (iii) the location of the new fibre optic line is consistent with the following figure

Figure X: Location of new fibre optic line



LEGEND



Minor upgrading shall not include:

- (i) Any increase in the voltage of the line unless the line was originally constructed to operate at the higher voltage but has been operating at a reduced voltage, or
- (ii) Any increase in any individual wire, cable, or other similar conductor to a diameter that exceeds 35mm, or
- (iii) The bundling together of any wire, cable, or other similar conductor so that the bundle exceeds 43mm in diameter, or
- (iv) The addition of any new circuits, lines or utility structures, where this results in an increase in the number of circuits, lines or utility structures except as provided for in (12) above.

Note: The Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009 applies to the existing National Grid, transmission lines that were operational, or able to be operated, on 14 January 2010.

Motor vehicle wrecking

any land and/or building used for the dismantling and storage of wrecked motor vehicles for private or commercial purposes.

Natural and physical resources

has the same meaning provided in section 2 of the Resource Management Act 1991.

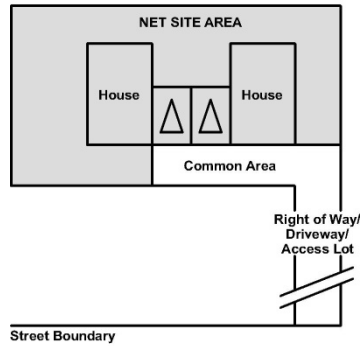
Net floor area

the superficial floor area of the actual room, rooms or spaces used for the particular activity and excludes areas such as hallways, ablutions, storage areas, stairwells and loading spaces.

Net site area

the area of a site excluding:

- Any access lot, driveway or right of way in the case of a rear lot.
- Any common area, access lot, driveway or right of way where there is more than one dwelling on a site.



Network Utility

means any activity undertaken by a network utility operator as defined in s166 of the RMA, relating to:

- (i) Distribution or transmission by pipeline of natural or manufactured gas, petroleum, biofuel or geothermal energy, or
- (ii) Telecommunication as defined in section 5 of the Telecommunications Act 2001; or radiocommunications as defined in section (2)(1) of the Radiocommunications Act 1989, or
- (iii) works as defined in section 2 of the Electricity Act 1992 for the conveyancing of electricity, or
- (iv) The distribution of water for supply including irrigation, or
- (v) Sewerage or drainage reticulation, or
- (vi) Construction and operation of roads and railway lines, or
- (vii) The operation of an airport as defined by the Airport Authorities Act 1966, or
- (viii) the provision of any approach control service within the meaning of the Civil Aviation Act 1990, or
- (ix) Undertaking a project or work described as a 'network utility operation' by regulations made under the Resource Management Act 1991 and includes:
 - Lighthouses, navigation aids, beacons, signal and trig stations and natural hazard emergency warning devices,
 - Meteorological services,
 - all associated structures; and
 - regionally significant network utilities

Network utility structure

means any structure associated with a network utility and includes, but is not limited to, pipes, valves, meters, regulator stations, support poles and towers for lines, transformers (other than pole mounted transformers), substations (other than overhead substations), compressor stations, pumping stations, navigational aids, meteorological installations, containers, cabinets, and similar structures. It does not include lines, antennas and masts.

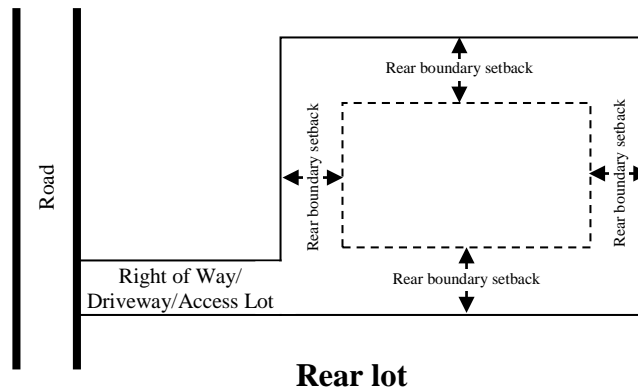
Notional boundary

a line 20m from the façade of any rural dwelling or the legal boundary where this is closer to the dwelling.

Organised fireworks display

The public display of fireworks conducted by a suitably qualified person.

Outdoor living court	an area located on the net site area of a site set aside for outdoor activities in association with a dwelling.
Overflow path	the area defined on the District Plan Part 5 Hazard Maps. The overflow paths are areas identified as conveying moving flood water across land during a flood event and may be fast and/or deep.
Passive recreation	comprises all forms of informal recreational activity that are passive in nature, including the use of walkways, bridle paths and picnic areas, swimming and fishing activities, cycling and outdoor education. It excludes facilities for organised, competitive sports.
Pest species of plant	Any species of plant that has been specifically identified as being a pest for the Wellington Region in the Wellington Regional Pest Management Strategy.
Pinehaven Catchment Overlay	the area encompassing the upper sub-catchments of the Pinehaven stream catchment.
Places of assembly	land and/or buildings used for the public and/or private assembly of people primarily for worship, religious, educational, recreational, social and cultural purposes. This definition includes marae, churches and associated halls and grounds.
Ponding area	the area defined on the District Plan Part 5 Hazard Maps comprising areas of still, shallow or slow moving water during a flood event.
Property	all of that land held in one ownership.
Rear lot	any site situated generally to the rear of another site, which does not comply with the relevant subdivision standard (for the minimum frontage) for a front or corner lot in the relevant zone. It also includes any site, the net site area of which is accessed from a road by an access strip (i.e. right of way, access leg or access lot) that is less than the relevant subdivision standard (for the minimum frontage) for a front or corner lot.



Regionally significant network utilities

includes:

- pipelines for the distribution or transmission of natural or manufactured gas or petroleum
- the National Grid, as defined by the National Policy Statement on Electricity Transmission
- facilities for the generation and transmission of electricity where it is supplied to the network, as defined by the Electricity Governance Rules 2003
- the local authority water supply network and water treatment plants
- the local authority wastewater and stormwater networks, systems and wastewater treatment plants
- the Strategic Transport Network, detailed in Appendix 1 to the Wellington Regional Land Transport Strategy 2010-2040

Regional park

land which is managed and administered by the Wellington Regional Council in accordance with a Regional Park management plan.

Renewable electricity generation

means generation of electricity from solar, wind, hydro, geothermal, biomass, tidal, wave, or ocean current sources.

Renewable electricity generation activities

has the same meaning as under the National Policy Statement for Renewable Electricity Generation and means the construction, operation and maintenance of structures associated with renewable electricity generation. This includes small and community-scale distributed renewable generation activities and the system of electricity conveyance required to convey electricity to the distribution network and/or the national grid and electricity storage technologies associated with renewable electricity.

Renewable energy

is defined in section 2 of the Resource Management Act 1991

Relocated building

any building or other structure, over two years old or which has been occupied for more than two years, which is intended to be removed and re-erected on another site.

Residential	the use of land, buildings, or any other facility, for domestic living purposes by people living alone or in family or non-family groups, and includes dwelling units and accessory buildings.
Residential (Centres Overlay) Area	an area identified on the planning maps as a Residential (Centres Overlay) Area.
Restaurants	the use of land and/or buildings for the sale of food, mainly prepared on the premises, to the public. The food may be consumed on or off the premises. Cafes, coffee bars and take away food places are included. The premises may or may not be licensed under the Sale of Liquor Act.
Rest home	any nursing or convalescent home for aged and infirm persons or similar facility.
Retail	refers to any land, building or part of a building where goods, merchandise, equipment or services are sold, displayed or offered for sale or direct hire to the public. The definition does not include the sale and hire of motor vehicles, boats, caravans, motor homes and accessories and motor vehicle spare parts, home occupations, restaurants or service stations.
River Corridor	the area as defined on the District Plan (Part 5) Hazard Maps as 'River Corridor'.
Road	has the same meaning provided in section 43 of the Transit New Zealand Act 1989 and section 315 of the Local Government Act 1974.
Roading hierarchy	the classification of roads according to their intended function within the City's roading network (see Chapter 37).
Service station	any land and buildings where the predominant activity is the retail sale of motor vehicle fuels (including petrol, LPG, CNG and diesel) and may also include, as ancillary activities: <ul style="list-style-type: none"> • The mechanical repair and servicing of motor vehicles (other than panelbeating, trimming or spray painting, heavy engineering such as engine restoring and crankshaft grinding). • The sale or hire of any goods, including the preparation and sale of food and beverages. • Car wash facilities. • The hire of light trailers and motor vehicles.

Setback	the minimum distance from a particular boundary of a site.
Sewage	liquid wastes (including matter in solution or suspension therein) discharged from residential premises, or wastes of the same character discharged from other premises.
Shape factor	a square with sides of the specified dimension which can be fitted within the net site area.
Sign/Signage	means any device or facility, graphics or display that is visible from outside the site, for the purposes of: identification of, or provision of information about any building, activity, sit, providing directions, or promoting goods, services or events. Signage may be part of, attached, or projected onto any building, site, or structure or other object. Any sign may be illuminated and may contain moving content, including changing content and digital signage. A building or structure that is painted in corporate colours does not, of itself, constitute signage. This definition excludes 'Health and Safety Signs'.
Significant Exterior Alteration	In the Gateway Precinct of the Wallaceville Structure Plan Area, any horizontal or vertical extension to, or demolition of, a wall(s) or roof of a building and any recladding, repair or maintenance of a building, or the replacement of windows or doors (including their framing) where the new materials are not the same or similar in appearance to the existing materials. It does not include any works to existing, or installation of new, mechanical structures relating to ventilation, or means of ingress and egress for the building (including lift shafts).
Site	<p>means:</p> <ul style="list-style-type: none"> a. an area of land comprised in: <ul style="list-style-type: none"> i. a single computer freehold register; or ii. a single allotment for which a separate computer freehold register could be issued without further involvement of, or prior consent from, the Council; <p>whichever is the smaller.</p> b. an area of land comprised in two or more allotments: <ul style="list-style-type: none"> i. that are subject to a certificate issued under section 75(2) of the Building Act 2004, section 37(2) of the Building Act 1991, section 643(2) of the Local Government Act 1974, or any equivalent legislation; or ii. that cannot be transferred or leased independently of each other without the Council's prior consent. c. an area of land: <ul style="list-style-type: none"> i. comprised in two or more computer freehold registers; or ii. for which two or more separate computer freehold registers could be issued without further involvement of, or prior consent from, the Council;

where the land will be amalgamated into a single computer freehold register as part of the resource consent process.

- d. in the case of land that is subject to a unit title, cross-lease, or company lease development, the area of land comprising the original parcel that was subdivided, leased or licenced (as the case may be) to create the unit title, cross-lease or company lease development.

Site coverage	that portion of the net site area, expressed in percentage terms, which may be covered by buildings, including accessory buildings (excluding fences and retaining walls).
Small Scale Renewable Energy Generation	means small scale renewable energy generation development for the purpose of using or generating electricity on a particular site (single household or business premise) with or without exporting back into the distribution network.
Small scale wind turbines	means wind turbines that are capable of generating up to 10kW of electricity.
Solar Panel	means a panel exposed to radiation from the sun, used to heat water or, when mounted with solar cells, to produce electricity direct
Stream Corridor	the area as defined on the District Plan Part 5 Hazard Maps as 'Stream Corridor'.
Subdivision	has the same meaning provided in section 218 of the Resource Management Act 1991.
Tangata whenua	has the same meaning provided in section 2 of the Resource Management Act 1991.
Taonga	treasure or valued highly by Maori.
Temporary event	an organised event that is of a temporary nature, has a limited duration and that includes public entertainment events, cultural events and organised competitive sporting and recreational events, but excludes commercial promotional events and temporary military training activities.
Temporary Sign	means a sign in connection with any of the purposes identified in the definition of sign, but for a short duration only and with the purpose relating to a one-off or temporary activity, event or provision of information.

Temporary renewable energy assessment and research structures

means structures for the investigation, identification and assessment of potential sites and energy sources for renewable electricity generation by existing and prospective generators and includes the following activities:

- Erecting an anemometer mast.
- Digging test pits, drilling boreholes, constructing investigation drives and removing samples to investigate geological conditions.
- Installing instruments into drill holes for monitoring groundwater levels and land movement.
- Erecting survey monuments and installing instruments to monitor land movement.
- Erecting telemetry stations for the transmission of instrument data.
- Installing microseismic stations to measure microseismic activity and ground noise.
- Erection of signs or notices giving warning of danger

Topsoil removal

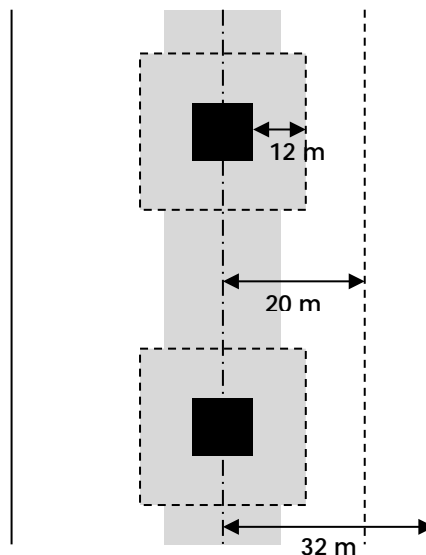
the removal, relocation or stockpiling of topsoil for purposes other than in conjunction with conventional domestic gardening or the planting, cropping or drainage of land in connection with farming and forestry operations.

Tourism facilities

land and/or structures used for ventures, features, events and services primarily intended to attract tourists, visitors and travellers.

Transmission line

has the same meaning as in section 3 of the Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009.



■ = Tower support structure

Note: The measurement of setback distances from electricity transmission lines shall be taken from the centre line of the electricity transmission line and from the outer edge of any support structure. The centre line at any point is a straight line

between the centre points of the two support structures at each end of the span. The diagram above depicts setback distances.

Vehicle movement

a movement of a vehicle between a road and a site, with the number of movements per day being calculated over a 24 hour period as follows:

- 1 car to and from a site = 2 vehicle movements
- 1 truck to and from a site = 6 vehicle movements
- 1 truck and trailer to and from a site = 10 vehicle movements

**Urban
Environmental
Allotment**

urban environment allotment or **allotment** means an allotment within the meaning of section 218

- a. that is no greater than 4 000 m²; and
- b. that is connected to a reticulated water supply system and a reticulated sewerage system; and
- c. on which there is a building used for industrial or commercial purposes or as a dwelling house; and
- d. that is not reserve (within the meaning of section 2(1) of the Reserves Act 1977) or subject to a conservation management plan or conservation management strategy prepared in accordance with the Conservation Act 1987 or the Reserves Act 1977.

Upgrading

as it applies to network utilities, upgrading means the improvement or physical works that result in an increase in carrying capacity, operational efficiency, security or safety of existing network utilities but excludes:

- 'maintenance' (as it relates to network utilities); and
- 'minor upgrading'; and
- any other activity specifically otherwise provided for under Rule 30.1

Verandah

a permanent structure, constructed of weatherproof material, which is either cantilevered or supported on posts or pillars, which extends from a building facade, usually on the street frontage and at first floor level, and overhangs a footpath or other similar public pedestrian accessway or space.

**Visitor
accommodation**

any land or building or other facility used to provide accommodation for visitors and backpackers. It includes hotels, motels, hostels and camping grounds but excludes homestays covered by the rules relating to home occupations.

Waahi tapu

a place which is particularly sacred or spiritually meaningful to tangata whenua. It includes burial grounds, tribal altars and locations where significant events have taken place.

Wallaceville Structure Plan Area	The area of land defined in the Wallaceville Structure Plan Map (refer Chapter 39: Wallaceville)
Water body	has the same meaning provided in section 2 of the Resource Management Act 1991.
Water catchment	land managed and administered by the Wellington Regional Council for water supply purposes, protection and enhancement of native vegetation, forestry, and passive recreation uses, according to any management plan adopted by the Wellington Regional Council.
Warehouse	any building or part of a building, or land, where materials, articles or goods are stored. A warehouse may include offices and showrooms. Wholesale outlets may be included if incidental to, and a part of, the principal use of the site as a warehouse.
Wetland	has the same meaning provided in section 2 of the Resource Management Act 1991.
Yard oriented activities	are activities where the goods sold are sold in bulk and where internal retail (being retailing undertaken entirely from within a building but does not include goods stored outside under cover) does not occupy more than 20% of the area occupied by the activity. Yard oriented retailing is primarily for the sale of natural materials such as gravel, sand, shingle, rock, concrete, coal, fire wood and timber for construction purposes.

PART 2

ISSUES, OBJECTIVES, POLICIES AND METHODS

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3

[Vacant]

4 RESIDENTIAL ZONE

4.1 Background

The residential areas within the City are characterised by mainly low-rise dwellings sited on individual allotments. Past architectural styles, settlement patterns and geographical factors have resulted in diverse residential characteristics and form, resulting in a range of individual neighbourhoods.

Demand for higher density residential development is increasing in the City and the manner in which the District Plan provides for higher density residential development is important to the character and amenity of existing established neighbourhoods. Higher density residential development is becoming more desirable to certain sectors of the community and it is also desirable in establishing a variety of housing types and styles, thereby providing a greater variety to the housing stock of the City.

Higher density residential development is best located in close proximity to retail, service and public transport centres specifically near the central business district, neighbourhood centres and major transport nodes. Higher density residential development is provided for in these areas in the form of Comprehensive Residential Development and by way of an increased density for residential development.

Within the Residential Zone the Residential Conservation and Residential Hill areas reflect the particular environmental and topographical characteristics of those areas.

The City's residential areas are also characterised by the presence of non-residential activities and community facilities. These activities tend to provide essential community services, including shops, churches, schools, doctors' surgeries, day care centres and halls. In some areas motels and hotels have been established. Many non-residential activities and community facilities are generally accepted within residential areas provided they do not give rise to significant adverse effects.

4.2 Resource Management Issues

4.2.1 ***The loss of environmental quality within residential areas caused by adverse effects of activities.***

Amenity values are those inherent qualities or characteristics which contribute to people's appreciation or enjoyment of the local environment. Components of amenity include privacy, sunlight admission, open space, visual streetscape, noise and public health and safety.

Factors which could adversely affect the amenity values of the local residential environment include:

- Noise and illumination.
- The presence of non-residential activities and facilities.
- Signs.
- The design, appearance and siting of buildings.
- Toxic, noxious, offensive, dangerous or hazardous elements.

Dwellings and other buildings can block out sunlight, and reduce privacy and amenity in residential areas. Council seeks to minimise these adverse effects while maintaining a choice of dwelling styles and development opportunities.

Operating non-residential activities in residential areas may also have adverse effects including noise, increased traffic flows and the appearance of utilitarian buildings. Council seeks to maintain a high standard of residential amenity in residential environments.

4.2.2 ***The effects on amenity values of infill development, redevelopment and new subdivisions within and adjoining established residential areas.***

The amount of land suitable for urban use is influenced by servicing, topographical, ecological and other constraints. The Residential Zone covers the existing residential areas as well as undeveloped land suitable for residential use in the future. Expansion of existing urban areas will be encouraged in appropriate environments with the existing urban areas being the preferred location for higher density development. Council will promote the maintenance of the general character and amenity values of particular neighbourhoods.

4.3 Objectives

4.3.1 ***The promotion of a high quality residential environment which maintains and enhances the physical character of the residential areas, provides a choice of living styles and a high level of residential amenity.***

The essential components of residential amenity values include adequate daylight and open space, satisfactory design standards, a reasonable degree of privacy and low noise levels.

The primary role of the Residential Zone is to provide opportunities for residential activity. Residents want a range of living styles to reflect their various needs, while maintaining high levels of amenity and residential character. In the Residential Zone, the provisions of the Plan seek to ensure that new development will be provided for in a manner that will respect existing forms. Appropriate activities are provided for as permitted and others will be assessed by way of resource consent applications.

Certain non-residential activities are most appropriately located within the residential zone provided that the effects of these activities, such as noise and traffic, are appropriately managed.

4.3.2 ***The maintenance and enhancement of the special landscape and natural values of the Conservation and Hill Areas.***

Within the Residential Zone of the City are environments with special character. The Residential Conservation Sub-zone includes the areas adjoining Trentham Memorial Park, Palfrey Street, Chatsworth Road and parts of Pinehaven. These areas have a mature landscape and townscape, contain native flora and fauna, natural watercourses, as well as larger sections. They also include residential development on the hills surrounding the urban area. These areas require a lower density of development in order to maintain their important landscape and ecological values.

In contrast, the Residential Hill Sub-zone is characterised by more recent development which recognises the topographical constraints by having a lower density of development. This sub-zone also contains areas undergoing development as well as some earmarked for future development.

Within the Conservation and Hill Areas there are a number of standards and controls which maintain and enhance the special values of those parts of the Residential Zone. These controls are in addition to the provisions relating to the Residential Zone.

4.3.3 *The management of the adverse effects of subdivision within residential areas.*

This objective seeks to provide for subdivision which promotes residential amenity values, creates safe and well-designed housing development and promotes the efficient use of natural and physical resources.

4.3.4 *To provide for higher density residential development by way of Comprehensive Residential Developments and specific net site area standards around the central business district, neighbourhood centres and major transport nodes.*

Providing a choice of living options involves the provision of more intensive types of residential development as well as traditional forms of development in Upper Hutt, which generally comprise standalone dwellings on individual lots. Higher density housing may suit the needs of certain groups of the community.

It is important to locate higher density housing in appropriate areas. The Plan identifies areas where higher density housing is specifically encouraged due to the proximity of these areas to retail and service centres and transport nodes. The Plan provides for this type of development through reduced minimum net site area standards compared to the remainder of the Residential Zone, and through provisions for Comprehensive Residential Development.

To ensure that new higher density residential development, including Comprehensive Residential Development, is well designed and achieves a high degree of amenity, assessment against the Design Guide for Residential Developments will be required.

4.3.5 *To promote the sustainable management and efficient utilisation of land within the Wallaceville Structure Plan area, while avoiding, remedying or mitigating adverse effects.*

The Wallaceville Structure Plan Area comprises a mix of residential and commercial zoning and provides opportunity for higher density living. It has a number of site specific values, constraints and opportunities. It is also a very important land resource within the City's urban boundary. Its development should therefore occur in a manner that is consistent with the Wallaceville Structure Plan, in an integrated way that does not compromise the amenity or servicing requirements of future development stages. Particular regard must be paid to the potential for reverse sensitivity issues arising from interfaces within adjoining land uses.

The Wallaceville Structure Plan (Chapter 39: Wallaceville) was developed to provide for the development of the Wallaceville Structure Plan Area in a logical and coherent manner that takes into account the historical, cultural, environmental and landscape characteristics of the area. The Wallaceville Structure Plan has been adopted by the Council as the

guiding document for the development of this area and as such all development should be guided by this document as to what is appropriate. The intentions and outcomes for each of the precincts provide an outline of the development that the Wallaceville Structure Plan is seeking to achieve. These are the key considerations for development in this area.

4.4 Policies

4.4.1 *To provide for a range of building densities within the residential areas which takes into account the existing character of the area, topography and the capacity of the infrastructure.*

A number of housing density standards are provided for within the Residential Zone to provide choice, and to take into account existing characteristics, topography and infrastructure. These differences were recognised under zoning policies relating to the Residential General and Residential Conservation Zones in the previous District Plan. In addition the Plan makes specific provision for higher density housing through reduced minimum net site area standards and Comprehensive Residential Developments in identified areas of the City within which this form of development is considered to be most appropriate. These locations are called Residential (Centres Overlay) Areas.

Density refers to the amount of built development in a given area, together with the relationship between buildings and open spaces on sites. Density affects the potential number of people living in an area, the area occupied by buildings and the amount of hard surfacing, as well as the available space for gardens. The controls on allowable levels of development provide a degree of certainty to residents on such matters.

Increasing the amount of buildings and hard surfaces on a site also has an impact on infrastructure, in particular on the amount of stormwater runoff. Over time, incremental change can have a significant effect on infrastructure operations. The Plan includes a requirement for new Comprehensive Residential Developments to include a specified amount of on-site stormwater soakage, in order to reduce this impact.

4.4.2

To ensure that the scale, appearance and siting of buildings, structures and activities are compatible with the character and desired amenity values of the area.

Buildings, structures and activities need to be of a scale or type that reflects the character of the neighbourhood. The overall aim of this policy is to promote residential character, and to ensure the compatibility of activities with the surrounding environment. Assessment of new developments may include the degree of integration a proposal achieves with not only the adjoining sites, but with the streetscape and, in some cases, the wider townscape.

The Plan includes visual amenity standards, including controls over the location of residential buildings, and the screening of non-residential buildings. The relocation of residential buildings requires resource consent as it can cause adverse visual effects.

Higher density housing has the potential to affect both existing residential character and amenity. Accordingly the Plan includes standards and design guidelines for higher density housing against which this type of development is assessed in order to ensure that residential character is appropriately managed and that existing amenity values are not adversely affected. The retention of existing trees and vegetation where practical is important in this respect.

Comprehensive Residential Developments may include an existing dwelling on a site, but there may be instances where an existing dwelling requires additional changes to ensure it is compatible with a proposed development. This will be assessed through the resource consent and Design Guide assessment process.

On the land identified in Appendix Residential 3, particular care needs to be taken with the design of any residential development or subdivision to ensure that it appropriately addresses the interface with Maidstone Park and the adjoining Business Industrial Zone.

4.4.2A

To avoid development and subdivision on land identified in Appendix Residential 3 ('Maidstone Terrace Residential') which does not comply with site specific standards controlling the number of lots and dwellings, access from Railway Avenue, boundary setbacks and fencing.

On the land identified in Appendix Residential 3, particular care needs to be taken with the design of any residential development or subdivision to ensure that it appropriately addresses the interface with the adjoining Business Industrial Zone. In particular, site specific standards apply to the site and compliance with these standards is critical to ensuring that development and subdivision is appropriate.

4.4.3 *To ensure that non-residential activities within residential areas do not cause significant adverse environmental effects.*

Some business activities service or benefit the local community. Changing technology and business practices mean that some non-residential activities can occur without adversely affecting the character or amenity values of the residential environment.

Similarly, many people now work from home, and this creates social and economic advantages. This policy provides the opportunity for home occupations and non-residential activities to establish, provided any adverse effects are avoided, remedied, or mitigated, and the character of residential areas is maintained.

Certain activities such as early childhood centres, can be appropriately located within residential areas provided the adverse environmental effects caused by these activities, primarily noise and traffic effects, are appropriately managed.

To control the adverse effects of such uses on residential amenity, the Plan includes standards on the scale and location of buildings, noise, car parking and use of hazardous substances.

While provided for as a Discretionary Activity, it is recognised that commercial development may take place in the Urban Precinct of the Wallaceville Structure Plan, which may include the commercial redevelopment of the farm management building and dairy building, provided that significant adverse environmental effects on the Business Commercial Zone (the Gateway Precinct), residential activities and other areas of Upper Hutt City can be avoided or mitigated. This does not preclude other potential development options for the Urban Precinct being developed that are compatible with residential activities.

Resource consent applications for any commercial development not consistent with the Wallaceville Structure Plan will need to be carefully assessed against Policies 4.4.3 and 4.4.16 in particular.

4.4.4 *To ensure that the location and design of buildings and earthworks do not significantly detract from the residential amenity of the area.*

There are a number of matters that influence residential amenity. These include:

- The density and topography of sites.
- The closeness of dwellings to boundaries and other buildings.
- The height and orientation of buildings.
- The height or existence of fences, trees or other vegetation.
- The size, location and appearance of earthworks, retaining walls and fill batters.

Private open space is an important factor in the use and enjoyment of a residential site. Open space provides an area for outdoor leisure activities. This policy seeks to provide a reasonably open and private outlook protecting residential sites from being 'closed in' by neighbouring buildings.

Access to sunlight and daylight also contribute to the use and enjoyment of a residential site. To avoid excessive shading effects and allow the admission of daylight to a site, the Plan provides daylight controls on all side and rear boundaries. Similarly, to control the size and height of earthworks and associated retaining, the Plan provides for earthworks plane controls along all boundaries in order to avoid or mitigate adverse effects.

In the Wallaceville Structure Plan Area, the intentions and outcomes for each of the Precincts define the particular amenity that is envisaged for development of this area.

4.4.5 *To ensure that sites fronting streets present a pleasant and coherent residential appearance.*

The setback of buildings from the front boundary assists with privacy and provides for landscaping. The front setback provides an open style streetscape which is part of the established residential character of Upper Hutt.

4.4.6 *To mitigate the adverse effects of noise within residential areas to a level consistent with a predominantly residential environment.*

Noise is a particularly important amenity consideration in residential areas as people are living in close proximity to each other. This policy aims to ensure that noise levels experienced are reasonable for a Residential Zone. In the Wallaceville Structure Plan Area, fencing, noise insulation and/or ventilation standards seek to mitigate the reasonable adverse effects of noise arising from adjoining activities. The standards ensure a reasonable level of acoustic amenity within buildings that have their windows closed. Ventilation standards have been developed to avoid the need to open windows.

4.4.7 *To promote a safe and efficient roading network which avoids, remedies or mitigates the adverse effects of road traffic on residential areas.*

Traffic on roads, whether mobile or stationary, can have major impacts on the amenity values of residential areas.

An efficient residential roading network of a high standard will meet the mobility needs of the City's residents, give access to available transport services, provide safety for those using the network and mitigate the adverse effects of traffic on the environment.

4.4.8 *To promote a relatively low intensity of development within the Conservation and Hill Areas.*

These areas have a lower level of building density with a corresponding sense of spaciousness compared with other residential areas. They have developed a certain character as a result of past patterns of development. Higher density forms of development such as Comprehensive Residential Development may erode the character and amenity of these areas, and higher density housing is therefore not encouraged. This policy seeks to recognise and protect the existing and potential future levels of amenity.

4.4.9 *To protect trees and vegetation which contribute to the amenity values, landscape values, character, ecological, historical and cultural values of the Conservation and Hill Areas.*

Trees add to the character of residential areas and also have ecological, historical, and cultural values.

The Conservation and Hill Areas have special qualities which merit the protection of trees. They also merit different requirements for development and subdivision to assist in protecting their amenity values and land stability.

4.4.10 *To provide for new residential development within the City in a sustainable manner.*

The edge of the urban area is defined primarily by a rural interface. Council generally intends to contain new residential development within the existing zoned urban area. Continuous expansion at the City's edge, while large parts of the urban areas remain undeveloped, does not constitute sustainable management.

Greenfield subdivision, for urban residential development outside Residential Zones should be considered by way of a District Plan change to extend the urban area. This enables the full effects of the potential development to be assessed.

4.4.11 *To promote subdivision and residential development with a high level of amenity and ensure that it has adequate access to infrastructural requirements.*

The Plan provides for the intensification of land use within the urban area to accommodate residential development where adverse effects can be avoided, remedied or mitigated.

Subdivision requires resource consent because Council may need to impose conditions that relate to provision or co-ordination of services and other matters relating to the sustainable management of resources.

4.4.12 *To encourage higher density housing through the provision of reduced net site area standards and in the form of Comprehensive Residential Developments in identified areas of the City.*

The Plan identifies areas considered suitable for higher density residential development. These areas are located surrounding the central business district, around the Trentham neighbourhood centre located at Camp Street, near the Wallaceville railway station from Ward Street to Lane Street and within the Urban Precinct and Grants Bush Precinct of the Wallaceville Structure Plan Area.

These areas are in close proximity to retail and service facilities as well as the availability of major transport points, including rail and bus services, and a major bus terminal in the CBD.

The reduction of net site area standards in the Residential (Centres Overlay) Areas recognises a minimum site area Council is prepared to allow for housing development. Any reduction below this minimum net site area is provided for as a discretionary activity and will be assessed against the Design Guide for Comprehensive Residential Development so as to ensure that any subdivision or development below this net site area can still achieve a high quality.

4.4.13***Provide for subdivision and/or Development within the Wallaceville Structure Plan Area that is consistent with the Wallaceville Structure Plan.***

The Wallaceville Structure Plan in Chapter 39: Wallaceville includes the following:

- the Wallaceville Structure Plan Map
- Wallaceville Precinct descriptions, intentions and outcomes
- Wallaceville Indicative Road Typologies
- Wallaceville Stormwater Management Principles

The Wallaceville Structure Plan has been based on detailed assessment of site constraints and opportunities and sets out an appropriate response to these. It includes detailed consideration of servicing requirements to ensure that adverse effects of urban development within the Wallaceville Structure Plan Area is appropriately managed while incorporating an element of design flexibility to ensure a suitable level of amenity while responding to housing demand.

4.4.14***Subdivision and/or development in the Wallaceville Structure Plan Area, will only be appropriate if it:***

- ***Is integrated with the development generally anticipated in the Wallaceville Structure Plan***
- ***Provides a high level of residential amenity;***
- ***Ensures adequate infrastructure and transport provision;***
- ***Facilitates the safety of road users;***
- ***Provides adequate on-site stormwater management; and***
- ***Does not detract from the vitality and vibrancy of the Upper Hutt CBD***

The Wallaceville Structure Plan provides for the development of the Wallaceville Structure Plan Area in a logical and coherent manner that takes into account the historical, cultural, environmental and landscape characteristics of the area. It also establishes outcome expectations based on an analysis of site values, constraints and opportunities. Requiring development to be consistent with this plan will ensure that future development represents sustainable management of the land resource. Subdivision within the Wallaceville Structure Plan Area is a restricted discretionary activity to enable consideration of consistency with the Structure Plan. Subdivision and/or development that is consistent with the Wallaceville Structure Plan will satisfy Policy 4.4.15, and provide for sustainable management of the land resource.

The development of the site will occur over an extended period. During this time opportunities to integrate alternative land uses within the site may arise. This policy provides a framework for the consideration of such alternative land uses and layouts. The policy emphasises the importance of ensuring development ensures adequate infrastructure provisions, minimises potential effects on the Upper Hutt CBD, is integrated with the remainder of the site's development, and that it avoids, remedies or mitigates adverse environmental effects.

4.5 Methods

- 4.5.1** District Plan provisions consisting of a Residential Zone identifying the residential environments within the City, including the Conservation and Hill Areas, and Residential (Centres Overlay) Areas and the Wallaceville Structure Plan Area. Rules and standards apply to activities so that adverse effects are avoided, remedied or mitigated. Consent application procedures provide for the consideration of effects on a case-by-case basis and the imposition of appropriate conditions when necessary. Design guidelines provide for assessment of Comprehensive Residential Developments and subdivision design in Residential (Centres Overlay) Areas.
- 4.5.2** Code of Practice for Civil Engineering Works.
- 4.5.3** Abatement notices and enforcement orders may be issued where it is necessary to enforce the Plan rules and mitigate any adverse effects of activities.
- 4.5.4** Reserve Management Plans.
- 4.5.5** District Plan rules requiring reserve contributions and development impact fees.

4.6 Anticipated environmental results and monitoring

The following results are expected to be achieved by the objectives, policies and methods of this Chapter. The means of monitoring whether this Plan achieves the anticipated environmental results are also set out below.

Anticipated environmental results	Monitoring indicators	Data source
Maintenance of residential amenity and special landscape characteristics, including on-site amenity, streetscape design and appearance	Number of resource consents by type	Council records
	Community Survey	Council Survey
	Complaints and	Complaints register

	enforcement proceedings	
Development of the Residential Zone which reflects the amenity values of the area	<p>Compliance with performance standards within the Residential Zone</p> <p>Number of resource consents by type</p>	Council records

5 RURAL ZONE

5.1 Background

The rural sector is in transition as a diverse range of rural and rural lifestyle activities gradually replace traditional farming activities. A balanced approach is needed to sustainably manage the resources of this part of the City. The rural area contains much of the City's agriculture and primary productive land resources which are an important part of the City's economic and social wellbeing, both now and in the future. It also forms the immediate backdrop to the City in terms of landscape. Areas for rural lifestyle, passive and active recreation and leisure opportunities, and other mixed urban/rural activities also form part of the character of this environment.

5.2 Resource Management Issues

5.2.1 ***The loss of rural character, the destruction of significant areas of indigenous vegetation and areas of significant habitat for fauna, the degradation of amenity values from development and activities and competing expectations of, and demands for, rural resources.***

The rural environment is highly valued for a variety of reasons. It has been highly modified by changes in land use and exhibits a range of characteristics. The valley floors are characterised by a patchwork of fields under pasture with farm and other buildings dotting the landscape. The hillsides are marked by more extensive pastureland, regenerating scrub, exotic forestry plantations and indigenous forest.

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

The level of amenity in the rural area is important to the quality of life enjoyed by people living and working in the area and by visitors. Amenity values refer to those natural and physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes.

The rural environment is characterised by important ecological values. These include significant areas of indigenous vegetation and areas of significant habitat for indigenous fauna. Such areas can be degraded or partially or totally destroyed by clearance, milling or pest and weed infestation. These issues are considered in greater detail in Chapter 12.

The rural area comprises natural and physical resources which are often the subject of competing demands and uses. For example, areas may have value to some as a residential environment, while to others the value may be as a recreational environment. Others still may value the productive or economic return from a land area, or recognise a particular cultural significance. Competing demands are greatest for flat land, which is suitable for a wide range of activities, from farming and business, to tourist and residential uses. Activities, such as outdoor recreation or rural lifestyle development can become an accepted part of the rural environment if they do not impact on rural amenity and character. A range of opportunities are therefore required to enable the community to make use of the rural land resource.

It is necessary to provide for both rural and non-rural activities while ensuring that rural character and amenity is maintained and enhanced, and natural ecosystems are protected.

5.2.2

The loss of the life supporting capacity of soil through inappropriate development and unsustainable land use practices.

Land and soil are the most important non-renewable resources in the City, and form part of the City's economic and social wellbeing. The productive potential of land relies on the ability of the soil resources to support the production of food, the growth of plantation timber and the sustenance of indigenous vegetation. Soil retention is important in maintaining the life-supporting capacity of land in the City as well as protecting water quality. The productivity of soils is also dependent on soil quality which results from the physical, chemical and organic elements that make up soil.

Unsustainable farming practices can deplete topsoil or break down the soil's fertile structure through inappropriate crops or contamination from agrichemicals. Erosion is less of an issue on the valley floor but could occur on sloping terrain.

Adverse effects from inappropriate land use and land disturbance affect not only the soils but may have implications for downstream areas. These off-site effects include impacts on streams, rivers, water quality, and flooding potential on adjacent land, as well as adverse effects on landscapes.

Subdivision, and subsequent development, can also affect the life supporting capacity of soils. They can be removed, compacted, covered, contaminated or otherwise damaged by development.

5.2.3 ***Limited development opportunities in the Blue Mountains Area due to infrastructural and environmental constraints.***

Subdivision and development in the Blue Mountains Area is restricted due to constraints associated with land stability, drainage, existing lot sizes and roading and access. There is difficulty with sewage disposal due to poor soakage, as well as limited opportunities to draw groundwater. Blue Mountains Road requires major upgrading to accommodate further development and this may result in significant adverse environmental effects.

The Blue Mountains Area is separately identified in the Plan. Because of its physical constraints, development can only be contemplated where adverse effects can be adequately mitigated. The present capacity of Blue Mountains Road is a limiting factor in considering development proposals in the areas served by it.

5.3 Objectives

5.3.1 ***The maintenance and enhancement of the open spaces, natural features and ecological systems which comprise the rural character and amenity.***

Many natural features and amenity values comprise the rural character. The level of amenity in the rural area is important to the quality of life enjoyed by people living and working in the area or visiting it. In order to protect rural character and amenity, the rural environment is divided into three specific Sub-zones to reflect resource objectives and particular environmental considerations.

The Valley Floor Sub-zone is defined as the area largely used for productive agricultural purposes with a range of land holdings located primarily on the valley floor. It includes the Mangaroa, Whitemans and Kaitoke areas and parts of Akatarawa and Karapoti valleys. The Sub-zone provides for rural-orientated uses appropriate to this particular environment.

The Hill Sub-zone is the largest area within the rural environment. The Sub-zone comprises the hill areas surrounding the valley floor and many open space areas which are largely undeveloped and valued for their recreation, scenic, heritage, habitat, ecological, landscape and scientific values. This includes the Tararua Forest Park, the Wellington Regional Council water catchment areas, plantation forests and the Kaitoke Regional Park. These areas are used for both passive and active recreation. The Sub-zone also includes the Blue Mountains Area, although it has limited development potential.

The Lifestyle Sub-zone provides for low density rural-residential development and includes existing residential areas at Maclaren Street and Maymorn that were established during the construction of the Rimutaka Railway. The Lifestyle Sub-zone also includes the Mount Marua Structure Plan Area which provides for limited rural lifestyle development in accordance with the Mount Marua Structure Plan.

5.3.2 *The promotion of an environment within which soil, water and land resources are managed sustainably.*

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

The Rural Zone provides opportunities for rural-based activities to occur. The soil and the land base of the area represent a significant resource for the City. It is important that the ability of these resources to support life is not unduly undermined. It is not a sustainable use of the resource to allow the land to be degraded or used in a manner which will significantly limit the choices of future generations.

5.3.3 *To maintain and enhance the amenity values of the rural area.*

The level of amenity values in the rural area is important to people living, working and visiting in the area. The rural environment is however that of a working area, and the level of amenity differs from that which would be found in residentially zoned land.

5.4	Policies
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5.4.1 *To manage the adverse environmental effects arising from the scale, density, number and location of earthworks, new building developments and activities so that they do not significantly compromise rural character and landscape values.*

Buildings, structures and associated earthworks which are not in harmony with the rural landscape have the potential to adversely affect the appearance and rural character of the environment. Council seeks to maintain the natural elements which give the rural area its character. For this reason the District Plan seeks to limit the number of new buildings and structures by controlling the subdivision of rural land, limiting the intensity of residential and other activities, and by placing control on associated earthworks.

5.4.2 *To ensure that subdivision, development and land use within the Valley Floor and Hill Sub-zones minimise adverse effects on rural character, areas of significant indigenous flora or fauna, and amenity values.*

The Valley Floor Sub-zone is characterised by a range of land uses which generally retain the open farmland characteristics. The Valley Floor areas have a low level of building development. While there are some areas in which there are a number of structures, there is generally a high degree of separation between clusters of buildings.

The Hill Sub-zone comprises significant areas of both indigenous and exotic forest which will remain a dynamic environment as varying ages of forest are harvested and planted. It also contains small areas of pastoral farming and areas in various states of reversion to indigenous vegetation.

Maintaining larger site sizes in the Valley Floor and Hill Sub-zones will generally ensure that the rural character is not compromised by numerous clusters of buildings spread across the landscape. It also provides greater opportunities for significant natural features and areas of indigenous flora and fauna to be retained. Larger sites also assist in avoiding the creation of nuisances resulting from inadequate separation between new dwellings and existing activities. Retaining openness maintains a rural character which distinguishes the areas from the more densely settled urban environment. Further consideration is given to these matters in Chapter 12.

5.4.3 *To provide for rural lifestyle subdivision which maintains the rural character and amenity values and avoids, remedies or mitigates the effects of natural hazards.*

The presence of smaller sites in the Lifestyle Sub-zone provides the opportunity for a variety of residential and rural land uses in areas where change to the rural character may not be so marked. The pattern of development within the areas is much closer than in the other rural areas, with structures occurring at more regular intervals. Use of land in the Sub-zone is more varied.

Proposed sites within the Lifestyle Sub-zone shall be of a sufficient size to ensure that subsequent development provides for maintenance of rural character and amenities and is visually unobtrusive. The existence of potential natural hazards such as flooding and landslip need to be recognised and taken into account in any development proposals.

5.4.4 *To ensure that subdivision, development and land use within the Rural Hill Sub-zone minimise adverse effects on significant natural, ecological, scenic, visual, landscape, recreational and cultural values.*

The Hill Sub-zone contains some of the most scenic areas in the Wellington Region and provides significant recreational opportunities. The proximity to large urban areas increases the importance of preserving the landscape and natural values for the enjoyment of residents and visitors to these areas. Consequently, there are provisions for landscape and visual amenity in the District Plan. When assessing development proposals, particular regard will be given to avoiding adverse effects on areas with high visual amenity and features with special cultural significance.

It is intended to protect the Blue Mountains Area by restricting further subdivision and development in order to retain its rural character and amenity, and avoid potential environmental impacts. Within this area and nearby settlements, development is restricted due to environmental and infrastructural constraints, as properties are not connected to a common drainage disposal system or water supply. Roading access provides further development constraints. However, development can be contemplated when the effects on the environment and infrastructural resources can be adequately addressed. The specific controls which apply in the Blue Mountains Area are in addition to those applying in the Rural Hill Sub-zone.

5.4.5 *To ensure that activities which alter the contour of the land do not significantly affect rural character and amenity values, particularly where the land is visible from roads and public places.*

The altering of land contours by filling and excavation has the potential to permanently alter the appearance of the landscape. Such effects may not be limited to the areas actually disturbed, but may relate to the integrity of an adjacent or nearby feature. While there may be some circumstances where such effects are unavoidable, for example the construction or upgrading of a State Highway, or are a required aspect of land use and development, they need to be mitigated in areas of high public visibility.

5.4.6 *To ensure that essential services are able to be operated safely and efficiently.*

As their name suggests, essential services underpin human activity. Their ongoing operational and development needs require safeguarding in view of their strategic importance.

5.4.7 *To avoid, remedy or mitigate the adverse effects of activities on soil, water, land and other natural resources.*

The soils, water and land of the rural environment are finite in nature. Without them, life could not be supported. Food and fibre products could not be produced and indigenous flora and fauna would not be sustained. Council seeks to ensure that subdivision, development and land use do not significantly impair the life-supporting capacity of the rural environment's natural resources.

5.4.8 *To avoid or mitigate run-off, contamination and erosion of soil from subdivision and land development so as to sustain the life-supporting capacity of the soil.*

It is important to ensure that activities are managed in such a way as to avoid the depletion of resources. Subdivision and land development in areas prone to soil erosion can have an adverse effect on soil retention. The acceleration of erosion in such circumstances depletes the soil resource and can have adverse impacts on water quality and on vegetation in the margins of water bodies. The rural area can be used for a variety of activities as long as the potential effects of erosion and contamination are considered and addressed.

5.4.9 *To encourage new development of an urban nature to locate within the urban areas of the City.*

The edge of the urban area is defined by the interface with rural areas. Council generally intends to contain new urban development within the existing urban area. Intensive urban development generally has a detrimental impact on the life-supporting capacity of soils, water, land and other natural resources in the rural environment through removal, compaction, coverage and contamination associated with buildings, roads and discharges of waste to land and water. Urban expansion also leads to a radical transformation in the appearance of former rural areas and nullifies any open, vegetation dominated aspects of rural character. New residential development needs to be provided for in a sustainable manner. Accordingly, the Plan provides for new urban development in appropriate locations.

5.4.10 *To provide for limited development within the Blue Mountains Area which takes into account its environmentally sensitive nature.*

Development in the Blue Mountains Area is restricted due to land stability, drainage problems and roading and access difficulties, and the desire to restrict physical expansion in order to preserve the area's natural character and amenity values. There are also difficulties with sewage disposal in this area due to a lack of soakage and existing site sizes, as well as limited opportunities to draw groundwater.

Blue Mountains Road requires major upgrading to be able to accommodate significant further development and this could result in significant adverse environmental effects.

Subdivision in the Blue Mountains Area is a non-complying activity in order to deal with the infrastructural and servicing constraints, and the desire to maintain the natural character and amenity values. Subdivision proposals will be assessed on a case-by-case basis. While there will be circumstances where such effects are avoidable or readily able to be mitigated, development within the area is not encouraged due to environmental constraints. In addition, an integrated management approach is required with respect to the natural and physical resources within this area.

5.4.11 ***To limit the potential adverse effects of rural and non-rural activities on each other and on rural amenity values.***

The rural environment is generally more sensitive to certain environmental effects than the urban parts of the City. The rural area is generally perceived to be a relatively quiet, peaceful environment, although from time to time there are activities taking place such as harvesting and cultivation.

Rural zoned land provides opportunities for people to undertake a range of activities. Activities in and adjacent to the Rural Zone should be able to function without being unreasonably compromised by another activity.

5.4.12 ***To encourage building design, location and scale that complements the character of the surrounding area.***

The design and character of buildings within the rural area makes a significant contribution to its amenity. In seeking to maintain and enhance that amenity, it is appropriate to encourage good design.

5.4.13 ***To provide for limited development within the Mount Marua Structure Plan Area, which takes into account, the visual amenity and landscape character values of the land as well as the ecological values on the site, and avoids, remedies or mitigates the effects of uncontrolled stormwater run-off.***

5.5 Methods

5.5.1 District Plan provisions consisting of the following:

- Identification of areas which have different topography, character and amenity values as Sub-zones on the Planning Maps.
- Rules controlling setbacks, minimum site size, subdivision and building.
- Environmental standards to mitigate the potential adverse effects of activities on the rural environment.
- Financial contributions and conditions of resource consents to achieve amenity values, reserves, landscaping and infrastructural requirements.

5.5.2 Code of Practice for Civil Engineering Works.

5.5.3 Abatement notices and enforcement orders may be issued where it is necessary to enforce the Plan rules and mitigate any adverse effects.

5.5.4 Management Plans prepared under relevant legislation.

5.6 Anticipated environmental results and monitoring

The following results are expected to be achieved by the objectives, policies and methods of this Chapter. The means of monitoring whether this Plan achieves the anticipated environmental results are also set out below.

Anticipated environmental results	Monitoring indicators	Data source
Maintenance of the present levels of diversity and health of soils and ecosystems	Change in land cover and use	Aerial photos
	Numbers of resource consents and types of conditions imposed	Compliance monitoring
New buildings, development and activities which reflect rural character and amenity values	Change in density of subdivision patterns and built form	Aerial photos
	Complaints received about development	Monitoring of building and subdivision consents Complaints register

Anticipated environmental results	Monitoring indicators	Data source
Maintenance of rural amenity values	Changes in ambient noise levels Complaints about adverse environmental effects	Survey Complaints register
Restricted development in areas with environmentally sensitive characteristics and landscape values	Numbers and types of resource consents and conditions imposed Complaints received	Monitoring of consents Compliance monitoring Complaints register
Protection of natural landforms	Change in land cover and use Numbers and types of resource consents and conditions imposed	Aerial photos Compliance monitoring

6 BUSINESS ZONE

6.1 Background

Businesses within the City are located in the Central Business District (CBD), commercial and industrial areas, and suburban areas. Some parts of the business areas include hotels, tourist facilities and other activities.

Historically, the location of industry in Upper Hutt has been influenced by two factors, land availability in southern and eastern Upper Hutt and the close proximity of transportation links.

6.2 Resource Management Issues

6.2.1 *Adverse effects on amenity values and environmental quality resulting from business activities.*

Business activities in general, while vital to the well-being of the community, may have a range of adverse effects on the surrounding environment, including residential areas. These effects need to be identified and managed to ensure that amenity values are not diminished. The adverse environmental effects which business activities may have can include increases in traffic density, noise and odour, a decrease in sunlight, and loss of privacy and visual amenity.

6.2.2 *The adverse effects of business activities on the existing infrastructure and resources of the business areas.*

Activities in business areas can result in effects on the infrastructure and resources which have established there.

The efficient use of the existing infrastructure and resources of the business areas, including new development, is considered to be an important resource management matter.

6.2.3 ***Providing for a range of business activities which are readily accessible.***

The variety of activities which exist in the business areas contributes to the vitality and convenience of the City. A number of distinct business areas are found in the City. The CBD has a range of retail activities, community and entertainment facilities, civic and cultural facilities, offices and businesses, and is a focal point for the City. Suburban centres provide for a more limited range of shopping and business needs. Local shops and dairies provide day-to-day convenience shopping.

Business industrial areas provide a wide range of goods and services and opportunities for economic activities.

6.2.4 ***The continued maintenance of an appropriate level of environmental quality within business areas.***

Business activities can generate traffic, smoke, noise, vibration, glare or other nuisances that can adversely affect other nearby activities. They also can have potential adverse effects on the natural environment, such as water bodies and indigenous bush areas.

Some business areas within the City are characterised by pedestrian orientated activities and amenities. Large-scale industrial, warehousing and storage facilities, which are vehicle-orientated, may adversely impact on the pedestrian environment of the CBD. It is therefore important to recognise the particular elements which affect the amenity values of an area.

6.2.5 ***Provision for the development and use of land on Eastern Hutt Road for business and service industrial activities.***

Land on Eastern Hutt Road zoned Business Industrial is suitable for development and use for business industrial activities, taking advantage of its strategic location on the transportation network, provided the risk of flooding from both the Hutt River and Halls Creek is satisfactorily mitigated. The land's location would also allow the larger building heights required by the business and service industry, provided the visual appearance of the buildings can be adequately sited and designed, and the front yard landscaped.

6.3	Objectives
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6.3.1 ***The sustainable management of physical resources within the existing business areas of the City to protect and enhance their amenity values.***

This objective recognises the importance of particular elements and characteristics that define the business areas. Business activities and development can have both positive and adverse environmental effects on the areas that surround them. Any consideration of effects must take account of the need to provide sufficient areas for business development needs, and the maintenance of amenity values and character.

The business areas within the City are divided into two specific Sub-zones to reflect the Plan's policies:

- The Commercial Sub-zone focuses on retail and service functions which support the local community. Within this sub-zone, the CBD accommodates a variety of activities in a compact, convenient layout which is characterised by pedestrian-orientated traffic. Commercial activities are also provided for at Silverstream and other suburban areas. These areas provide for a limited range of shopping and business needs. The smaller neighbourhood shops, including dairies, provide for day-to-day convenience shopping.
- The Industrial Sub-zone incorporates land which is used for a range of business activities, but in particular larger scale industrial, warehousing, storage and commercial activities which are vehicle rather than pedestrian orientated. There are limited retail activities within these areas and the environmental standards are less stringent than those within the Commercial Sub-zone.

6.3.1A ***Provide for the Gateway Precinct of the Wallaceville Structure Plan Area as a neighbourhood centre which:***

- ***Provides local convenience retail and services***
- ***Provides employment opportunities***
- ***Provides residential development where this is compatible with retail, commercial and office land uses***
- ***Makes efficient use of natural and physical resources***

This objective seeks the creation of a local centre that will generate retail and employment opportunities in the Wallaceville Structure Plan Area (Chapter 39: Wallaceville). This area will support the high density residential development and other parts of the site.

6.3.2 *The promotion of a compact, convenient and attractive pedestrian orientated Central Business District.*

The role of the CBD, as a commercial and community focus of the City, relies on the accessibility and attractiveness of the area. Retail activities within the area are sustained by its pedestrian focus.

Council feels that the location of churches in the CBD needs to be controlled, as they may conflict with its retail function.

6.3.3 *The avoidance, remedying, or mitigation of the adverse effects of business activities on the amenity of surrounding neighbourhoods.*

The effects generated by the wide range of activities provided for in the Business Zone, such as smoke, noise, vibration, glare or other nuisances, can have adverse effects on areas beyond the Business Zone boundaries.

6.3.4 *The Business Industrial zone on Eastern Hutt Road is used and developed for business and service activity, while appropriately mitigating the risks from flooding and maintaining the amenity values of the area.*

The site is flat, has good road access, and is not located near potentially sensitive activities. The site therefore has the ability to provide for activities requiring relatively higher heavy vehicle movements and larger buildings. However, this land is currently subject to the risk of flooding from both the Hutt River and Halls Creek; and requires appropriate measures to be implemented to mitigate these flood risks, ensuring that these matters do not exacerbate the risks elsewhere. Given the high visibility of the land and amenity values in the vicinity, appropriate siting, design and landscaping measures are required to maintain these values.

6.4 Policies

6.4.1 ***To promote the location of retail activities in patterns which do not adversely affect the amenity values of the Central Business District, and to limit the establishment of retail activities within the business industrial sub-zone.***

The CBD is the focus of many retail and service activities that, in combination, give this area a special and unique character as the centre of the City. The focusing and clustering of activities within the CBD is an important part of the vitality, character and amenity of the City. This policy seeks to recognise the role of the CBD by promoting its amenity characteristics and recognising its overall economic viability, but this policy does not seek to preclude retail development in other parts of the City such as in neighbourhood centres. This in turn promotes the sustainable management of the CBD.

Yard-orientated retail activities and large format retail activities tend to adversely affect pedestrian amenity values. It is therefore important to encourage them to locate in areas where a lower level of pedestrian amenity is acceptable such as in the business industrial sub-zone. Establishment of retail activity in the business industrial sub-zone is however controlled in order to enable the assessment of the scale and character of retail activity. Retail activity in the business industrial sub-zone can detract from other retail areas of the City and can generate adverse traffic effects. Retail activity can also conflict with other land uses within the business industrial sub-zone. Large format retail development should be located in a manner complementary to the existing retail development of the City and in a manner that is complementary to, and does not detract from, the vitality and viability of the CBD.

Specific provision is made for large format retailing to establish on the former South Pacific Tyres site being a location that is considered to be complementary to the CBD and which can contain a number of large format retail activities in an integrated manner, complementary to established activities on Park Street. The site has been identified as being appropriate for large format retailing through the development of the Upper Hutt Urban Growth Strategy.

The concentration of activities in established areas results in the provision of a wide range of services and the promotion of amenity values of the established business areas. It also encourages better use of community resources such as the City Library or recreation facilities which are more convenient when located centrally.

6.4.2 *To promote a high level of Central Business District amenity, including weather protection in Main Street and the minimisation of conflict with motor vehicles.*

This policy promotes the protection and enhancement of the environmental quality of the CBD, and provision for the needs of pedestrians. A lack of weather protection can detract from the amenity and pleasantness of the area. Verandahs will be required for buildings along Main Street. Council also seeks to enhance the amenity of the CBD by traffic management measures and the provision of street furniture.

6.4.3 *To ensure that activities in the Business Zone do not unduly detract from the character and amenity of neighbouring areas.*

This policy recognises the potential for business activities to impact adversely on adjoining areas and consequently aims to preserve the amenity values of areas adjacent to the Business Zone.

6.4.4 *To control the size and scale of buildings and the visual appearance of sites within the Business Zone.*

This policy aims to preserve amenity values within the Business Zone. Buildings and sites need to be attractive and be of a size or type that is compatible with the neighbourhood.

The scale, nature and effects of industrial activities are not particularly compatible with residential activities. To avoid possible conflicts, the Plan provisions limit residential activity within the Business Industrial Sub-zone to that required for the effective operation of the business activity.

In the Gateway Precinct of the Wallaceville Structure Plan Area all new buildings and significant exterior alterations to existing non-listed heritage buildings require resource consent as a restricted discretionary activity subject to compliance with specific standards. Matters of discretion include the effects of the proposed development on the character and significance of heritage features within the precinct.

6.4.5 *To promote the efficient development and use of Business Industrial zoned land on Eastern Hutt Road, which satisfactorily mitigates the flood risks of the area and that does not unduly detract from the amenity of the area.*

Bulk, height and location standards for the Business Industrial zone on Eastern Hutt Road provide for the large buildings required for the business and service industry. Building setback standards and the management of landscaping requirements as a controlled activity apply along the Eastern Hutt Road frontage so that an acceptable visual appearance will be achieved on that aspect. Residential activity is a non-complying activity because of the potential for reverse sensitivity effects. Noise standards have been set at a reasonable level reflecting the nature of distribution activities and associated 24-hour truck movements.

As this land is subject to the risk of flooding from both the Hutt River and Hulls Creek, any development of the site shall be designed and built to ensure that buildings and site access will be free of inundation from a flood with a magnitude of 2300 cumecs (including freeboard) in the Hutt River, and a 1 in 100-year (including freeboard) event in Hulls Creek. This level of flood protection shall not be achieved by surrounding the buildings with stopbanks or any other flood protection structure.

The natural and scenic values of Hulls Creek shall be protected and enhanced by discouraging the use of the riparian margins and land to the southeast of the Creek for business industrial activities, and providing for passive recreation and conservation activities in these areas.

6.4.6 *Provide for subdivision and/or development within the Gateway Precinct of the Wallaceville Structure Plan Area that is consistent with the Wallaceville Structure Plan*

The Wallaceville Structure Plan identifies the Gateway Precinct as the location of a local centre incorporating retail, commercial and above ground level residential uses. It also establishes intention and outcome expectations based on an analysis of site values, constraints and opportunities. Requiring development to be consistent with the Structure Plan will ensure that future development of the local centre represents sustainable management of the land resource.

6.4.7***Subdivision and/or development in the Wallaceville Structure Plan Area will only be appropriate if it:***

- ***Provides a high level of amenity;***
- ***Ensures adequate infrastructure and transport provision;***
- ***Facilitates the safety of road users;***
- ***Does not detract from the vitality and vibrancy of the Upper Hutt CBD; and***
- ***Is integrated with the development generally anticipated in the Wallaceville Structure Plan***

The Wallaceville Structure Plan provides for the development of the Wallaceville Structure Plan Area in a logical and coherent manner that takes into account the historical, cultural, environmental and landscape characteristics of the area. It also establishes outcome expectations based on an analysis of site values, constraints and opportunities. Requiring development to be consistent with this plan will ensure that future development represents sustainable management of the land resource. Subdivision, new buildings and significant exterior alterations to existing buildings within the Gateway Precinct of the Wallaceville Structure Plan Area is a restricted discretionary activity to enable consideration of consistency with the Structure Plan. Subdivision and/or development that is consistent with the Wallaceville Structure Plan will satisfy Policy 6.4.7 and provide for sustainable management of the land resource.

The development of the site will occur over an extended period. During this time opportunities to integrate alternative land uses within the site may arise. This policy provides a framework for the consideration of such alternative land uses and layouts. The policy emphasises the importance of ensuring development is integrated with the remainder of the site's development, and that it avoids, remedies or mitigates adverse environmental effects.

6.5 Methods

- 6.5.1** District Plan provisions consisting of the following:
- A Business Zone identifying the business environments within the City. These are the Business Commercial and Business Industrial Sub-zones.
 - Rules and performance standards to avoid, remedy or mitigate adverse effects.
- 6.5.2** Code of Practice for Civil Engineering Works.
- 6.5.3** Abatement notices and enforcement orders may be issued where it is necessary to enforce the performance standards and mitigate any adverse effects of activities.
- 6.5.4** Consultation with businesses and landowners to promote new developments which avoid, remedy or mitigate the potential adverse effects of all activities.
- 6.5.5** Management Plans prepared under relevant legislation.

6.6 Anticipated environmental results and monitoring

The following results are expected to be achieved by the objectives, policies and methods of this Chapter. The means of monitoring whether this Plan achieves the anticipated environmental results are also set out below.

Anticipated environmental results	Monitoring indicators	Data source
Development within the Business Zone which reflects the location, scale and intensity of development in the surrounding environment	Density within the Business Zone Number of resource consents by type	Council records
Management of the Business Zone so that activities do not unduly affect adjacent land users	Number of resource consents by type Complaints and abatement/enforcement proceedings	Council records Complaints register

A CBD which is safe, convenient and attractive	Complaints and abatement/enforcement proceedings	Complaints register Field work
A consolidated Business Zone that continues to maximise resources and existing infrastructure	Density within the Business Zone Number of resource consents by type	Council records
Retail activities are appropriately located to not adversely affect the economic viability of the CBD and to ensure that the industrial land resource of the City is used primarily for industrial purposes	Number of resource consents by type The spatial development of retail activities The use, occupation and vacancy rate of industrial land and buildings	Council records Field work

7 OPEN SPACE ZONE

7.1 Background

Upper Hutt's open spaces are important to the quality of community life and add to the City's interest, diversity and character. They are used for both passive and active recreation activities, as well as having conservation and aesthetic values.

Within the urban area there are many neighbourhood parks and reserves which separate developed areas. Within the rural environment there are significant areas of open space including land administered by the Department of Conservation and the Wellington Regional Council.

The river corridors within the City provide valuable open space for a variety of uses, including those undertaken on the water surface. They include the surfaces of the Hutt, Akatarawa, Whakatikei, Pakuratahi and Mangaroa Rivers and adjoining riverbanks. In the case of the Hutt River, the Open Space Zone extends, at least, to the furthest point of the stopbanks where the construction of flood protection works is allowed. With the exception of some sites without stopbanks, the river area of this zone provides an indication of the river corridor.

The Te Marua Speedway is located to the north of the City. This area is used primarily for car racing and is an open space resource which differs in character from other open spaces within the City.

Upper Hutt's open spaces are under the control or management of a variety of public and private agencies. Most of the publicly owned land held for recreation purposes has reserve status under the Reserves Act 1977.

7.2 Resource Management Issues

7.2.1 *Protecting the environmental quality within and adjoining open spaces from the adverse effects of development and activities.*

Many of the City's open spaces are important because of their scenic, heritage, ecological, natural, or other significance. Open space areas also allow natural hazards to be mitigated by providing significant buffer space for management of the Hutt River in the case of floods.

The growth in active and passive recreation, and changing attitudes towards leisure time, have led to an increase of people pursuing recreational activities. Increasing use could compromise the quality of open space areas. The scale and design of buildings and developments can affect the amenity value and character of open spaces, including areas adjoining them.

7.2.2 *The need to provide adequate open space for the future residents of Upper Hutt.*

Continued growth and development in the City increases the demand for open spaces and recreation opportunities. Infill development in residential areas can cause a loss of private open space. Consequently there is an increased need for public open space within the built environment. This places greater demands on reserves. Increased use of open spaces can impact on surrounding properties, particularly in residential areas.

Land to be set aside for open spaces can be acquired by the Council through the reserve fund. This can provide for particular recreational requirements, and protect significant landscapes and indigenous vegetation.

7.2.3 *The effects of the operation of the Te Marua Speedway on nearby residents.*

The operation of the Te Marua Speedway has affected residents in the adjoining areas in the past. The hours and days of speedway operation are different to activities taking place in the surrounding environment, with noise from the Speedway affecting the residents. For a number of years the speedway operators and residents have met together to discuss these matters, and this has resulted in the development of mutually agreed noise standards and hours of operation.

7.3	Objectives
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7.3.1 *The promotion of a range of open spaces, maintained and enhanced to meet the present and future recreation, conservation, visual amenity and hazard management needs of the City.*

Upper Hutt contains a range of open spaces important to the community. As the City develops, Council will seek to maintain these spaces in order to meet community needs and to protect important landscapes and ecological areas.

The purpose of the Open Space Zone is to recognise and protect open space, as well as to facilitate appropriate uses. The Zone provides for a wide range of recreational activities and facilities, and for the protection of the natural and built environment.

7.3.2 ***The protection of the life supporting capacity of the environment and amenity values by avoiding, remedying or mitigating the adverse effects of activities in the City's open spaces.***

Activities within open spaces vary from passive pursuits, such as walking, to organised sport such as rugby and cricket, and recreational use of rivers. These activities can cause a variety of effects, especially if the activity is noise generating (e.g. motorised sport), and is attended by a number of participants. Open space activities may impact adversely on adjoining areas, including residential areas, through noise, car parks, traffic movements, buildings and structures.

7.3.3 ***The continued use and development of the Te Marua Speedway site, while limiting its adverse effects on adjoining properties.***

The Te Marua Speedway has been in use since 1968. It is located near a residential area and other noise-sensitive land uses. Therefore, controls have been put in place so that the adverse effects from speedway activities are mitigated. To manage the speedway operation and development successfully, its operators and the residents who live nearby have been consulted over the design of the speedway and proposed operational standards, particularly in terms of hours and frequency of use and noise levels. These are reflected in the special standards for the area in Chapter 21.

7.4	Policies
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7.4.1 ***To acquire and protect land for open spaces in those parts of the City where a deficiency in the range or distribution of open spaces has been identified, or where there is a particular recreational need, or where an area has significant landscape, ecological values or character.***

The range and distribution of open spaces within the City is important for visual amenity and meeting the recreation needs of residents. Council may acquire land upon subdivision for open space.

7.4.2 *To recognise and protect the amenity values of open space areas.*

Open space and reserves provide amenity to the City. This may be in the form of visual amenity, access to facilities within these areas, landscaping, flora and fauna, and recreation opportunities.

7.4.3 *To enable a range of activities to be undertaken in open spaces that will not adversely affect the character and function of the open space.*

The Open Space Zone includes a range of areas with diverse character, function and purpose. Activities can impact upon habitats and buildings, cause noise and traffic and generally conflict with the features and amenities of open spaces. Activities will be managed to promote compatibility with the character and function of the open space.

Open spaces also provide the City with venues for public events, thereby enabling the community to provide for their social and cultural wellbeing. Activities with temporary effects which provide for community recreation such as organised fireworks displays are provided for whilst ensuring that the effects of such activities are managed and confined to a limited number and duration.

7.4.4 *To manage activities in open spaces to ensure that adjoining land uses receive adequate daylight and sunlight and maintain visual and aural amenity.*

The types of facilities and buildings in open spaces can affect the surrounding areas by overshadowing adjoining properties or by noise, traffic and lighting effects.

The policy seeks to promote activities in the Open Space Zone which do not adversely affect surrounding environments. Performance standards are therefore provided for noise, lighting and separation from adjoining boundaries.

7.4.5 *To allow a range of motor sports and other organised events to be undertaken on the Speedway site while mitigating their adverse effects on the environment.*

The site has development potential, and the Speedway operator has prepared a site management plan. The management plan has proposals for the track and facilities, car parking areas, noise abatement, and preservation of the Raupo Swamp and areas of bush. Site development and noise standards are necessary to mitigate the adverse effects on the

surrounding areas.

7.4.6 ***To incorporate in the Plan appropriate noise controls and hours of operation that have been accepted by the surrounding residents.***

The Speedway operator has consulted with acoustic consultants, Council and residents about an acceptable noise standard for the operation of the Speedway. Noise standards have been established, as well as a maximum number of days per year for speedway activities.

The Speedway operator has agreed to undertake landscaping and earth mounding to reduce the impacts from noise as well as improving the aesthetics of the site. Landscaping would soften the site and assist in noise abatement. The Speedway operator plans to encourage families to use this area by developing a park like setting.

7.5	Methods
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7.5.1 District Plan provisions consisting of the following:

- Open space zoning to identify the open space environments within the City (including the Speedway Area).
- Rules to establish the environmental standards required to implement the policies.

7.5.2 Reserve Management Plans.

7.5.3 Management of open spaces by other organisations including the Wellington Regional Council, and the Te Marua Speedway operator.

7.5.4 The Annual and Strategic Plan process, and subdivision resource consents, for the acquisition of future reserves by the Council.

7.6 Anticipated environmental results and monitoring

The following results are expected to be achieved by the objectives, policies and methods of this Chapter. The means of monitoring whether this Plan achieves the necessary outcomes are also set out below.

Anticipated environmental results	Monitoring indicators	Data source
Minimising the adverse effects of activities on open spaces	Complaints received about adverse effects	Complaints register
	Resource consent conditions	Council records
	Changes in noise levels and other environmental effects	Noise surveys
Protection of amenity values within and adjoining open spaces	Change in land cover	Council records
	Change in density of built structures	Council records
	User views about open spaces	Community surveys
Sufficient provision and variety of open spaces	Numbers of resource consents by type	Resource consent information
	User views about open spaces	Community and land use surveys
	Change in open space	Strategic Plan process
The continued use and development of the Speedway	Change in land cover and use	Consultation with operator
	Change in density of built structures	Resource consent information
	User views about Speedway	Consultation
Compatible co-existence between speedway users and the surrounding residents	Complaints received about adverse effects	Complaints register
	Changes in noise levels and other environmental effects	Complaints

8 SPECIAL ACTIVITY ZONE

8.1 Background

The main characteristics of the Special Activity Zone are the form and scale of building development, the nature and intensity of activities on the sites and their effects on the environment.

Major activities in the Zone include Trentham Military Camp, Rimutaka Prison, New Zealand International Campus (the former Central Institute of Technology (CIT) complex), St Patrick's College, Trentham Racecourse, Heretaunga Golf Course and the Silver Stream Railway. These activities make an important and positive economic, social and cultural contribution to the City.

The area adjoining and including St Patrick's College covers approximately 65 hectares of land, 45 hectares of which is undeveloped. This land is referred to in the Plan as the St Patrick's Estate Area. The land borders the Hutt River and forms part of the flood plain.

The Hutt City Council have a designation for an excess wastewater flow storage facility adjacent to the Eastern Hutt Road.

8.2 Resource Management Issues

8.2.1 *The continuing operation of the Trentham Military Camp, Rimutaka Prison and the facilities of the New Zealand International Campus (former Central Institute of Technology site) in a manner which avoids, remedies or mitigates adverse environmental effects.*

The Trentham Military Camp, Rimutaka Prison, and the New Zealand International Campus (former CIT site) are located in close proximity to each other. The scale and nature of activities associated with these uses requires the management of the area in a sustainable manner which avoids, remedies or mitigates any adverse environmental effects on the surrounding residential areas.

Many of the areas are designated, and activities can take place as long as they are in accordance with the designation. The Plan's controls therefore relate mainly to activities not consistent with the designation. The approach of the Plan in relation to the New Zealand International Campus (former CIT site), which is not designated, is similarly to provide for the operation and development of the facility in a sustainable manner that avoids, remedies or mitigates any adverse environmental effects.

8.2.2 *The need to maintain amenity values within the Special Activity Zone and adjoining environments.*

The nature of existing activities is such that their potential adverse impact on adjacent properties needs to be mitigated. Similarly, there will be a need to control the effects of new activities establishing within the Zone.

8.2.3 *Intermittent noise of army activities.*

Activities undertaken at Trentham Military Camp include the use of firing ranges and demolition areas, which have been in existence since 1903. While the Camp is used for Defence Purposes in terms of its designation there is a potential for noise and other effects on the surrounding environment.

8.2.4 *Potential detracting from the visual amenity resulting from development on the St Patrick's Estate Area.*

The St Patrick's Estate Area is currently mainly pasture and is part of the open vista entrance to Upper Hutt. This open character is a feature when entering the City from the south. To recognise and respect the "gateway" function of the area and maintain its visual amenity, building development should be relatively low-profile with an emphasis on landscaping.

8.2.5 *The threat to the St Patrick's Estate Area from potential inundation from the Hutt River and the Mawaihakona Stream.*

As this is a flood plain, a number of restrictions have to be placed on the location and construction of buildings and structures.

8.3	Objectives
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8.3.1 *The promotion of integrated and efficient management of natural and physical resources within the Special Activity Zone.*

The provisions of the Special Activity Zone have been designed primarily to manage specific land uses which would not be appropriate within any other zones. Three of the land uses, the Trentham Military Camp, Rimutaka Prison and the New Zealand International Campus (former Central Institute of Technology), have developed in close proximity to each other and have a similar appearance and scale of building development.

The Plan seeks to allow further development at these sites while protecting the amenity values of the Zone and adjacent residential areas.

8.3.2 *Recognition of the characteristics of activities in the Special Activity Zone and their effects on amenity within the Zone and in nearby areas.*

The amenity within and surrounding the Special Activity Zone is important for those who live and work in the locality. However, the nature of some of the activities in the Zone is such that those living nearby must expect the level of their amenity to be affected by them.

8.3.3 *Provision for a range of activities on the St Patrick's Estate Area which avoids, remedies or mitigates any adverse effects on its visual amenity, on the neighbouring community, services and roading infrastructure, and takes into account the flooding hazards.*

St Patrick's Estate is an area of land with potential for a wide range of development options. This area is dealt with under a specific policy framework within the Special Activity Zone. The St Patrick's Estate contains two distinct areas for future development, which are identified on the Planning Maps:

- The St Patrick's College Area for future education expansion.
- The Managed Development Area for a range of other uses.

Controls are required to prevent development in close proximity to the Hutt River and Mawaihakona Stream.

8.4	Policies
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8.4.1 *To provide for the operation and development of the Trentham Military Camp, Rimutaka Prison and the New Zealand International Campus (former CIT site), as well as the other areas zoned Special Activity.*

These specific uses have existed for a long period of time. The continued use and development of these facilities are provided for by allowing for a range of activities which are related to the primary uses.

8.4.2 *To ensure that the effects of activities within the Special Activity Zone on nearby properties are avoided, remedied or mitigated.*

The effects generated by activities within the Special Activity Zone include noise, light and other nuisances which can have adverse impacts beyond the Zone boundary. Such effects should be contained as far as practicable within the Zone, and should not cause undue nuisance or danger to adjoining land uses.

8.4.3 *To control the adverse effects of the scale, location and appearance of development and buildings.*

Existing development within the Zone is of a form and scale which contrasts with the surrounding residential, rural and open space environments. To ensure that new development, including buildings, is at an appropriate form and scale, the Plan provides site layout, landscaping and bulk and location requirements.

8.4.4 *To provide for a range of activities within the St Patrick's Estate Area which best suit the characteristics and constraints of the existing environment.*

Two distinct areas provide for a range of commercial, open space and educational activities appropriate to the environmental character and constraints of the land and surrounding area. These have been based on previous policies for the land and negotiation with the landowners and other parties. Linkages to the Hutt River walkway and the Silverstream Railway Station may be important components of future development.

The rules for these areas require that any development be serviced with appropriate access to existing services and roads. In a major flood event, structures could impede the flood flow, putting buildings, roads or services in danger and causing additional problems. Accordingly, activities that are relatively free of structures are appropriate for the part of the site in the flood plain. However, special requirements are also included in relation to building floor levels, roads and services, so that structures may be developed as long as they are designed for protection from future floods with a 1 in 100 year return period.

8.4.5 *To promote the visual quality of the land by encouraging development which enhances amenity values.*

In order to promote the environmental amenity of the site and surrounding area, most development will require a resource consent. This allows for an assessment of potential adverse environmental effects to be undertaken.

8.5 Methods

8.5.1 District Plan provisions consisting of the following:

- A Special Activity Zone containing special land uses and environments within the City. Rules and standards reflect environmental standards so that adverse effects can be avoided, remedied or mitigated.
- For the St Patrick's Estate Area two special areas are identified. These are the Managed Development Area, which provides for a range of development options, and the St Patrick's College Area which promotes the development of educational facilities. These areas are identified on the Planning Maps.
- Rules controlling vegetation clearance, setbacks, earthworks, minimum lot size, noise and other nuisances, subdivision and building.

8.5.2 Code of Practice for Civil Engineering Works.

8.5.3 Abatement notices and enforcement orders may be issued where necessary to enforce Plan rules and mitigate any adverse effects.

8.6 Anticipated environmental results and monitoring

The following results are expected to be achieved by the objectives, policies and methods in this Chapter. The means of monitoring whether this Plan achieves the anticipated environmental results are also set out below.

Anticipated environmental results	Monitoring indicators	Data source
The continued use and development of the Zone	Changes in land use	Council records Resource consent information
Mitigation of adverse effects within the Zone and on surrounding residential areas	Effectiveness of conditions of consent and methods used in managing adverse effects	Complaints register Council resource consent records for compliance with conditions
Development on the St Patrick's Estate Area which has due regard to the flood hazards, the environmental characteristics of the site and the compatibility of a diverse range of activities	Change in land cover and use Development in identified natural hazard areas Resource consents by type	Council resource consent records

8A GENERAL RULES

8A.1 Background

This chapter intends to capture those activities which are common throughout the Upper Hutt District. Activities covered therein may not necessarily relate to specific zones, but rather are seen as common throughout all zones. Placement within this single chapter is therefore designed to assist Plan users in their assessment of these common activities.

As the Rolling Review of the District Plan progresses, it is envisioned that this chapter will be populated with additional sub-sections upon the completion of related Plan Changes.

8A.2 TEMPORARY EVENTS

8A.2.1 Objective

8A.2.1.1 *Enable temporary events which manage adverse effects on amenity, the roading network, and the community through:*

- (a) Maintaining an appropriate level of residential amenity;*
- (b) Ensuring the safety and efficiency of the roading network;*
- (c) Recognising the detrimental effects of high noise levels;*
- and*
- (d) Recognising the positive contribution events have on social, cultural, artistic, and economic activity in the community.*

8A.2.2 Policies

8A.2.2.1 *Support temporary events which contribute to the community and reasonably maintain expected amenity values of the local residential environment.*

8A.2.2.2 *Manage the adverse effect light spill from temporary events can have on residential amenity values and traffic safety.*

8A.2.2.3 *Limit temporary events with high noise levels to maintain residential amenity values.*

8A.2.2.4 *Provide for temporary events which safely manage traffic effects, reflective of event scale and the dependent roading network.*

8A.2.2.5 *Provide for temporary events where:*
(a) social interactions are facilitated, or;
(b) cultural and artistic expression is promoted, or;
(c) economic activity is stimulated in the Upper Hutt district.

8A.2.3 Temporary Event Rules

Temporary Events Activity Table		
Rule	Activity	Activity Status
8A.2.3.1	Temporary events which comply with all Permitted Standards.	P
8A.2.3.2	Event overnighting of event attendees which complies with the standards in Rule 8A.2.3.13.	C
8A.2.3.3	Any temporary event which does not comply with Permitted and Controlled Standards in Rules 8A.2.3.7 to 8A.2.3.13.	RD
8A.2.3.4	Any temporary event which does not comply with one or more of the Event Duration standards in Rule 8A.2.3.15.	D
8A.2.3.5	Any event overnighting by attendees or event staff which does not comply with one or more of the standards in Rule 8A.2.3.18.	D
8A.2.3.6	Any noise from any temporary event which exceeds standards in Rule 8A.2.3.21	NC

Standards for Permitted Activities

8A.2.3.7 Hours of Operation

All temporary events shall only be operated between the following times:

- (a) Sporting events:
 - (i) Sunday to Thursday (inclusive): 7am to 10pm
 - (ii) Friday to Saturday: 7am to 11pm
- (b) All other events:
 - (i) Sunday to Thursday: 9am to 10pm
 - (ii) Friday to Saturday: 9am to 11pm

Exemptions:

- (c) On December 31st of any calendar year the finish time may be extended to 1am the following day.
- (d) Event Overnighting which is permitted under rule 8A.2.3.12.
- (e) Any temporary event located in a community facility building.

Advice Note:

- Community facilities are defined in Chapter 2. The rule therefore includes such places as libraries, halls, art galleries, schools etc.

8A.2.3.8

Event Duration

The duration of a temporary event shall not exceed 6 consecutive days, and the site shall not be occupied for a consecutive 10 day period, when including set-up and pack-up time.

Exemptions:

- (a) Event Overnighting shall not be considered under this rule; and
- (b) Any temporary event located at a community facility building.

Advice Note:

- Community facilities are defined in Chapter 2. The rule therefore includes such places as libraries, halls, art galleries, schools etc.

8A.2.3.9

Outdoor Amplified Noise

Any outdoor amplified sound from a temporary event (including sound testing) which exceeds 65 dB L_{Aeq} (5 mins) shall:

- (a) Be emitted for a maximum of 6 hours per day between the following hours:
 - (i) Sunday to Thursday (inclusive): 9am to 10pm
 - (ii) Friday and Saturday: 10am to 11pm; and
- (b) Be emitted for a consecutive period of no more than 3 days per event site, and
- (c) Be emitted for no more than a total of 3 days over any 17 day period, from a single site.

When measured:

- i. At any point within the boundary of any site (other than the source site/s) within a Residential zone; and
- ii. At any point within the notional boundary of any dwelling on a site (other than the source sites/s) within a Rural zone; and
- iii. At any point within the boundary of any site (other than the source sites/s) occupied by a hotel, motel, motor camp, early childhood centre, school or education facility, health care facility or aged care facility within any zone.

Exemptions:

- (d) On December 31st of any calendar year the finish time may be extended to 1am the following day; and
- (e) All activities occurring at the Speedway Area (including temporary events) shall be subject to specific rules pertaining to the Speedway Area in Chapter 21.

8A.2.3.10

Non-amplified Noise

- (a) Any noise resulting from a temporary event (other than amplified sound) must not exceed:
 - (i) 70db L_{Aeq} (15 min)
 - (ii) 85 db L_{Amax}

When measured:

- (1) At any point within the boundary of any site (other than the source site/s) within a Residential zone; and
 - (2) At any point within the notional boundary of any dwelling on a site (other than the source site/s) within a Rural zone; and
 - (3) At any point within the boundary of any site (other than the source site/s) occupied by a hotel, motel, motor camp, early childhood centre, school or education facility, health care facility or aged care facility within any zone.
- (b) Any such noise shall also be pursuant to the general hours of operation standards 8A.2.3.7.
 - (i) Any noise outside these permitted hours of operation associated with the set-up and pack-up times shall comply with the relevant noise standards in Chapter 32.

Exemptions:

- (c) Noise produced by crowds;
- (d) All activities occurring at the Speedway Area (including temporary events) shall be subject to specific rules for the Speedway Area outlined in Chapter 21; and
- (e) Organised fireworks displays undertaken at Trentham Memorial Park shall be subject to the specific provisions in Rule 21.14A.

8A.2.3.11

Light Spill

All artificial light sources from temporary events shall be directed away from residential dwellings and any road with a posted speed limit of greater than 70km/h.

8A.2.3.12 Overnighting of Event Staff

The overnighting of up to 20 event staff, provided that:

- (a) Overnighting facilities are located at least 50m from the formation of any legal road and dwelling;
- (b) Any supporting ablution facilities are located at least 30m from the formation of any legal road, or dwelling;
- (c) When located at Riverbank Park (Lot 1 DP 33753), and Karapoti Park (SEC 896 Hutt District Recreation Reserve 365):
 - i. Overnighting facilities and any supporting ablution facilities are located at least 15m from the formation of any legal road, and at least 30m from any residential dwelling;
- (d) When located at The Green Space (Sec 1 SO 35740 and Lots 43 to 47 DP 1336):
 - i. Overnighting facilities or supporting ablution facilities are to be located at least 5m from the formation of legal road (except Criterion Lane), from any adjoining site.
- (e) Ablution facilities are provided to cater for all anticipated attendees.

Exemptions:

- (f) Permanent ablution facilities already available on-site are not subject to setback provisions.

Advice Notes:

- Any overnighting or ablution structures may be subject to the definition of 'Building' under Chapter 2 and the corresponding water body setback under Rule 29.1.
- Event overnighting is subject to the corresponding definition under Chapter 2 and General Noise Provisions under Chapter 32.

Controlled Activities**8A.2.3.13 Overnighting of Event Attendees**

The overnighting of 30 event attendees or less is a Controlled Activity, provided that:

- (a) overnighting facilities are located at least 50m from the formation of any legal road and dwelling;
- (b) any supporting ablution facilities are located at least 30m from the formation of any legal road, or dwelling;
- (c) The site has not been occupied for this purpose more than 3 times within the last 12 months of receiving the application;
- (d) When located at Riverbank Park (Lot 1 DP 33753), and Karapoti

Park (SEC 896 Hutt District Recreation Reserve 365):

- i. Overnighting facilities and any supporting ablution facilities are located at least 15m from the formation of any legal road, and at least 30m from any residential dwelling.
- (e) When located at The Green Space (Sec 1 SO 35740 and Lots 43 to 47 DP 1336):
- i. Overnighting facilities or supporting ablution facilities are to be located at least 5m from the formation of legal road (except Criterion Lane), from any adjoining site.
- (f) Ablution facilities are provided to cater for all anticipated attendees.

The matters Council seek to control are as follows:

- (g) The hours of operation;
- (h) Site access;
- (i) The area of occupation;
- (j) Location and number of ablution facilities;
- (k) Noise effects;
- (l) The appointment of a designated site manager and be provided their contact details.

Exemptions:

- (m) Permanent ablution facilities already available on-site are not subject to setback provisions;
- (n) Temporary Events located in Kaitoke Regional Park; and
- (o) When attendees overnight at established camping grounds.

Advice Notes:

- Any overnighting or ablution structures may be subject to the definition of ‘Building’ under Chapter 2 and the corresponding water body setback under Rule 29.1.
- Event overnighting is subject to the corresponding definition under Chapter 2 and General Noise Provisions under Chapter 32.

Restricted Discretionary Activities

8A.2.3.14

Temporary events which do not comply with Permitted hours of operation standards

Council shall restrict its discretion to the following matters:

- (a) The nature of the event and hours of operation;
- (b) The anticipated level of disruption to residents, considering:
 - i. The density, proximity, and nature of housing surrounding the site; and
 - ii. Any existing or proposed buffer between the event and residential occupation likely to mitigate adverse effects;

and

- (c) Adverse effects the event may have on parking, and the safety and efficiency of the roading network; and
- (d) The reoccurrence of the event.

8A.2.3.15 Temporary events which do not comply with permitted event duration standards

Subject to meeting the following standards:

- (a) Any event will not be conducted for a consecutive period of over 15 days, and shall not occupy a site for a consecutive period of over 19 days, when including set-up and pack-up times; and
- (b) Any single event shall not exceed 6 consecutive days or a 10 day period on a site, when including set-up and pack-up times, more than 3 times over a 12 month period.

Council shall restrict its discretion to the following matters:

- (c) The nature of the temporary event and hours of operation;
- (d) Cumulative effects associated with occupation of the site;
- (e) Sensitivity of the site to occupation in terms of:
 - i. The density, proximity, and nature of housing surrounding the site;
 - ii. Any existing or proposed buffer between the temporary event and residential occupation likely to mitigate adverse effects;
 - iii. Impacts on the local natural and physical environment; and
- (f) Adverse effects the temporary event may have on parking, and the safety and efficiency of the roading network.

8A.2.3.16 Noise from a temporary event which does not comply with permitted noise standards and is not a Non-Complying Activity

Council shall restrict its discretion to the following matters:

- (a) The nature of the temporary event and operating hours;
- (b) The level and nature of noise emitted as part of the temporary event;
- (c) The anticipated level of disruption to residence, considering:
 - a. The density, proximity, and nature of housing surrounding the site; and
 - b. Any existing or proposed buffer between the temporary event and residential occupation likely to mitigate adverse effects; and
- (d) The reoccurrence of the temporary event.

8A.2.3.17 Any artificial light source from temporary events directed towards residential dwellings and/or any road with a posted speed limit of greater than 70km/h.

Council shall restrict its discretion to the following matters:

- (a) The nature, type, duration and, location of the light source and its consequential adverse effects on residential amenity; and
- (b) Adverse effects on traffic safety.

8A.2.3.18 Any overnighting of attendees or event staff as part of a temporary event which does not comply with one or more of the Permitted or Controlled standards.

Subject to meeting the following standards:

Any overnighting shall be limited to only:

- (a) 100 people, comprised of a mix of attendees and event staff; and
- (b) Overnighting at a single site for a consecutive period of no more than 3 nights.

Council shall restrict its discretion to the following matters:

- (c) The anticipated level of disruption to residence, considering:
 - i. The density, proximity, and nature of housing surrounding the site; and
 - ii. Any existing or proposed buffer between the temporary event and residential occupation likely to mitigate adverse effects.
- (d) Adverse effects the temporary event may have on parking, and the safety and efficiency of the roading network;
- (e) The reoccurrence of the temporary event;
- (f) Adverse effects on visual amenity, including:
 - i. Site dominance;
 - ii. Public visibility; and
 - iii. Maintenance of the site as its intended, permanent, use.
- (g) The availability of ablution facilities

Discretionary Activities

8A.2.3.19 Any temporary event which does not comply with one or more of the Restricted Discretionary Standards for event duration in Rule 8A.2.3.15.

8A.2.3.20 Any event overnighting by attendees or event staff which does not comply with one or more of the standards in Rule 8A.2.3.18.

Non-complying Activities

8A.2.3.21 Any noise from any temporary event which exceeds 80 dB L_{Aeq} (5 mins) or 85dB L_{Amax} .

When measured:

- i. At any point within the boundary of any site (other than the source site/s) within a Residential zone; and
- ii. At any point within the notional boundary of any dwelling on a site (other than the source sites/s) within a Rural zone; and
- iii. At any point within the boundary of any site (other than the source sites/s) occupied by a hotel, motel, motor camp, early childhood centre, school or education facility, health care facility or aged care facility within any zone.

Exemptions:

- (a) Noise produced by crowds;
- (b) All activities occurring at the Speedway Area (including temporary events) shall be subject to specific rules pertaining to the Speedway Area in Chapter 21; and
- (c) Organised fireworks displays undertaken at Trentham Memorial Park shall be subject to the specific provisions in Rule 21.14A.

8A.3 SIGNS

8A.3.1 Introduction to Signs

This chapter recognises the role of signs in communicating information for businesses and the community. It provides a framework to manage the effects of signs in the different zones across the district, while recognising the purpose, character and amenity of these zones, and transport safety matters.

Outside of the District Plan, there is other legislation and regulations that manage signs, for example New Zealand Transport Agency regulations and Council by-laws.

For signs located in road corridors, approvals may be needed from the Road Controlling Authority (including the Council), or the New Zealand Transport Agency for signs on or over the State Highway. These approvals may need to be sought regardless of whether the sign complies with the provisions of the District Plan.

8A.3.2	Objective
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8A.3.2.1 **Signage in the district:**

- a) supports the needs of the community, network utility operators and businesses to identify and advertise businesses and activities; and*
- (b) maintains the local character and amenity values, while ensuring the safe and efficient functioning of the transport network.*

8A.3.3	Policies
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8A.3.3.1 **Manage the number, size and design of signs in the Open Space Zones, Rural Zones, and Residential Zones to maintain the character and amenity values of these zones.**

8A.3.3.2 **Provide for a range of signs in the Business Zones, and Special Activity Zones that support business identification and advertising, while:**

- (a) maintaining the character and amenity values of these zones; and*
- (b) ensuring that the character and amenity values of adjoining residential zones are not adversely affected by signs in these locations; and*
- (c) allowing the consolidation of signs to convey information about multiple businesses or tenancies.*

8A.3.3.3 **Ensure that the location and design of signs is provided for in a way that:**

- (a) is compatible with the site, or building on which it is placed, and is of a scale that is appropriate for what the sign is identifying or advertising; and*
- (b) maintains the character and visual amenity values of the site and surrounding area, and does not result in additional visual clutter or dominate the skyline; and*
- (c) integrates with the elevation of the building to which it is attached including verandas, roofline and architectural features; and*
- (d) manages any moving, digital or changing signage, and illuminated signage to protect residential amenity and to not comprise the safety of transport network users; and*
- (e) limits signs which are not situated on the site to which they relate and when considering proposals for such signs have regard to the following:*
- i. The need for the sign to be located away from the site, including any constraints relating to the*

- location of the businesses, which creates a need for off-site signage, and*
- ii. The capacity for the site and surrounding environment to accommodate the sign, and for character and amenity values to be maintained; and*
 - iii. Any adverse effects on transport safety and/or efficiency, or transport benefits in providing for the sign to be located away from the site.*

- 8A.3.3.4** *a) Enable temporary signs which meet standards as a permitted activity; and*
- b) Provide for the consideration of temporary signs of longer than two months duration or above 3m² in size where amenity values are maintained and the safety of road users is not compromised.*

- 8A.3.3.5** *Ensure that signs located within, or visible from, the road corridor do not interfere with the safe and efficient use of all roads (including State Highways), pedestrian footpaths, and cycleways.*

8A.3.4	Rules
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Activity Status Table		
Rule	Activity	Activity Status
8A.3.4.1	Any health and safety sign.	P
8A.3.4.2	Any temporary sign which complies with permitted standards in 8A.3.4.8.	P
8A.3.4.3	Any sign (other than a temporary sign) which complies with permitted standards 8A.3.4.9 – 8A.3.4.13.	P
8A.3.4.4	Any temporary sign which does not comply with permitted standard in 8A.3.4.8.	RD
8A.3.4.5	Any sign (other than a temporary sign) which does not comply with one or more of the permitted standards at 8A.3.4.9 – 8A.3.4.13.	RD
8A.3.4.6	Any part of the sign (including temporary signs) which incorporates movement or changing content, and digital signage.	RD

8A.3.4.7	Any sign (other than a temporary sign) which is not situated on a site to which the sign relates.	D
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Exemptions:

The following exemptions apply:

- a) Signs that are expressly permitted under the Council’s bylaw for signs.
- b) The permitted activity standards 8A.3.4.8 to 8A.3.4.13 do not apply to Health and Safety Signs under Rule 8A.3.4.1.
- c) Any official regulatory or transport network sign.
- d) Signs located on the interior of a building unless the sign is for external display from the interior surface of any window or door.

Advice Notes:

- Activities listed in the activity status table are identified as permitted (P), restricted discretionary (RD) or discretionary (D) activities. For those activities listed as RD, discretion is restricted to the identified matters of discretion listed in the standards.
- The rules apply in all zones unless otherwise stated. Activities are also subject to rules in the relevant chapter.
- The rules that relate to signs, other than temporary signs, in the heritage covenant area in the Gateway Precinct of the Wallaceville Structure Plan Area are contained in Chapter 20 - Business Zone Rules.
- For signs proposed in the road reserve, the adjoining Zone rules apply.
- The Figure at Appendix 1 shows location and size requirements for signs in the Business Zones. The diagram supports the rules but where there is a conflict in the wording of the rules and the diagram, the rules prevail.
- Where a sign is located within the state highway corridor, the express permission is required from the New Zealand Transport Agency as the road controlling authority.
- Refer to the National Environmental Standards for Electricity Transmission Activities Regulations 2009 for standards for signs on support structures of existing transmissions lines.
- Proposals for signs under Rule 8A.3.4.7 must include an assessment against the relevant policies including, but not limited to, the criteria of Policy 8A.3.3.3 (e).

Standards for Permitted Activities

8A.3.4.8 Temporary signs – all zones

- a) The maximum area of any one temporary sign shall not exceed 3m².
- b) In residential zones, the maximum total area of all temporary signs on a site shall not exceed 4.5m².
- c) The maximum duration for any temporary sign shall not exceed 2 months.
- d) Is not a digital sign or incorporates movement or changing content
- e) The sign complies with the luminance standards at 8A.3.4.13 (i) where visible from the road network.

Advice notes:

- There are no duration standards for signs advertising real estate.
- Refer to Council bylaws for any specific requirements for temporary signs, including for signs advertising real estate.

Council shall restrict its discretion to, and may impose conditions on, the matters listed below where any of the above standards are not met:

- 8A.3.4.15 - Transport Safety – All signs
- 8A.3.4.16 - Temporary Signs.

8A.3.4.9 Signs in Residential Zones, Rural Zones, and Open Space Zones

- a) In Residential Zones and Rural Zones, a maximum of one sign per site, visible in any one direction.
- b) In Open Space Zones there shall be no more than one free-standing sign per 100m of road frontage.
- c) The maximum area of any sign visible in any one direction shall not exceed:
 - i. 1.5m² in Residential Zones;
 - ii. 3.0 m² in Rural Zones;
 - iii. In Open Space Zones:
 1. 4.5m² for free-standing signs,
 2. 3m² for any sign attached to a building;
 3. 0.5m² for signs used for marking tracks; and
 4. 2m² for signs providing interpretation or identification.
- d) The maximum height of any part of a free-standing sign above ground level shall not exceed 3 metres.
- e) No sign shall extend beyond the elevation of the building to which it is attached, or extend above the roofline of the building.
- f) The maximum width of any free-standing sign shall not exceed 2 metres.

- g) In Residential Zones, signs on buildings must not cover any windows.
- h) In Open Space Zones, signs not directly visible from any public road or the boundary of any residential zone are not limited in size and number.
- i) No illumination (internal or external) of signs in the Residential and Rural zones.
- j) No illumination (internal or external) of signs in the Open Space zone.

Council shall restrict its discretion to, and may impose conditions on, the matters listed below where any of the above standards are not met:

- 8A.3.4.14 - All signs other than temporary signs
- 8A.3.4.15 - Transport Safety – All signs

8A.3.4.10

Free-Standing Signs in Business Commercial Zones, Business Industrial Zones, and Special Activity Zones

- a) The number of free-standing signs on a site visible in any one direction shall not exceed:
 - i. One sign per site on sites with road frontages less than 50m; or
 - ii. Two signs per site where the road frontage exceeds 50m.
- b) The maximum height of any part of a free-standing sign above ground level shall not exceed:
 - i. 8m in Business Commercial Zones.
 - ii. 9m in Business Industrial and Special Activity Zones.
- c) The maximum width of any free-standing sign shall not exceed 2m.
- d) The maximum area of any free-standing sign, visible in any one direction shall not exceed 7.5m².
- e) In Business Industrial Zones, free-standing signs greater than 4 metres in height on any site must be located a minimum distance of 15m from any other free-standing sign that is greater than 4m in height on an adjoining site; and
- f) Signs on land identified in the Business Zone in Appendix Business 2 of Chapter 20 one free-standing sign per site visible in any one direction with a maximum area of 7.5m².
- g) No illumination (internal or external) of signs in the Business Commercial and Business Industrial zones within 10m of a residential zone boundary.

Council shall restrict its discretion to, and may impose conditions on, the matters listed below where any of the above standards are not met:

- 8A.3.4.14 - All signs other than temporary signs.
- 8A.3.4.15 - Transport Safety – All signs.

8A.3.4.11**Signs on buildings and other structures in Business Commercial Zones, Business Industrial and Special Activity Zones**

- a) No sign shall extend beyond the elevation of the building or beyond the height of the structure to which it is to be attached to, or extend above the roofline of the building, except where;
 - i. The sign is positioned at 90 degrees to the front elevation of the building; and
 - ii. must not extend from the wall by more than 1m.
- b) The maximum area of any single sign is:
 - i. 5m² for Business Commercial and Special Activity Zones;
 - ii. 10m² for Business Industrial Zone.
- c) the total area of all combined signs on any elevation does not exceed 30% of the total area of the building elevation or structure.
- d) For signs located above a building's ground floor level there shall be a minimum horizontal separation distance of 5 metres between signs on the same floor level.
- e) Any sign located on the parapet of a building shall not exceed an area of 5m², or an area of 30% of the total area of the parapet, whichever is the lesser.
- f) The maximum height of any sign located on the fascia of a veranda must not exceed a height of:
 - i. 0.6 metres; or
 - ii. where the height of the fascia is 0.6m or greater, an additional 25% of the fascia height.
- g) Signs below verandas which overhang pedestrian pathways, must have a minimum clearance of 2.5m above ground level.
- h) Signs must;
 - i. not have changing content;
 - ii. not be in a digital format;
 - iii. be situated on the site to which the sign relates; and,
 - iv. have no illumination (internally or externally) of signs in the Business Commercial and Business Industrial zones within 10m of a Residential zone boundary.
- i) In the Business Industrial zone on Eastern Hutt Road identified in Appendix 3 of Chapter 20 – Business Zones Rules:
 - i. no sign shall be located within 6m of Eastern Hutt Road.
 - ii. no sign shall be located on the elevation of any building facing Eastern Hutt Road.
 - iii. there shall be a maximum of one free-standing sign which may be located at the road entrance to the Business Industrial Zone and it shall not exceed a face area of 20m² visible from any one direction; or be more than 9m above ground level.
- j) On land identified in the Business Commercial Zone at Riverstone Terrace in Appendix Business 2 of Chapter 20, the area of any signs attached to buildings shall not exceed a total area of 7.5m².

Council shall restrict its discretion to, and may impose conditions on, the matters listed below where any of the above standards are not met:

- 8A.3.4.14 - All signs other than temporary signs.
- 8A.3.4.15 - Transport Safety – All signs.

8A.3.4.12

Signs for direction of traffic on a site in Business Commercial Zones, Business Industrial Zones and Special Activity Zones

- a) The maximum vertical dimension of the sign shall not exceed 1.2m
- b) The maximum area of the sign, visible in any one direction, shall not exceed 1m².
- c) The content of the sign must be limited to directional purposes.

Council shall restrict its discretion to, and may impose conditions on, the matters listed below where any of the above standards are not met:

- 8A.3.4.14 - All signs other than temporary signs.
- 8A.3.4.15 - Transport Safety – All signs.

8A.3.4.13

Traffic safety - All signs

- a) No sign shall be located so that it obstructs or obscures any traffic sign or signal, or any official road sign, whether they are for regulatory, warning or advisory purposes.
- b) No sign shall resemble any traffic sign or traffic signal, whether they are for regulatory, warning or advisory purposes.
- c) No sign may restrict the line of sight to any intersection, bend or corner on a road, and;
 - i. Within a legal road with a posted speed environment of <70km/h no signs shall be located 100m from an intersection and/or permanent regulatory or warning or advisory sign and/or traffic signal, and/or pedestrian crossing
 - ii. Within a legal road with a posted speed environment of >70km/h no signs shall be located 200m from an intersection and/or permanent regulatory or warning or advisory sign and/or traffic signal, and/or pedestrian crossing
- d) No sign shall incorporate reflective materials.
- e) Signs located over a pedestrian pathway, including free-standing signs and signs below verandas, should have a minimum clearance of 2.5 metres when measured from ground level.
- f) Where any sign is visible from the State Highway and the speed limit is 70km/hr or greater, the sign shall:
 - i. Have a minimum letter height of 160 mm;
 - ii. Contain no more than six words and no more than 40 characters; and
 - iii. Be located so as to provide an unrestricted view of the road to the motorist for a minimum distance of 180 metres.
- g) Is not a digital sign or incorporates movement or changing

- content visible from a state highway or road
- h) No sign will include any flashing and/or revolving lights
 - i) All illuminated signs visible from the transport network must be designed, installed and maintained to ensure they do not exceed the following luminance standards;

Table: Maximum luminance

	Low Light Environment (Rural & Rural residential areas)	Medium Light Environment (Suburban & Urban Areas)
Maximum Candelas per Square Meter (cd/m ²)	150	300

Council shall restrict its discretion to, and may impose conditions on, the matters listed below where any of the above standards are not met:

- 8A.3.4.15 Transport Safety – All signs

Advice note:

For signs which are on or over any State Highway, it is advised to check relevant New Zealand Transport Agency Bylaws and regulations for specific requirements, such as location and design, including materials.

It is also advised to check the Upper Hutt City Council Control of Temporary Signs Bylaw 2018 to ensure all signs comply with Council's specific requirements.

Matters of discretion
8A.3.4.14**All signs other than temporary signs**

- a) Whether the sign is in scale with the associated activities or building development and is compatible with the visual character of the area in which it is situated.
- b) Effect of the sign on the appearance of the building to which it is attached due to:
 - i. The proportion of the sign to the building elevation; and
 - ii. The location and design of the sign, including the colour, display, materials, and how the sign relates to any architectural features on the building; and
 - iii. The number of signs on the building.
- c) Whether the sign results in additional clutter of signs on the building or site.
- d) Whether the sign, will result in a more consolidated or co-ordinated sign display on the building or site.
- e) Whether there are any special circumstances or functional need for proposed signage including operational, directional or safety reasons;

- f) Whether vegetation or landscaping would mitigate the visual impact of the sign.
- g) Whether the sign would impact on residential amenity due to its location and design or proximity to residential activities including any effects of illumination or glare on adjoining residential properties.
- h) The extent to which the sign is clear and legible.

8A.3.4.15

Transport Safety – All signs

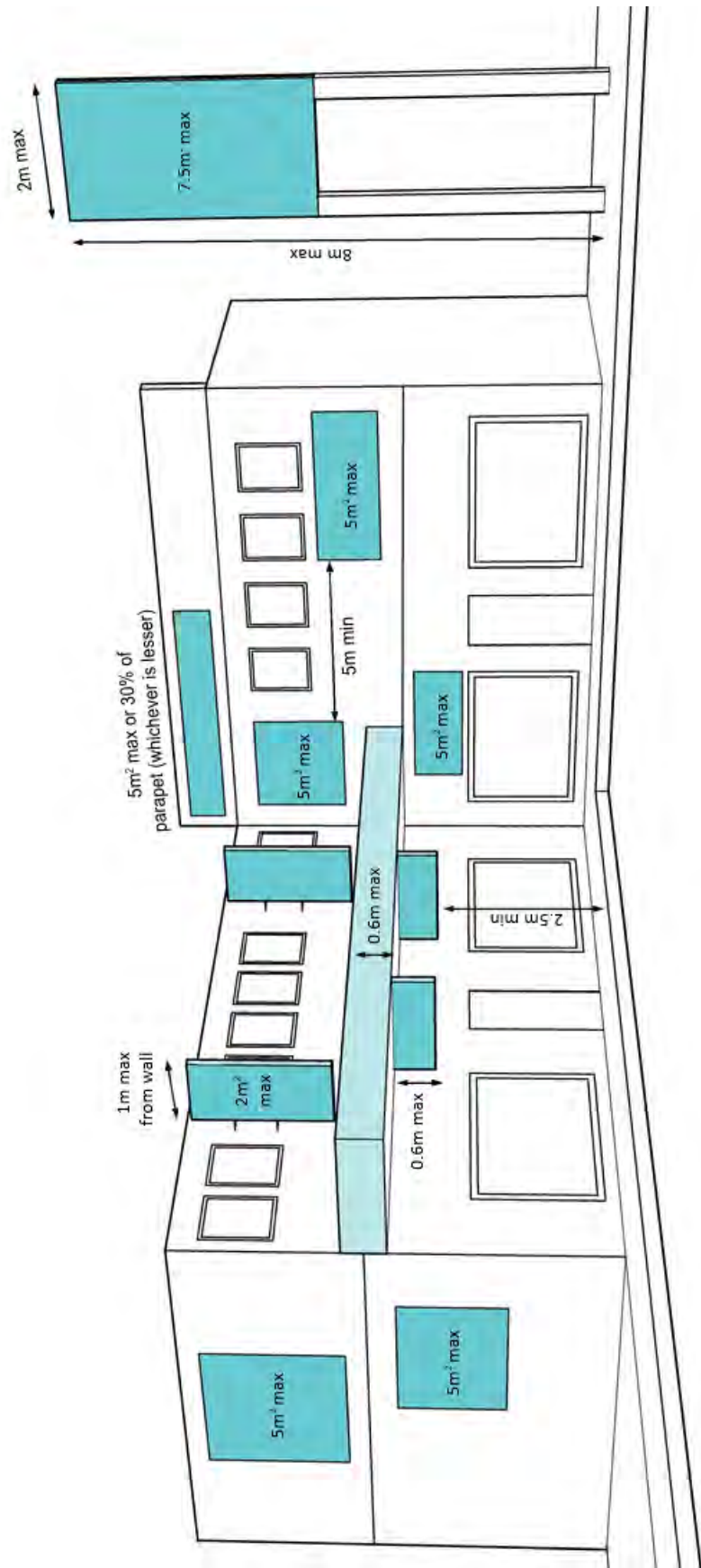
- a) Whether there would be any adverse effects on traffic, cyclist or pedestrian safety, and the efficiency of the surrounding transport network due to:
 - i. The illumination or glare from digital signs resulting in distraction to road users (note: see standard 8A.3.4.13 (i) for guidance on illumination levels) including consideration of the effect where the minimum dwell time of 10 seconds and maximum transition time of 0.5 seconds is not met;
 - ii. The potential for obstruction, confusion or distraction in the observance of traffic directions, controls or conditions; and
 - iii. The potential for obstruction of sightlines to intersections, corners, bends in roads and vehicle and pedestrian entrances.
- b) Whether due to the siting and design of the sign, there are any transport safety benefits for the site and surrounding transport network.

8A.3.4.16

Temporary signs

- a) Whether the information being displayed relates to the business or activity on the site.
- b) The need for the business or activity to identify or promote itself beyond the specified duration.
- c) Whether the signage would impact on residential amenity due to the location and design of the sign or proximity to residential activities; and
- d) Any mitigation measures which are proposed to be implemented that would lessen the impact of the sign.
- e) Whether the sign is compatible with the visual street scene character of the area in which it is situated.

APPENDIX 1- BUSINESS ZONE DIAGRAM



9**SUBDIVISION AND EARTHWORKS****9.1****Background****Subdivision**

The principal purpose of subdivision is to provide a suitable framework for land ownership to facilitate development and activities. Subdivision itself is a procedural and legal function which creates constraints and opportunities for subsequent development. Therefore, even though the legal process itself may be environmentally neutral, the end product provides the framework for the generation of environmental impacts and resource use constraints.

In addition, the subdivision process is often closely associated with engineering works and a demand for services and utilities to make the land suitable for development. Thus, the subdivision process can generate immediate or indirect effects that could have implications for the sustainable management of the City's resources. Accordingly, the Plan adopts such controls as are necessary to avoid, remedy or mitigate actual or potential future adverse effects that subdivision may generate. The Chapters of the Plan dealing with zones set out the rationale for the different controls, including minimum site sizes that apply in each zone.

Earthworks

Earthworks and land disturbance may be required for subdivision or other activities. The undertaking of these activities in areas with natural hazards, active geological and geomorphological processes, watercourses, or where future urban growth will be directed may have adverse effects on the environment.

9.2**Resource Management Issues****9.2.1*****The potential adverse effects of subdivision on infrastructure and development.***

One of the major potential impacts of subdivision is adverse effects on infrastructure and development. Subdivision may add to the demands on the City's transport and roading system, telecommunications and utilities (such as water supply, sewage disposal, and electricity). Such demands should be monitored and responded to as appropriate, with controls to ensure that each developer contributes towards the cost of that additional demand and to ensure that cumulative effects are recognised.

9.2.2 *The potential effects of earthworks and vegetation removal on the stability of the land.*

Earthworks and land disturbances have the potential to cause or aggravate land instability. This may result in subsidence, erosion or slippage if undertaken in areas which have topographical constraints, are subject to active geological processes or have a geological or subsoil structure that is susceptible to land displacement. Because subdivision can create expectations that land can be used more intensively, any subsequent development may increase exposure to risk from natural hazards.

Land instability can be a significant hazard. Depending on the location and type of earthworks, and the intended or potential use of the site, earthworks will need to be undertaken subject to standards to avoid a potential hazard to the community, buildings or the environment.

Due to the City's geological and topographical characteristics, there are large areas of steep slopes vulnerable to erosion and slope instability. Removal of vegetation from these areas increases risks of erosion and there is the possibility of downstream hazards as a result of sedimentation of streams increasing the flood risk.

9.2.3 *That subdivision, earthworks and vegetation removal do not adversely affect significant natural landforms, areas of significant indigenous natural vegetation or significant habitats of indigenous fauna or areas of landscape and/or visual value as identified within the Southern Hills Overlay Area.*

Land disturbance in sensitive locations can seriously damage or denigrate the visual amenity of the environment. In the case of Upper Hutt, the eastern, southern and western hills are an important component of the landscape and visual appeal of the City. The scarring of land, whether urban or rural, detracts from the visual quality of the City.

Land disturbance in sensitive locations can also seriously damage or destroy the ecological values of the environment.

9.2.4 *That the needs of future generations are met.*

Land to be subdivided should be suitable for the anticipated land use, and be serviceable and clear of unacceptable hazards or limitations. Subdivision within a Flood Hazard Extent should avoid high hazard areas and ensure appropriate mitigation measures can be implemented in lower hazard areas to provide for suitable future development. Furthermore, the subdivided land should, where practical, also allow for a range of appropriate land uses so that the potential of the land for use by future generations is not significantly diminished. Thus, the pattern of subdivision within the City should provide future generations with a choice of lifestyles and living and working environments. It is important

that indigenous vegetation, which is a finite resource, is protected for future generations, and for intrinsic ecological reasons.

9.2.5 *The potential of earthworks to alter the natural flow of surface water and to adversely affect the visual amenity of the City.*

Land disturbance can create visual effects beyond the area of development that may be visible for a long period of time. This affects the amenity of an area, neighbouring properties or the wider valley floor where earthworks are undertaken on hillsides or other visually prominent areas such as ridgelines.

Earthworks may alter the natural flow of surface water and hence can cause effects on lower lying land. This issue becomes particularly significant for the City as more development occurs along the surrounding hillsides.

9.2.6 *Earthworks within identified Flood Hazard Extents can increase the flood hazard risk.*

Earthworks can adversely affect the function of the floodplain and therefore increase the flood risk to people and property.

Earthworks can obstruct or divert flood and surface water flow paths as well as increase erosion risk. Sediment loss from areas of work can affect the stream channel and have an impact on the function of the stream during times of flood.

9.2.7 *Subdivision within identified Flood Hazard Extents could potentially create lots susceptible to flooding hazards.*

Subdivision creates an opportunity for further development within the new lot and therefore when proposed within an identified Flood Hazard Extent, the suitability of the proposed lot for future development needs to be considered to avoid exposing future development to unacceptable risk. Subdivision within the Flood Hazard Extent should avoid creating new lots in high hazard areas and ensure mitigation measures can be implemented in lower hazard areas to provide suitable future development opportunities that do not expose people and property to unacceptable risk.

9.2.8 *Subdivision within the upper sub-catchment of Pinehaven Stream provides further development opportunities which can increase stormwater runoff and flood risk.*

The flood risk in the Pinehaven Flood Hazard Extent is influenced by activities in the upper Pinehaven Catchment. Subdivision would provide for further development potential in the upper catchment which could

result in increased stormwater runoff exacerbating the flood risk to the community in the lower Pinehaven floodplain.

9.3 Objectives

9.3.1 ***The promotion of subdivision and development that is appropriate to the natural characteristics, landforms, and visual amenity of the City, significant areas of indigenous vegetation and habitats of indigenous fauna, is consistent with the sustainable use of land, and has regard for walking, cycling and public transport.***

Subdivision is usually a precursor to a change or intensification in land use, and the size and shape of the new sites can influence the effects of activities that can occur on the subdivided land.

Earthworks and land disturbance can create hazards such as land slippage, subsidence and falling debris. It is in the interest of the community that the adverse effects of earthworks are avoided, remedied or mitigated.

Earthworks undertaken in order to promote the development of land may affect the visual amenity of the City and hence the visual amenity enjoyed by surrounding residents and the wider community. It is essential that the adverse visual effects resulting from earthworks are avoided, remedied or mitigated.

Earthworks which alter the natural flow of surface water also generate adverse effects which need to be avoided, remedied or mitigated. Particularly, earthworks should be constructed in such a way to not concentrate stormwater generated from the development onto adjoining properties.

Subdivision, and the consequent development of land, creates a demand for travel. It is important that new development considers access for public transport, pedestrians and cycles.

Subdivision and land development have the potential to affect finite indigenous vegetation. Effects on this should be avoided, remedied or mitigated.

9.3.2 ***To control subdivision within identified Flood Hazard Extents and Erosion Hazard Area to ensure the risk from flood hazards to building platforms and access in high hazard areas are avoided and the flood risk to people and property can be appropriately mitigated in the lower hazard areas.***

Where subdivision is proposed within a Flood Hazard Extent, the natural hazard constraints will be considered, with development avoided in the high hazard areas, and mitigated in the lower hazard

areas. The impact of development on the flood hazard will also need to be managed to ensure it does not increase the level of risk to other people and property.

Subdivision in a Flood Hazard Extent can also mean that any development or activity on the subdivided site is prone to flood hazards. By controlling subdivision within identified flood hazard extents, this risk to people and property can be managed.

9.3.3 *To control earthworks within identified Flood Hazard Extents and Erosion Hazard Areas to ensure that the function of the floodplain is not reduced and unacceptable flood risk to people and property is avoided or mitigated.*

Earthworks can result in unacceptable risk for future development or obstruct or divert flood flow paths. Where earthworks are proposed within the Flood Hazard Extent or Erosion Hazard Area, the natural hazard constraints should be considered and areas subject to high hazards are avoided or earthworks managed to protect the integrity of the high hazard area.

9.3.4 *To control subdivision within the upper areas of the Pinehaven Catchment Overlay to ensure that peak stormwater runoff during both a 1 in 10-year and 1 in 100-year event does not exceed the existing run off and therefore minimise the flood risk to people and property within the Flood Hazard Extent.*

Development in the Pinehaven Catchment Overlay needs to be controlled to ensure that stormwater runoff does not exacerbate the impact of flooding in the lower catchment. Most of the upper catchment is currently undeveloped and any new development has the potential to affect the land use and peak stormwater runoff. This policy seeks to ensure that the peak stormwater runoff does not increase, thereby increasing the flood risk downstream.

9.4 Policies

9.4.1 *To ensure that earthworks are designed and engineered in a manner compatible with natural landforms, significant areas of indigenous vegetation and habitats of indigenous fauna, the amenity of an area, and the mitigation of natural hazards.*

Earthworks can leave unnatural forms or unsightly scars which in some cases can permanently detract from the amenities of an area. They can also alter stormwater and floodwater flows, cause potential for subsidence or erosion, or significantly affect the ecology of the area. For these reasons, Council considers that controls on such activities are necessary.

Earthworks are also essential for building development, which in some cases can have no more than minor environmental effects. Plan provisions have been designed to accommodate earthworks for building development whilst ensuring that adverse effects that may result from such earthworks on the amenity of an area are avoided, remedied or mitigated.

9.4.2

To avoid, remedy or mitigate the contamination, degradation and erosion of soil from earthworks or vegetation removal through advocating responsible land use practices.

It is important that activities on land are managed and monitored in such a way as to prevent the depletion of resources. This is particularly important in areas that are susceptible to this for a combination of reasons, including:

- Erosion prone areas, due to geological and topographical conditions.
- Climatic conditions, such as frequency and level of rainfall.
- Vegetative conditions, such as an absence of vegetative cover.
- Proximity of property or features that could be damaged by landslip, erosion or other events.
- Proximity of streams that could be affected by sediment from runoff.

Although the Regional Council has primary responsibility in these areas, the City Council needs to address the potential effects of land use on the quality and life-supporting capacity of the City's land resources, and to employ such methods as are appropriate for encouraging good land use practice to complement the responsibilities of the Regional Council. The Council will also seek to be involved with the Regional Council on such matters.

9.4.3

To promote a sustainable pattern of subdivision and development that protects environmental values and systems, protects the potential of resources, and has regard for walking, cycling, public transport and transportation networks.

The subdivision process is often a precursor to engineering works and a demand for services and utilities to make the land suitable for development. Thus, it can generate immediate or indirect effects on the environment. Accordingly, the Plan includes such controls as are necessary to avoid, remedy or mitigate adverse effects.

The effects of subdivision of land which is already developed can differ from the effects of subdividing undeveloped land. The degree to which undeveloped land may be serviced varies in terms of road access, sewage disposal, water supply, electricity and other requirements. The question of servicing is thus often an important consideration of the subdivision process, and needs careful management to ensure that all

effects and costs are taken fully into account. The importance of ensuring the safe and efficient use and development of the transportation network is addressed in Chapter 16. It is also important to protect the limited areas of indigenous vegetation that remain in Upper Hutt.

9.4.4 *To avoid subdivision where building platforms would be located within high hazard areas of the identified Flood Hazard Extents and Erosion Hazard Areas.*

This policy seeks to avoid subdivisions that result in building platforms being located within the high hazard areas of the relevant Flood Hazard Extent or Erosion Hazard Area. This is due to the risk that these high hazard areas present to people and property, characterised by the Stream or River Corridor, Erosion Hazard Area and Overflow Paths. The high hazard areas can contain both fast and deep flowing water in a 1 in 100-year flood event, or are potentially subject to erosion, which have the potential to damage buildings and threaten lives.

9.4.5 *To control subdivision where building platforms would be located within lower hazard areas of identified Flood Hazard Extents and Erosion Hazard Areas by requiring mitigation to minimise the risk to people and property.*

This policy recognises that there are areas within the Flood Hazard Extent and Erosion Hazard Area that are outside the high hazard areas and therefore represent a lower level of flood or erosion hazard to people and property. As such, some development within these areas may be appropriate providing appropriate mitigation measures are incorporated into developments to reduce the risk (for example floor levels above the 1 in 100-year flood extent or being setback from the riverbank). These lower hazard areas are characterised by still or slow moving water and do not present the same threat to people and property as the higher hazard areas subject to the risk being appropriately mitigated.

9.4.6 *Limit earthworks in the high hazard areas within identified Flood Hazard Extents and Erosion Hazard Areas to avoid an increase in risk from flood hazards to people and property.*

Earthworks in high hazard areas are generally inappropriate and can result in the diversion of flood waters, blocking of water flow, or reduce bank stability, which can increase the risk to surrounding properties. To maintain the function of the floodplain it is important that the passage of flood waters is not impeded or blocked.

9.4.7 *To manage earthworks in the low hazard areas within identified Flood Hazard Extents and Erosion Hazard Areas to reduce the flood risk to people and property.*

Earthworks in lower hazard areas may be acceptable as there is less risk of the earthworks blocking water flow or diverting flood flows. Furthermore, earthworks are likely to be required to ensure that future building platforms (and in the case of the Mangaroa Flood Hazard Extent, the access routes) are above the 1 in 100-year flood level. Managing earthworks in these lower hazard areas will support the necessary mitigation and reduce the flood hazard threat to people and property, within the identified Flood Hazard Extents.

9.4.8 *Require earthworks within identified Flood Hazard Extents and Erosion Hazard Area to be designed to minimise erosion and loss of sediment from the area of work to streams and rivers.*

Earthworks in the Flood Hazard Extent and Erosion Hazard Area need to be undertaken in a manner to ensure that sediment runoff is minimalised. Sediment runoff has the potential to reduce the capacity of the river channel and exacerbate the flood risk. Furthermore, while not within the scope of the plan change, it is recognised that there are amenity, ecological and water quality benefits that are derived from controlling sediment runoff from earthworks.

9.4.9 *Enable earthworks within identified Flood Hazard Extents and Erosion Hazard Areas that are directly associated with specific and planned flood mitigation works or floodplain management that are designed to reduce the flood risk to people and property or maintain the function of the floodplain.*

Earthworks that are undertaken for the express purpose of reducing the flood risk through mitigation works have wider community benefits and therefore it is appropriate that these are supported and encouraged through the policy framework. These works are often undertaken by Greater Wellington Regional Council (or an associated approved contractor) and will be identified in approved floodplain management plans (if one exists).

9.4.10 *To ensure subdivision within the Pinehaven Catchment Overlay area is designed so that the stormwater runoff, during both a 1 in 10-year and 1 in 100-year event, from all new lots and future building areas shall be at a rate no greater than when compared to the pre-development situation.*

Subdivision in the Pinehaven Catchment Overlay needs to be controlled to ensure that stormwater runoff does not exacerbate the impact of flooding in the lower catchment. The upper catchment is currently mostly undeveloped and any new development has the potential to affect the land use and peak runoff.

9.5	Methods
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9.5.1 District Plan provisions consisting of:

1. Rules to promote the subdivision of land which reflects the objectives and policies of the District Plan.
2. Rules to control the density of development through zone requirements for minimum site areas.
3. Rules to control the location of building platforms, earthworks and accessways in the identified Flood Hazard Extents and Erosion Hazard Area.
4. Performance standards and consent conditions to minimise the adverse effects of subdivision and earthworks. These relate to:
 - Provision of utilities, supply of water and disposal of effluent.
 - Landscape values, native vegetation, heritage and cultural sites.
 - Managing dust, water body siltation, soil erosion, effects on ground stability and other natural hazards.
4. Allowing activities permitted by the District Plan or those granted resource consent, to be undertaken on newly created allotments.
5. Encouraging recognition of landscape character in the design and layout of subdivisions.
6. Financial contributions for reserves and community facilities.
7. Management of the effects of earthworks and clearing of native vegetation by using:
 - Zone performance standards to establish thresholds for resource consents.
 - Management plans and monitoring of ongoing operations.
8. The ability to impose conditions on resource consents to avoid, remedy or mitigate any adverse effects.

9.5.2 Liaison with service providers and network utility operators.

9.5.3 The Code of Practice for Civil Engineering Works.

9.5.4 To record known sites of potential instability on a hazard register and to supply this information, in response to requests for project information memoranda and land information memoranda and for processing resource consents.

9.6 Anticipated environmental results and monitoring

The following results are expected to be achieved by the objective, policies, methods and rules in this chapter. The means of monitoring whether this Plan achieves the anticipated environmental results are also set out below.

Anticipated environmental results	Monitoring indicators	Data source
A sustainable pattern of urban development	Number of applications for activities to establish out of zone	Council records
A pattern of subdivision that enhances opportunities for the sustainable use of resources and provides for walking, cycling and public transport as viable and convenient transport alternatives	Activities located in the urban area of the City Infill development	Council records
Minimal adverse effects on the environment from subdivision and earthworks	Effectiveness of conditions of consent and methods used in managing adverse effects Complaints received about adverse effects	Council complaints register Council resource consent records and monitoring compliance
The maintenance of a safe and efficient roading network	Accidents caused by poorly sited or designed access points	Vehicle accident records
Prevention of development which increases the level of risk in areas identified as being at high risk from natural hazards	Number of resource consent applications approved or declined in areas identified in the District Plan as being susceptible to natural hazards and whether these numbers change with time The economic and insured costs from flood hazard events and whether these decrease in time, allowing for changes in inflation The number of section 74 certificates imposed on the titles of properties at the time of building consent and whether these decrease in time	Council flood hazard modelling Council resource consent records for compliance with conditions

10

FINANCIAL CONTRIBUTIONS

10.1

Background

The Act empowers Council to impose financial contributions. The types of possible financial contributions are described in the Act as money, land or a combination of money and land.

This part of the Plan sets out the objective, policy, methods and rules relating to the imposition of financial contributions for reserves and leisure facilities.

10.1.1

Purpose of Financial Contributions

Financial contributions received for reserves and leisure facilities may be used anywhere in the City. The allocation of such contributions is made through the Annual Plan process.

The purposes for which reserves and leisure facilities contributions may be used are as follows:

- The provision for community facilities, reserves, amenities and open space.
- The protection and conservation of amenity values, and the life-supporting capacity of ecosystems and water bodies.
- The provision of access to identified rivers, streams or lakes.
- The protection of historical, scientific, cultural or aesthetic values of landscape features, landforms, places or buildings.

10.1.2

Development Impact Fees

Provisions relating to development impact fees including:

- the effects of specific activities,
- defining areas affected,
- methods of calculation, and,
- methods of application;

The development contributions policy is included in the Long Term Council Community Plan (LTCCP) under Section 102(4)(d) of the Local Government Act 2002.

Provisions relating to esplanade reserves and strips and financial contributions in lieu of car parks are found in Chapters 24 and 31 respectively.

10.2 Resource Management Issue

- 10.2.1** *When subdivision or development takes place within the City, a contribution towards the provision of acceptable standards of utilities, services, roading, community facilities, reserves and amenities should be made by the subdivider or developer.*

Development within the City, including that arising from subdivision, may generate a demand for the provision of services such as water supply, sewage disposal and access to roading. These services and utilities are required to ensure an acceptable standard of development, to protect and promote community health and safety, and to avoid, remedy or mitigate any adverse effects on the environment. Development may also create a demand for community facilities (such as the library), amenities, reserves and esplanade reserves and strips.

10.3 Objective

- 10.3.1** *Contribution by developers and subdividers towards the costs of providing acceptable standards of utilities, services, roading, community facilities and amenities.*

This objective aims to promote an appropriate allocation of the costs incurred in the provision of utilities, services, roading, community facilities and amenities.

10.4 Policy

- 10.4.1** *To require subdividers or developers to contribute to the provision of utilities, community facilities, services, roading and amenities.*

The most effective means of ensuring that these financial contributions are made is to require them at the time land is either subdivided or developed.

10.5	Methods
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- 10.5.1** District Plan provisions that set out the purposes and the level of financial contributions. Reserves and leisure facilities contributions will usually be in the form of money, land, or a combination of both. Generally however, Council will require the contribution to be made in the form of money.
- 10.5.2** Policy on Development Contributions in the Long Term Council Community Plan (LTCCP).

11 HERITAGE

11.1 Background

This Chapter presents the Council's objectives, policies, and methods for the protection and management of heritage. These are based upon the identification of significant areas or features. This Chapter also addresses how Council will give effect to section 8 of the Act, which requires Council to take into account the principles of the Treaty of Waitangi.

The heritage of the City is essentially evidence from the past that has become the inheritance of present day Upper Hutt. Many buildings, structures, sites and features within the City are significant because they possess historical, scientific, spiritual, architectural, cultural or other values.

Heritage contributes towards community identity. It teaches us about the past and provides variety and contrast.

The Chapter also addresses Council's need to recognise and provide for Maori perspectives of resource management. This is a matter of national importance under the Act. Consultation and dialogue between local government and tangata whenua is one of the key means to address this. An open and positive approach is required from all parties, and this should be made in good faith. Furthermore, it requires the recognition of Maori values about the environment and natural resources, including the concept of kaitiakitanga (the exercise of guardianship over resources) and the protection of places and resources of traditional importance to tangata whenua. Section 8 of the Act requires that the principles of the Treaty are taken into account in promoting the purpose of the Act.

History of Upper Hutt

In the 13th century early Maori explorers Tara and his half brother Tautoki travelled south from the area now known as Hawkes Bay following the earlier exploration by Whatonga. Having arrived in the Hutt Valley they received a visitor from Hawke's Bay who suggested that the river be named Heretaunga after the area in Hawke's Bay. The river was previously known as Te Awa Kairangi having been named that by Kupe.

Others followed from Hawke's Bay, and villages were established along the banks of the river. Rongo who was in one village named it Rongonui, which became Orongomai, the place of Rongonui.

Tribes came from many parts: Ngati Tama from the area now known as Port Nicholson; Chief Taringakuri from Taranaki; Ngati Rangi came from the West Coast; and Ngati Ira migrated from southern Hawke's Bay, invited by Ngai Tara of Wairarapa.

The northern tribes Nga Puhi, Ngati Whatua, Waikato and Ngati Toa came to the area and conquered the Ngati Ira pa Pakikoro, thought to be on the western hills near where the Silverstream Hospital was located (off Reynold's Bach Drive). The village of Haukaretu, now known as Maoribank, was also captured. The northern tribes left as they found the area inhospitable. The Ngati Toa leader Te Rauparaha later completed the raids in the area by capturing the Pa Whakataka at Te Marua, which was the residence of Ngati Kahukuraawhitia, a sub tribe of Ngati Ira. Te Rauparaha wiped out all, before heading back to the north. He returned with the Ngati Toa and settled on the Kapiti Coast.

Te Atiawa from Taranaki were at peace with Te Rauparaha and settled at Waikanae and in Heretaunga. Te Atiawa are now the tangata whenua of Upper Hutt. Members of Orongomai marae can trace their origins back to those many tribes who came to the area as well as to other parts of New Zealand.

There is now very little evidence of Maori settlement in Upper Hutt, either in terms of Maori land holding, waahi tapu, sites with physical taonga or identifiable Maori settlement. The local marae, Orongomai, is representative of many tribal affiliations. The Orongomai Marae Committee is autonomous in that it is able to make recommendations and offer advice pertaining to matters dealing with Maori in Upper Hutt.

Historical records indicate that the first European settlers came to the 'Valley of the Heretaunga River', now known as the Upper Hutt Valley, in the early 1840s. Development was slow in the first decade of settlement due to the poor state of access between the upper and lower valleys of the renamed Hutt River. The Hutt River was given its name by the New Zealand Company as a memorial to Sir William Hutt, the British Member of Parliament and former Chairman of the New Zealand Company. The completion of the first road through the steep Taita Gorge in 1847 led to the progressive settlement of the Upper Valley and the clearing of native vegetation for the establishment of homes and farms.

The opening of the Rimutaka Hill Road for wheeled traffic in 1856 secured Upper Hutt's early function as a staging post for travellers en route northwards. The beginnings of the present City can be traced to the small townships which, in the latter half of the century, sprang up around the hotels on the way to the Wairarapa and later around the sawmills and the railway stations. With the railways came larger scale subdivision of land and the establishment of adjacent townships, Trentham, Mawaihakona and Gower. Urban development continued and in 1966 the City of Upper Hutt was constituted.

11.2 Resource Management Issues

11.2.1 *The need for recognition of the role of tangata whenua in the management of the City's natural and physical resources.*

The Resource Management Act places special responsibility on the Council to do this.

11.2.2 *Inappropriate modification, loss or destruction of heritage resources.*

The preservation of the City's heritage can enhance its character and amenity and provide important links with the past. Significant heritage buildings, structures, features and sites can be susceptible to changes that can alter, diminish or destroy their character or significance. It is important to safeguard features from inappropriate development or total destruction as their loss can reduce the community's understanding of the past, amenity values and the special character of the area.

11.3 Objectives

11.3.1 *The protection of significant heritage features in Upper Hutt to promote continuity with the past.*

Heritage within Upper Hutt is important for community identity and indicates past land uses, activities, aspirations and values. It is an integral part of the City's life and character and must be recognised in its future development.

11.3.2 *The management of natural and physical resources in a manner which takes into account the principles of the Treaty of Waitangi and has particular regard to kaitiakitanga.*

The objective recognises the role of the tangata whenua in the management of natural and physical resources and the implementation of the concept of guardianship.

11.4	Policies
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- 11.4.1** ***To protect buildings, structures, features, areas, and sites of significant heritage value within the City from activities which would result in their unnecessary degradation, inappropriate modification or destruction.***

Heritage features include archaeological sites, buildings, structures, features and areas. These provide important links with the past. Their identification and protection through the District Plan assists in developing a greater awareness and understanding of our history and identity.

Activities have the potential to compromise, or even destroy, the character and significance of heritage features. Council seeks to manage adverse effects of activities by allowing any repair and maintenance of heritage features as a permitted activity and grouping other activities according to their likely adverse effects on them.

In the Gateway Precinct of the Wallaceville Structure Plan Area (Chapter 39: Wallaceville) all new buildings and significant exterior modifications to existing non-listed heritage buildings require resource consent as a Restricted Discretionary activity. Matters of discretion include the effects of the proposed development on the character and significance of heritage features within the precinct.

- 11.4.2** ***To promote awareness of the need to take into account the principles of the Treaty of Waitangi.***

Awareness of the principles of the Treaty in so far as they relate to resource management will be promoted amongst agencies responsible for resource management in the City, where appropriate.

- 11.4.3** ***To recognise the principle of partnership in managing the use, development and protection of the City's natural and physical resources.***

One of the key principles of the Treaty is the notion of 'partnership' - that tangata whenua and the Crown must work together over matters of mutual concern such as the management of natural and physical resources. The Council, as a representative of the Crown at the local level, will take into account this notion of partnership in the exercise of its resource management functions and powers under the Act.

11.4.4 *To avoid, remedy or mitigate any adverse effects of activities on sites of significance to tangata whenua.*

Council seeks to minimise the adverse effects on cultural values by identifying sites in the Plan as significant to tangata whenua. Sites with historical values, such as a pa site, have been identified in Chapter 26.

11.5	Methods
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11.5.1 District Plan Provisions consisting of the following:

1. The Schedule of Significant Heritage Features (26.8) includes New Zealand Historic Places Trust Category I and II buildings and items significant to Maori. These have been identified by the Trust as being of national significance. It also includes sites identified by the New Zealand Archaeological Association. Further features that require protection will be added to the Schedule by way of a Plan change.
2. Rules to implement the policies.
3. Planning Maps which identify the location of significant heritage features.
4. The consideration of possible plan changes to protect heritage features and areas.

11.5.2 The use of Heritage Protection Orders in accordance with the Act, where appropriate. A Heritage Order is particularly useful in a situation where a valuable heritage resource is in danger of destruction.

11.5.3 Promotion of education programmes to increase public knowledge of the existence and importance of sites within Upper Hutt. This could be done through pamphlets, displays, school programmes and talks.

11.5.4 Consultation and liaison with tangata whenua and the Orongomai Marae Committee and the New Zealand Historic Places Trust.

11.5.5 Information will be supplied on listed features to those persons applying for resource consents, project information memoranda and land information memoranda.

11.5.6 Consultation with the liaison person representing tangata whenua, where appropriate.

11.5.7 Observation of protocol to deal with tangata whenua matters.

11.6 Anticipated environmental results and monitoring

The following results are expected to be achieved by the objectives, policies and methods of this Chapter. The means of monitoring whether this Plan achieves the anticipated environmental results are also set out below.

Anticipated environmental results	Monitoring indicators	Data source
Significant heritage features maintain their original character and are protected from the adverse effects of inappropriate activities	Type of resource consents and compliance with conditions Effectiveness of conditions of consent and methods used in managing adverse effects Consultation	Council records including monitoring of scheduled features Council complaints register New Zealand Historic Places Trust
The protection and enhancement of taonga as appropriate to the needs and values of tangata whenua	Consultation with tangata whenua	Council records
The ability for tangata whenua to develop and use the City's natural and physical resources in accordance with traditional values and customs	Consultation Input into resource management policies	Council records
Demonstration of the exercise of partnership in the management of the City's natural and physical resources	Consultation Input into resource management policies	Council records Consultation

12

LANDSCAPE AND ECOLOGY

12.1

Background

This Chapter presents Council's objectives, policies, methods and rules for the protection and management of significant landscapes and ecosystems.

The landscape and the ecology within Upper Hutt are very distinctive and provide a strong identity for the City. The City has three broad landscape character groupings which can be defined as Basins; Low lying hills; and Steeplands, as follows:

12.1.1

Basins

There are six basins within the City, formed on alluvial plains, which contain the following land use types:

Urban - covers the Trentham Basin, which is the largest. Almost all indigenous vegetative cover has been removed. The isolated remnants are of great importance and individual trees contribute significantly to local amenity values.

Rural - covers the remaining basins which have predominantly pastoral land cover and very little original vegetation.

Mangaroa swamp - forms part of the rural basin area which has important ecological and geological characteristics.

12.1.2

Low lying hills

Surrounding the basins are areas of rolling to moderately steep hills, which are covered in remnant and regenerating indigenous vegetation and some areas of commercial forestry. These scenic hillsides are virtually free of development, provide an important backdrop, and act as a town belt for the urban area.

These hill areas also provide an important role in the open space network and as an ecological corridor.

12.1.3 Steeplands

These cover the steeper hills of the headwaters of the rivers in the upper valley catchment and the more rugged areas of the Rimutaka, Tararua and Akatarawa Ranges. They are almost entirely free of structures and contain extensive areas of unmodified indigenous forest, which are significant locally and regionally. On the lower catchments there are areas of production forest.

The steeplands are dominant within the local and regional landscape. They provide an important resource for recreation, open space and identity for the City. Development or the removal of vegetation could have a significant impact on the landscape and ecosystem.

12.1.4 Southern Hills Overlay Area

Areas have been identified within the Southern Hills Overlay Area with high ecological, visual and/or landscape values. Development or the removal of vegetation has the potential to significantly impact on the identified values.

12.2 Resource Management Issues

12.2.1 *The destruction of indigenous ecosystems and the subsequent loss of biological diversity.*

A large proportion of the natural environment within Upper Hutt has been modified or destroyed as a result of human activities. This was mainly in the form of vegetation clearance of the valley floors for settlement and farming. Any remnants are now interspersed with urban and rural development while the hills surrounding the City contain larger areas of unmodified and regenerating indigenous vegetation. The protection of such areas also recognises that some modification may be necessary to ensure that essential services are able to operate safely and efficiently.

These remaining areas of indigenous vegetation are important in terms of their biological diversity, which refers to the variety among all species of plants, animals and micro-organisms and the ecological processes of which they are a part. Areas of regenerating indigenous vegetation are also potentially important. Without them, the number and diversity of indigenous ecosystems cannot be increased in the City.

Along with their vital life-supporting role, indigenous ecosystems contribute a variety of important functions to the City in terms of landscape, open space, recreation, heritage, water quality, education and community identity. In recognition of these valuable functions, there is a need to protect any remnants from loss of diversity and further modification of their natural environment.

12.2.2 *The sensitivity of the visual landscape of Upper Hutt and the impacts of development on it.*

Maintaining the quality of a landscape requires management of the effects of activities within an area. This quality is a function of the outstanding value, beauty, scenic and aesthetic qualities, which, in turn, is highly dependent on natural elements and natural state.

Upper Hutt has a high quality visual landscape with development mainly located in the valley floors. Regionally significant landscapes include the Tararua Range, the Rimutaka Range, the Wellington Fault Escarpment and the Hutt River. Many of the buildings within the landscape have been developed in harmony and unity with the surrounding natural landforms. One particular example is around Chatsworth Road in the Conservation Area of the Residential Zone. Here, residential activity has developed amongst the indigenous vegetation to provide a very distinctive character, preserving an important part of the City's natural heritage.

Areas of high visual and/or landscape value are identified within the Southern Hills Overlay Area. The key value of the Southern Hills Overlay Area landscape is to provide a largely undeveloped 'green' backdrop to the City with areas with high levels of naturalness (being high quality landcover, largely unmodified landform and the absence or unobtrusiveness of built elements).

Activities can degrade the quality of the landscape when not established appropriately, particularly when it involves a significant loss of natural character and natural vegetation as a result of activities such as land clearance and earthworks.

12.2.3 *Loss of significant trees within the Upper Hutt urban landscape.*

Trees are a prominent and important feature of the Upper Hutt urban landscape. Individually and collectively they are important for ecological, visual, environmental and cultural reasons. The most significant trees are recognised and specifically protected through inclusion in the Schedule of Notable Trees (Chapter 27).

12.2.4 *Loss of indigenous vegetation and habitats on private land.*

Many regionally and nationally significant ecological areas are retained in public ownership to ensure their protection. There are many significant sites located on private land. Such sites can be retained in private ownership and formally protected by way of covenants, management agreements or District Plan rules.

12.3	Objectives
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12.3.1 ***The protection and enhancement of significant indigenous ecosystems and biological diversity.***

Indigenous vegetation and fauna are important to ecological processes, as they are the habitat and breeding ground for plants, animals and micro-organisms. In addition, these areas are important in terms of Upper Hutt's landscape character and identity providing functions of open space, amenity, and water quality protection. The Council recognises their importance and will promote the protection of areas containing significant indigenous vegetation or fauna habitats from destruction and modification on both public and private land.

12.3.2 ***The protection, maintenance or enhancement of essential natural landscape elements that determine Upper Hutt's landscape and geological structure and identity and contribute to the amenity values of the City.***

Upper Hutt's landscape is distinctive and is important for the identity of the City. In recognising this, there are land use activities which can alter the landscape significantly, reducing its visual quality and changing the identity of the City. Such activities require controls to manage the changes that may occur to the landscape.

12.3.3 ***To manage development within the Southern Hills Overlay Area to protect areas of significant indigenous vegetation, and maintain and enhance high value landscape and/or visual areas.***

The identified Southern Hills Overlay Area has locally significant environmental values in relation to natural ecological systems, landscape and/or visual features. In particular:

- In ecological terms, the Southern Hills area is considered overall to be somewhat unusual in that it contains a relatively high proportion of indigenous vegetation in close proximity to an urban area. The pattern of existing vegetation forms important ecological corridors (protected natural areas and reserves), meaning that the overall Southern Hills area has relatively significant ecological values.
- Landscape values of the Southern Hills include the highly visible land either side of the ridgeline, including prominent and distinctive vegetated spurs, particularly where the hills form a backdrop to the suburbs and CBD of Upper Hutt. The key value of the Southern Hills landscape is to provide a largely undeveloped, 'green' backdrop to the city, with areas with high levels of naturalness (high quality landcover, largely unmodified landform and the absence or unobtrusiveness of built elements).

12.3.4 *Control development and vegetation removal within identified Urban Tree Groups to ensure their respective high amenity, landscape and/or ecological values are protected.*

The Urban Tree Groups have been specifically identified due to their contribution to the amenity, landscape and/or ecological values of the Upper Hutt townscape. It is important the development and vegetation removal/trimming within these Urban Tree Groups is controlled. This is to ensure that development and vegetation removal/trimming does not damage Urban Tree Groups to an extent that their high values for which they have been identified are significantly degraded or lost.

12.4 Policies

12.4.1 *To protect and enhance significant natural areas of indigenous vegetation and fauna habitats from the adverse effects of activities that would reduce indigenous biological diversity and/or the life supporting capacity of ecosystems.*

The protection of areas of significant indigenous vegetation and fauna habitats is identified as a matter of national importance under the Act. Council remains committed to the preservation and enhancement of significant indigenous vegetation and fauna habitats to reduce species loss and modification to these important ecological areas.

12.4.2 *To preserve and enhance the indigenous vegetated southeast ridge from Pinehaven to Te Marua and the northwestern ridge from Keith George Memorial Park to the Akatarawa River to maintain their function as ecological corridors.*

The ridges provide important ecological corridors for bird and wildlife movement within the Hutt Valley. Many of the indigenous forest species found on these ridge areas have seeds which can only be spread by birds.

12.4.3 *To protect wetland areas within the City from activities which would have adverse effects on their life supporting capacity, natural character or habitat values.*

The preservation of the natural character of wetlands and their protection from inappropriate subdivision, use and development is identified as a matter of national importance under the Act. Wetlands are important ecological areas which provide habitats for wildlife and endangered species, help to reduce flood damage and abate water pollution. Historically many have been drained and converted to pasture, and consequently wetlands have become increasingly rare.

12.4.4 *To introduce a Plan Change or Variation as soon as practicable to identify significant natural areas within the City.*

Council has already done some work on identifying significant natural areas, so that they can be given formal protection. More detailed identification of the areas needs to be undertaken, in consultation with affected landowners and interested parties, prior to their inclusion in the Plan. The criteria to be used in assessing areas for inclusion are set out in 12.7.

Until the Change or Variation takes effect, an interim rule and standards (Rule 23.2 and Standard 23.15) on the clearance of indigenous vegetation apply.

12.4.5 *To discourage activities which have adverse effects on the high visual quality of the north-western and south-eastern hillsides adjacent to the urban environment.*

Urban development within Upper Hutt is contained, physically and aesthetically, by the adjacent hills to the northwest and southeast. These hillsides and ridges are well covered in vegetation, mainly indigenous, and generally remain free from development to provide the urban area with an identity and orientation points. These areas are recognised as an essential landscape element. Visually these areas act as a 'town belt' providing a natural visual backdrop to the City which defines the corridor of the Hutt River.

These landscape elements are sensitive to development due to their prominent location, and could significantly alter the character of Upper Hutt if they were developed with buildings, roads and other physical structures. Some parts of these areas are used for exotic forestry and it is not the intention of this policy to inhibit harvesting and replanting of them.

12.4.6 *To ensure the ridgelines are identified as essential elements in Upper Hutt's landscape and are protected from visually obtrusive development which would detract from the natural skyline appearance.*

The skylines within Upper Hutt are relatively unblemished by structures, except for a number of telecommunication sites and lines, and are valued as an important feature of the City's landscape. The development of physical structures on ridgelines could have a significant adverse effect on this visual amenity and may detract from the overall City landscape.

- 12.4.7** *To protect trees of ecological, biophysical, historic, cultural or botanic value, or significant visual amenity value in both public and private ownership from activities which may result in adverse effects on these trees.*

Trees within the community are significant for ecological, biophysical, cultural, historic and aesthetic reasons. Trees are protected through a variety of methods, including rules and standards that apply to the Residential Conservation and Residential Hill Sub-zones.

- 12.4.8** *To manage development and activities with the potential to adversely affect the ecological, visual and/or landscape values within the Southern Hills Overlay Area.*

The Southern Hills Overlay Area contains high value and significant natural areas. For activities that may have an adverse effect on the values, controls are required to ensure that the proposal can be adequately assessed for its impact on the value. Through the resource consent process, the intensity, scale and location features of a proposed activity or development will be assessed to determine the potential effects. The effectiveness of measures to avoid, remedy or mitigate the adverse effects on the environmental values within the Southern Hills Overlay Area will differ on a case-by-case basis. Contouring land, re-vegetating earthworked areas, screen planting, locating buildings amongst existing vegetation or below the skyline for the ridgeline, or modifying the colour or reflectivity of structures and buildings are examples of measures that may avoid, remedy or mitigate the adverse effects.

- 12.4.9** *To protect notable trees in both public and private ownership that score 100 points or more against the STEM tree evaluation criteria from activities which may adversely affect these trees.*

Large specimen trees provide a significant contribution to the identity and amenity values of the urban environment. Trees scoring 100 points or more against the STEM assessment criteria will be considered for inclusion in the Schedule of Notable Trees detailed in Chapter 27.

- 12.4.10** *Identify Urban Tree Groups that contribute to the amenity values, landscape values and ecological values of the Upper Hutt townscape.*

The Urban Tree Groups have been specifically identified due to their respective contribution to the amenity, landscape, and/or ecological values of the Upper Hutt townscape. The protection of these Urban Tree Groups, and any further Urban Tree Groups in the future, is important to ensure that they continue to positively contribute to the townscape values of Upper Hutt.

- 12.4.11** ***New development, buildings and works within the dripline of a tree(s) identified as being within an Urban Tree Group shall be undertaken in a manner that ensures their respective high amenity values, landscape values, and/or ecological values identified for the Urban Tree Group are protected.***

Development within the dripline of trees in the identified Urban Tree Groups has the potential to reduce or destroy the high values they contribute to the local environment. It is therefore important that development within the driplines, is appropriately managed to ensure that the integrity of the Urban Tree Group is protected and the Urban Tree Group continues to positively contribute to the local townscape.

- 12.4.12** ***Tree trimming and removal shall be undertaken in a manner that ensures their respective high amenity values, landscape values and/or ecological values identified for the Urban Tree Group are protected.***

The removal and/or the trimming of trees from within these Urban Tree Groups, has the potential to reduce or destroy the values they contribute to the local environment. It is therefore important that tree removal/trimming, is appropriately managed to ensure that the integrity of the Urban Tree Group is protected and the Urban Tree Group continues to positively contribute to the local townscape.

- 12.4.13** ***To support the trimming, maintenance and enhancement of Urban Tree Groups for their ongoing viability and contribution to their respective amenity values, landscape values, and/or ecological values and quality of the local townscape.***

The District Plan allows for some trimming of the scheduled trees within the Urban Tree Groups as a permitted activity. The level of trimming allowed is considered to strike an appropriate balance between allowing for property owners to undertake general maintenance, without affecting the form and health of the trees and their associated respective high visual amenity, landscape and/or ecological values.

- 12.4.14** ***To support the trimming and removal of trees where they present an imminent threat to people, property and network utilities.***

There will be instances where a tree within an Urban Tree Group will present an immediate and imminent threat to people, property, or the safe operation of a network utility. Such instances are likely to arise as a result of a natural hazard event such as a storm, which may affect the structural integrity of an individual tree or group of trees. A tree may also lose its structural integrity over a prolonged period of time as a result of a disease to such an extent it becomes an immediate and imminent threat to people, property, or safe operation of a network utility. In such instances, it is appropriate that the tree is immediately removed to ensure that this threat is safely removed.

12.4.15 ***To support the trimming of trees (including root pruning) and their removal to maintain the safe operation of network utilities.***

A number of the Urban Tree Groups are located close to the front boundary of their respective properties. The Legal Road contains network utilities that service a number of properties. These utilities may be covered by their own regulations that require vegetation to have a minimum separation distance (for example the Electricity (Hazards from Trees) Regulations 2003 outlines the minimum separation distance for trees from overhead powerlines). It is appropriate to include provisions within the District Plan to allow network utility operators, and private property owners, to comply with the requirements of other regulations, and to enable the safe operation of network utilities on an ongoing basis without the need for resource consent approval.

12.4.16 ***To support the removal of pest and wilding tree species that could compromise the high amenity values, landscape values and/or ecological values of Urban Tree Groups.***

The Urban Tree Groups are located on private property and pest and wilding species have the potential to detract from the respective high amenity, landscape, and/or ecological values of these groups. It is therefore important that private property owners have a degree of flexibility in how they manage these groups through allowing them to remove pest or wilding species that may, overtime, detract or adversely affect the Urban Tree Groups.

12.5	Methods
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12.5.1 District Plan provisions consisting of the following:

1. Rules to promote the retention of bush-covered hillsides with the provisions of the Conservation Area within the Residential Zone, and standards to implement the landscape and ecology protection policies.
2. Open Space and Rural Zone rules which assist in the retention of open character and natural landscape values.
3. Individual specimens or groups of trees included in the Schedule of Notable Trees (Chapter 27 and 27A).
4. The identification of protected ridgelines and the Southern Hills Overlay Area on the Planning Maps.
5. The requirement to provide esplanade reserves and strips upon subdivision where it adjoins specified water bodies.
6. Rules on earthworks and the clearance of indigenous vegetation.

- 12.5.2** Reserve Management Plans, which the Council is required to produce for reserves gazetted under the Reserves Act 1977, manage natural areas located on public land. These plans include provisions relating to protection and preservation of areas for their intrinsic worth, indigenous flora and fauna, scenic, scientific or historic value. These provisions may include fencing of the area to avoid, remedy or mitigate the impact of outside influences, or facilitation of natural rehabilitation or restoration.
- 12.5.3** Implementation of an on-going education programme to increase public knowledge of the existence and importance of ecologically significant sites within Upper Hutt. This can be done through pamphlets, displays, school programmes and talks. Where appropriate, the Council will work with other authorities, including the Wellington Regional Council, the Department of Conservation and community groups, to ensure that public education is co-ordinated within Upper Hutt.
- 12.5.4** The Council will consult with potentially affected landowners and occupiers, the tangata whenua, Orongomai Marae Committee, Department of Conservation, Wellington Regional Council, volunteer groups and other interested parties as appropriate.
- 12.5.5** To encourage protection of significant natural areas on private land, the Council will recognise the positive effects of resource consent applications which incorporate measures to protect natural resources.
- 12.5.6** In dealing with incomplete information on sites with high natural values the Council will take a precautionary approach and will attempt to compile a better understanding of resources it is managing over time through appropriate monitoring and research/survey work.
- 12.5.7** To enhance and augment biological diversity in the City, the Council may provide advice and support to other groups and organisations engaged in the protection and enhancement of biological diversity.
- 12.5.8** To introduce a Plan Change or Variation, involving a process of research, consultation and formulation of practical statutory and non-statutory methods, to facilitate the preservation and enhancement of significant indigenous vegetation and fauna habitats.
- 12.5.9** To implement a scheme aimed to assist landowners when work is required to maintain or enhance the health of notable trees or Urban Tree Groups.

12.5.10

Implementation of an on-going education programme regarding how to maintain and enhance Urban Tree Groups to ensure that their respective high amenity values, landscape values, and/or ecological values are maintained. This can be achieved through pamphlets, displays, talks, and information on the website. Where appropriate, the Council will work with other authorities, including the Greater Wellington Regional Council, the Department of Conservation and community groups, to ensure that public education is co-ordinated within Upper Hutt.

12.6 Anticipated environmental results and monitoring

The following results are expected to be achieved by the objectives, policies, and methods of this Chapter. The means of monitoring whether this Plan achieves the anticipated environmental results are also set out below.

Anticipated environmental results	Monitoring indicators	Data source
The protection of ecologically important sites within the City with a consequent protection or enhancement of the level of indigenous biological diversity	Type of resource consents and compliance with conditions Additions and deletions to lists of important sites State of the resources	Council records Consultation with land owners and other interested parties
Protection of important ecological sites on private land	Additions and deletions to lists of important sites	Council records Consultation
Maintenance of high visual quality of significant landscape elements and protection of these elements from inappropriate subdivision and activities	Effectiveness of conditions of consent and methods used in controlling adverse effects	Council resource consent records and complaints register
Maintenance of high value visual and/or landscape values within the Southern Hills Overlay Area	Effectiveness of conditions of consent and methods used in controlling adverse effects	Council resource consent records and complaints register
Protection of significant ecological values within the Southern Hills Overlay Area	Effectiveness of conditions of consent and methods used in controlling adverse effects	Council resource consent records and complaints register
The retention of notable trees within the Upper Hutt landscape	Additions and deletions to tree register Resource consents	Council records
The protection and retention of identified Urban Tree Groups in a manner that maintains their respective amenity, landscape, and ecological values	Type and number of resource consents and compliance with conditions Feedback from the community	Council records Community feedback

12.7	Criteria for items to be included on the future Schedule of Significant Natural Areas
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Representativeness

- Contains an ecological unit or indigenous plant or animal community or species that is unrepresented in the existing protected natural areas or is unique to the ecological districts within the City.

Rarity

- Contains threatened communities of plants or animals.
- Contains individuals or populations of threatened species.
- Contains species that are endemic to the ecological district.

Diversity

- Supports a diversity of communities/species /vegetation.

Distinctiveness

- Contains large/dense viable population of species.
- Is largely in its natural state or restorable.
- Is an uninterrupted ecological sequence.
- Contains significant landforms.
- Supports large numbers of indigenous species.

Continuity and linkage within landscape
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- Provides, or has potential to provide, corridor/buffer zone to an existing protected area that supports indigenous species.

Cultural values

- Traditionally important for Maori.
- Recreational values.
- Significant landscape values.
- Protection of soil values.
- Water quality protection.
- Recreation or tourism importance.
- Aesthetic coherence.

Ecological restoration

- Ability to be restored.
- Difficulty of restoration.
- Cost/time.

Landscape integrity

- Significance to the original character of the landscape.
- Isolated feature, does it stand out or blend in?
- Does it have a role in landscape protection?

Sustainability

- Size and shape of area.
- Activities occurring on the boundaries which may affect its sustainability.
- Adjoins another protected area.
- Links with other areas.
- Ease of management.

13 WATER RESOURCES

13.1 Background

Water resources within Upper Hutt include rivers, streams, ground water, and wetlands. As a resource, water is essential to the City's economic, social and environmental well-being.

The Wellington Regional Council has primary responsibility for the sustainable management of water resources within Upper Hutt by controlling the taking or diversion of water, the discharge of contaminants into water bodies and maintenance and enhancement of water quality. It also manages the use of river and lake beds.

The role of the Upper Hutt City Council is important in managing the effects of land use activities on water resources and the control of activities on the surface of water bodies.

13.2 Resource Management Issues

13.2.1 *Water quality can be adversely affected by land use activities.*

A good standard of water quality is important for the quality of aquatic life and for human use. Any reduction in quality may reduce the health of ecosystems, and require treatment for human consumption and recreation activities.

Streams and rivers flowing from indigenous forests and mature plantation forests which have not been disturbed for a considerable period of time, such as the Wellington Region water supply catchments, generally have the highest natural water quality.

Activities adjoining water bodies may have the greatest effect upon water quality through discharges, point and non-point sources.

Vegetation clearance and earthworks, particularly within steeper slopes of catchment areas, contribute to increased surface water run off and sedimentation and chemicals entering watercourses.

Contamination of water resources may also occur as a result of some agricultural activities. Animal effluent and fertilisers may enter waterways directly or as non-point discharges in groundwater leaching through soils, depending upon soil conditions.

Other activities which impact upon water quality are a result of inadequate management practices, including leachate from landfills, pollution spills, stormwater or leaks from hazardous substance storage and septic tanks.

13.2.2 *Activities on river surfaces have the potential to cause a reduction in water quality.*

Activities undertaken on water surfaces have the potential to adversely affect water quality and aquatic habitats through pollution, disturbance of the river bed and food sources, and habitat destruction. Effects may also arise as a result of access to and from the river surface by disturbing bank stability and habitats.

13.2.3 *Providing access and recreation along water bodies, whilst avoiding conflict amongst users and minimising the potential adverse effects of these activities on the areas adjoining the water bodies.*

The Hutt River and its four main tributaries, the Whakatikei, Akatarawa, Pakuratahi and Mangaroa Rivers have scenic, recreational and ecological importance. Access to these rivers and riverbank areas, and recreation opportunities along their lengths, are important to the local community. The Hutt River is the main recreation resource, as it has easy access and a large river berm. While activities on the rivers currently do not cause significant conflicts or adverse effects on the surrounding area, it is possible that conflicts or adverse effects may arise as the demand for outdoor sport increases. For example, potential conflict could occur between different water-based recreation activities such as motorised boats and people who are fishing. In addition, water based recreation may introduce adverse effects upon neighbouring land uses such as the safety of adjacent roads and the amenity of reserves. In some instances, public access to water bodies may also be restricted in order to protect assets located alongside the water body or for the protection of water quality in water supply catchment areas.

13.3	Objectives
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13.3.1 *The protection and enhancement of the high water quality and diversity of aquatic habitats in the City's water bodies.*

Water quality is important for the health and well-being of the environment and community. Water quality within Upper Hutt is generally of a high standard but it can be affected by adjoining land use activities.

13.3.2 ***The provision of access to water bodies and the management of activities on water bodies in a manner that does not result in undue adverse effects on the environment and which avoids conflict between users and with adjoining land uses.***

Public access to rivers is important to the community. The Hutt River has public access along the majority of its length. Access to many rural rivers and streams is gained through informal arrangements over private land, or the access is held as public land. As land adjoining rivers and streams is developed, formal access can be obtained through the subdivision process. This allows a City-wide network to be developed. The public benefits gained from enhanced access to rivers must be weighed against the effects (for example, loss of privacy) on adjoining properties.

The City Council is responsible for managing activities on the surface of rivers. It is important that activities which use the surface of water bodies be provided for, while ensuring that the effects of these activities are compatible with the conservation, visual, intrinsic, cultural and other important values of the water body.

13.4	Policies
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13.4.1 ***To avoid, remedy or mitigate the adverse effects of land use activities on the quality or quantity of water resources and the diversity of aquatic habitats.***

The focus of the District Plan is on managing the adverse effects of activities on the City's natural and physical resources, including water resources. Land use activities, and any waste products they generate, have the potential to affect the quality and quantity of water resources. Contamination of water resources is of special concern to tangata whenua, not only in that rivers and streams are important as mahinga kai (food sources), but because purity of water resources is also of spiritual and cultural significance. Water resources are essential to the functioning of living systems. The Council will promote responsible land use practices which avoid contamination of water resources.

The District Plan should be consistent with the water resource management approach of the Regional Council when managing land use activities which may affect water resources.

13.4.2 *To promote the separation of land use activities adjoining water bodies by vegetated riparian areas to assist in filtering contaminants which adversely affect water quality and aquatic habitats.*

Establishing vegetated riparian areas along a water body protects water from sedimentation and nutrient and chemical pollution, maintains stream bank stability, and minimises temperature and light fluctuations by filtering contaminants.

Esplanade reserves provide a formal method of providing vegetated riparian areas but similar areas can also be promoted through resource consent conditions, esplanade strips, or performance standards within the Plan.

13.4.3 *To ensure that activities on the surface of rivers within the City take place without significant adverse effects on other users and the aquatic habitat.*

River surfaces in Upper Hutt are an important recreation resource. Activities on river surfaces can directly affect the aquatic habitat, river banks and water quality. Potential problems are caused by motorised boats, which may conflict with other people using the river.

13.4.4 *To promote the establishment of esplanade reserves and esplanade strips for the purposes of enhancing public access, recreation, riparian protection, water quality and ecological values along the main rivers and waterways adjoining specified watercourses.*

Esplanade reserves represent the formal means of ensuring protection of water bodies from the adverse effects of activities and should be set aside where possible for protection of public access and for water quality reasons. Esplanade reserves and strips have recreational potential, high conservation values, or provide continuity with adjoining reserves and land uses. For access and conservation purposes, esplanade reserves and strips may be acquired upon subdivision along specified watercourses.

Along stretches of the Hutt River, there are continuous esplanade reserves and informal trails. From north of Birchville, to where the Hutt River exits the Kaitoke Regional Park, there is a significant gap in the esplanade corridor. Council may seek to create esplanade reserves here to enhance the access to provide for recreation, and to promote the environmental qualities of the river margin.

The Mangaroa River has significant conservation values. It is identified as an important spawning area for fish. The river below Mangaroa Road has considerable scenic value and offers many recreational opportunities. Apart from small isolated pockets at the junction of Wallaceville and Mangaroa Roads, there is no esplanade reserve.

Fishing in the Akatarawa River at the Birchville junction is a major attraction. Opportunities to create additional esplanade reserves through subdivision are restricted because the land is already held in small parcels. To enable public access and protection of river banks and water quality, Council may promote the provision of esplanade reserves and strips where practicable.

The Pakuratahi River and the Whakatikei River offer a natural fishing location that is close to the urban area. When water levels are appropriate, the Whakatikei is popular with kayakers. Currently, there are few esplanade reserves along these rivers, but demand for these may become more important in the future. Esplanade reserves along the Pakuratahi River will not be necessary within Kaitoke Regional Park unless the Wellington Regional Council withdraws from the area.

The Mawaihakona Stream is a natural link between several of the City's major recreational facilities, specifically the Hutt River, Heretaunga Park and Trentham Memorial Park. As this stream is a habitat for significant wildlife, management of the stream margins is desirable.

Hull's Creek has been modified in shape and orientation and consequently it has limited conservation values to protect. The creek provides a logical aesthetic pedestrian link from central Silverstream to the Hutt River.

The land adjoining Cooleys Creek, Huia Stream and Narrow Neck Stream has relatively intensive stock usage. The potential downstream effects by stock, from the uninterrupted access to the water and its margins, are substantial. Esplanade strips would assist in managing the water margin areas to produce improved water quality and natural habitats. With the exception of Narrow Neck stream, public access or recreational activities are not necessary. However, there is potential for the course of Narrow Neck Stream up from Whitemans Valley Road to link into Wellington Regional Council and Department of Conservation land along the Rimutaka Ranges. Such a link would be for access purposes so it need only be a minimum width and confined to one bank. Farming activities need not be interrupted.

Council already owns reserves along the lower reaches of Collins Creek adjoining the Mangaroa River, in its mid portion along Plateau Road and near the end of Plateau Road. The creek is a natural pedestrian link from the Hutt River to Tunnel Gully recreational area. Tunnel Gully links in with the abandoned rail line route that leads to the Rimutaka Incline Walkway. This walkway could connect with the Hutt River trail via Collins Creek, thus connecting the Wairarapa with Wellington Harbour. This pedestrian route should be guaranteed in perpetual public ownership. As the link is principally for access purposes, it need not be wide or on both sides of the creek, with the exception of the lower reaches of Collins Creek near Mangaroa Road due to the environmental qualities confined to one bank of this section of the Creek.

13.5 Methods

- 13.5.1** District Plan provisions consisting of the following:
1. Provision of setbacks to act as buffer zones to protect water bodies from earthworks and vegetation clearance.
 2. Subdivision requirements for esplanade reserves and strips along specified water bodies.
 3. Management of the effects generated by activities on river surfaces.
 4. Setbacks of buildings from the banks of water bodies.
- 13.5.2** Liaison with the Wellington Regional Council to develop guidelines on safe land use practices as part of any relevant Regional Plan.
- 13.5.3** The management of riparian strips along water bodies for protection and maintenance of water quality. Where it is not possible to formally obtain esplanade reserves or strips, the Council may enter into negotiations with landowners as to the management of such areas. Management may involve retiring the area from production, restricting stock access or re-vegetating the area.
- 13.5.4** Public education on land use practices that enhance water quality and reduce opportunities for pollution and sedimentation of water bodies.
- 13.5.5** Council's reserve management plans for reserves in the Council's ownership.
- 13.5.6** Management of Council's works and services. This would include Council ensuring that stormwater and sewage disposal systems (public and private systems) protect the City's water resources.

13.6 Anticipated environmental results and monitoring

The following results are expected to be achieved by the objectives, policies and methods of this Chapter. The means of monitoring whether this Plan achieves the anticipated environmental results are also set out below.

Anticipated environmental results	Monitoring indicators	Data source
Minimal adverse effects on the City's water resources and the associated ecosystems and values	Type and compliance with conditions of land use consents Number of allotments and compliance with conditions of subdivision consents	Council resource consent records and Wellington Regional Council records
Minimal conflict between activities occurring on the surface of water bodies	Complaints and enforcement proceedings Consultation	Council and Police records and Wellington Regional Council records
A balance between the public desire for access and the protection of the environmental values of the water body, its margins and adjoining land uses	Complaints and enforcement proceedings. Any adverse effects on resources Additions to reserves, esplanades, access strips and voluntary establishment thereof Consultation regarding access requirements	Council records and Wellington Regional Council records Department of Conservation and community groups

14 NATURAL HAZARDS

14.1 Background

The particular geology, hydrology and topography of the Hutt Valley make Upper Hutt vulnerable to a variety of natural hazards. Earthquakes and flooding are the most important natural hazards that threaten Upper Hutt's communities.

Natural hazards cannot be prevented, but the effects they have on people and the environment can be mitigated. Flood protection measures and land use planning are two ways to minimise risks.

The Council's function is to manage the actual and potential effects of the use, development or protection of land. This includes the use of controls to avoid, remedy, or mitigate the effects of natural hazards.

14.2 Resource Management Issues

14.2.1 ***The potential damage, disruption and threats to the safety of the community and property as a result of activities located on or near an area prone to seismic hazard.***

Within Upper Hutt, the Wellington Fault occupies the north-western margin of the Upper Hutt/Te Marua basins. The north west side of the valley is the eroded fault scarp of the Wellington Fault. In many parts of Upper Hutt the exact location of the active fault is unknown. The level of accuracy ranges from +/-5m within Totara Park, to more than +/-50m between the Silverstream Bridge and south of Totara Park. The variation in accuracy is due to the lack of surface evidence like active faulting and other surface obstructions.

The adverse effects of earthquakes impact on both physical resources and people. Fault ruptures are the most obvious cause of damage but ground shaking is more widespread. The severity of the effect depends upon factors like distance from the fault, local topography, geological conditions and ground water conditions. Showing the active fault on the Planning Maps assists in identifying areas most likely to be affected by earthquakes.

A major earthquake in Upper Hutt is likely to damage resources and injure people. Buildings and infrastructure that straddle the fault may be severely damaged. The severity of damage in other areas of Upper Hutt will vary depending on the location. Conditions such as soil structure, ground water, and local topography as well as geological conditions will either attenuate or amplify the earthquake. There are also areas that may be prone to liquefaction and seismically induced slope failure.

14.2.2

Inappropriate development and activities located within floodplains that may result in damage to infrastructure and property and the obstruction of flood flow paths.

Upper Hutt is dissected by several tributary rivers which flow into the main Hutt River.

The area most at risk is the Hutt River floodplain. Recognising this, the Wellington Regional Council has undertaken protection works, such as stopbanks and river bank stabilisation. These stopbanks run parallel to the developed urban area from Totara Park to Trentham Memorial Park. During a large flood the stopbanks may be breached, causing severe damage and disruption to the City. The stopbanks have a maximum design flood capacity so that it is possible in a significant flood event that they could be overtopped or a breach could occur causing significant damage and disruption to the City.

In addition, the Heretaunga Flood Detention Embankment and outlet control structure (referred to as the Heretaunga Retention Dam) has been designed to reduce the frequency and severity of flooding in the downstream urban areas along the Heretaunga Drain. A line defining the predicted maximum extent of ponding behind the Heretaunga Dam has been identified on the Planning Maps. So that the ponding capacity of the Heretaunga Dam is not compromised, earthworks, buildings or structures should not be undertaken within the area encompassed by the Retention Line as shown on the Planning Maps.

Subdivision in the rural areas is likely to increase the potential for development close to rivers and will require careful consideration.

It is recognised that there are varying levels of risk within an identified Flood Hazard Extent. High hazard areas include Stream and River Corridors, Overflow Paths and Erosion Hazard Areas. In these higher risk areas flood waters can be both deep and fast moving and the risk of erosion is high. In some cases, parts of the Erosion Hazard Area may be less susceptible due to the characteristics of the location and thus represent a lower risk to people and property. Lower hazard areas within identified flood hazard extents predominately comprise ponding areas but can also include lower risk parts of the Erosion Hazard Area. Development should avoid higher hazard areas, with sufficient mitigation applied to lower hazard areas.

Certain upstream activities can increase the frequency and magnitude of flood events. For example, removal of vegetation can result in increased water run off, sedimentation and debris blockages, thus creating significant risks.

14.2.3 *The need for on-going river management activities and development of flood protection works along the Hutt River.*

The Hutt River's water levels are subject to wide and sudden fluctuations. In order to avoid, remedy or mitigate the potential adverse effects of inundation, there is a need to manage activities on and near the Hutt River, and to provide for flood protection work.

14.2.4 *The existing community in the Pinehaven catchment are susceptible to flood hazards.*

The Pinehaven Stream flows through an urbanised community. The development around the stream has limited the natural function of the stream and its floodplain. The Stream corridor, Overflow paths and land along the stream banks are the most sensitive areas to inappropriate development that can adversely affect the function of the floodplain and exacerbate the risk from flooding.

14.3	Objective
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14.3.1 *The avoidance, remedying or mitigation of the adverse effects of natural hazards on the environment.*

The Council has the responsibility under the Act to protect all aspects of the environment, not just people and property, from the adverse effects of natural hazards. Amenity values of an area and its ecological systems should also be protected against natural hazards.

It is not always feasible or practicable to avoid, remedy, or mitigate all potential effects of natural hazards at all times for all aspects of the environment. Some priority must be placed on human life and property, but preferably this can be achieved in conjunction with achieving other goals. The goal in managing the effects of natural hazards within the City, therefore, is the avoidance, remedying or mitigation of the adverse effects of natural hazards on the environment as appropriate to the circumstances, with priority on community protection.

14.3.2 *Identify Flood Hazard Extents and Erosion Hazard Areas in order to avoid or mitigate the risk to people and property and provide for the function of the floodplain.*

The extent of the threat from flood hazards and erosion hazards must be identified within the Pinehaven Stream and Mangaroa River catchments. The types of hazards within an identified Flood Hazard Extent can vary, with high hazard areas and lower hazard areas that need to be considered when planning for future development.

High hazard areas within the Flood Hazard Extent comprise the Stream and River Corridor, Overflow Paths and the Erosion Hazard Area. These are characterised by areas of moving flood water which may also be deep or fast and includes areas most at risk to erosion during a flood event. These are identified on the Hazard Maps. Subdivision within high hazard areas should be avoided given the threat these areas represent to people and property.

Outside the high hazard areas, but still within the Flood Hazard Extent, are lower hazard areas generally comprising the ponding areas and some parts of the Erosion Hazard Area. These areas are generally characterised by still or slow moving flood water and a lower risk of erosion. These areas are identified on the Hazard Maps. Subdivision or development may be possible in these areas subject to appropriate mitigation (such as raising the floor levels above the 1 in 100-year flood level).

All development should be undertaken in a manner that provides for the function of the floodplain to discharge flood waters and thereby ensure that the effects from flooding are not exacerbated on the site, adjacent properties or the wider environment.

14.3.3

To control buildings and activities within the upper areas of the Pinehaven Catchment Overlay to ensure that peak stormwater runoff during both a 1 in 10-year and 1 in 100-year event does not exceed the existing run off and therefore minimise the flood risk to people and property within the Flood Hazard Extent.

Development in the Pinehaven Catchment Overlay needs to be controlled to ensure that stormwater runoff does not exacerbate the impact of flooding in the lower catchment. Most of the upper catchment is currently undeveloped and any new development has the potential to affect the land use and peak stormwater runoff. This objective seeks to ensure that the peak stormwater runoff does not increase, thereby increasing the flood risk downstream.

14.4

Policies

14.4.1

To identify and mitigate the potential adverse effects of natural hazards that are a potentially significant threat within Upper Hutt.

Adequate information is necessary to make informed decisions on developments that may be affected by natural hazards. The main

objective relating to natural hazards is knowing where they can occur so that the effects can be avoided, or the appropriate management strategies can be put in place.

The Council will co-ordinate the provision of information identifying these hazards and the areas at risk. This can be used by developers, the community and the Council to consider the potential risks when making decisions on developments and deciding on possible mitigation measures where natural hazards are involved.

The Council will recognise the high and low hazard areas within the identified Pinehaven Stream and Mangaroa River Flood Hazard Extents.

High hazard areas comprise moving water that can also be deep and are the areas most at risk from erosion during a flood event. Accordingly, subdivision and development within high hazard areas should be avoided given the threat they have to people and property.

Lower hazard areas are generally characterised by still or slow moving flood water and a lower risk of erosion. In these areas, it may be possible to undertake development provided appropriate mitigation is implemented (for example floor levels above the 1 in 100-year flood extent or being setback from the stream or river bank).

Some parts of the identified Erosion Hazard Area within the Mangaroa Flood Hazard Extent may represent a lower risk depending on the characteristics of the site and its location in relation to the river. Where a site specific assessment identifies there is a lower threat then the erosion hazard may be considered a lower hazard area and assessed in accordance with the lower hazard policies.

14.4.2

In areas of known susceptibility to natural hazards, activities and buildings are to be designed and located to avoid, remedy, or mitigate, where practicable, adverse effects of natural hazards on people, property and the environment.

This policy lessens the risk factor by restricting developments in hazard prone areas. These controls include appropriate separation distances from a river or fault, or designing structures and site development to meet acceptable levels of safety. This also enables applicants to consider the potential risks when making decisions on developments.

The effects of permitting more intensive subdivision (and subsequent development and infrastructure) could be substantial and controls on subdivision can reduce these.

14.4.3

Avoid development within high hazard areas of identified Flood Hazard Extents and Erosion Hazard Areas.

The high hazard areas present a threat to people and property as they can contain both fast and deep flowing water in a 1 in 100-year flood event, or are at risk of bank collapse which has the potential to damage buildings and threaten lives.

The policy provides directive for careful consideration of development within the high hazard areas, with a strong directive to avoid development in these high hazard areas.

14.4.4 *To control development (including buildings) within the lower hazard areas of identified Flood Hazard Extents and Erosion Hazard Areas by requiring mitigation to minimise the risk to people and property.*

The policy recognises that there are lower hazard areas within the identified Flood Hazard Extent and some parts of the Erosion Hazard Areas. The lower hazard areas are characterised by still or slowly moving water and a lower risk of erosion. As such, development within these lower hazard areas can be appropriate provided measures are incorporated to mitigate the risk.

14.4.5 *Enable planned flood mitigation works within identified Flood Hazard Extents that decrease the flood risk to people and property or maintain the function of the floodplain.*

Flood mitigation works are undertaken to reduce the flood risk to people and property. This policy supports flood mitigation works as they are consistent with the purpose of providing for the continued function of the floodplain.

14.4.6 *Within the Pinehaven Flood Hazard Extent, reduce blockage potential from fences, buildings and driveways in high hazard areas through design controls on development.*

Driveway crossings and structures over the stream channel within the flood hazard extent can impede flood flows. The flood risk and damage to people and property can be exacerbated by blockages of debris accumulating against fences, buildings and driveways crossing the stream. The blockage potential is compounded by the character of the catchment being urbanised and confined. This policy encourages fences, buildings and driveways to be appropriately designed.

14.4.7 *Development within the Pinehaven Catchment Overlay is designed to ensure that the peak stormwater runoff, during both a 1 in 10-year and 1 in 100-year event, shall be at a rate no greater than when compared to the pre-development situation.*

Development in the Pinehaven Catchment Overlay needs to be controlled to ensure that stormwater runoff does not exacerbate the

impact of flooding in the lower catchment. The upper catchment is currently mostly undeveloped and any new development has the potential to increase peak stormwater runoff.

14.4.8 ***Within the Mangaroa Flood Hazard Extent enable accesses positioned above the 1 in 100-year level to serve dwellings where located within the lower hazard areas and avoid locating accesses to serve dwellings within high hazard areas.***

This policy enables access way and driveways to dwellings in the Mangaroa Flood Hazard Extent to be above the 1 in 100-year flood level when located in the lower hazard areas. It discourages access routes being located in high hazard areas where access ways could be compromised and properties become isolated during a 1 in 100-year flood event. The policy encourages access ways to be safely located as they assist with evacuation, if required, during a flood event.

14.4.9 ***Within the Mangaroa Flood Hazard Extent, enable non-habitable accessory buildings within the lower hazard areas.***

This policy recognises that the Mangaroa Flood Hazard Extent is predominantly rural. Rural activities are often supported by accessory buildings, therefore it is appropriate to provide for these in lower hazard areas where they are unlikely to present a blockage issue, or are less likely to be structurally compromised during a flood event.

14.5	Methods
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14.5.1 District Plan provisions consisting of the following:

1. Control of the location, and design of subdivisions through standards for subdivision and building design to avoid or mitigate the risk from natural hazards.
2. Management of the location and use of buildings in close proximity to earthquake faults and areas susceptible to inundation.
3. Restriction of activities and structures within the river berms of the Hutt River.
4. Management of activities involving the removal of vegetation and earthworks located on unstable slopes.
5. Information on Planning Maps. These indicate the type and extent of the flooding and fault band hazards.

14.5.2 To maintain an up-to-date Hazard Register which will record areas and sites of known or potential hazards. The information will be used in the building consent process, as well as for land information memoranda,

project information memoranda, and resource consent processes.

- 14.5.3** Information on liquefaction and slope failure hazards, which is held by the Council, will be supplied to persons applying for land information memoranda and project information memoranda.
- 14.5.4** The use of sections 72 - 76 of the Building Act 2004 and compliance with the New Zealand Building Code in the Council's building consent process for the structural safety of buildings to withstand wind, inundation, earthquakes and unstable ground.
- 14.5.5** The continued civil defence emergency management role of the Council, and its staff, under the relevant legislation.

14.6 Anticipated environmental results and monitoring

The following results are expected to be achieved by the objective, policies and methods in this Chapter. The means of monitoring whether this Plan achieves the anticipated results are also set out below.

Anticipated environmental results	Monitoring indicators	Data source
The avoidance, remedying, or mitigation of adverse environmental effects of natural hazards on communities, including mitigation measures in place in areas identified as being of high risk	<p>Effectiveness of conditions of consents and methods used in managing adverse effects</p> <p>Development in areas subject to natural hazards</p> <p>Reduction of downstream effects caused by flooding events</p> <p>Number of resource consent applications approved or declined in areas identified in the District Plan as being susceptible to natural hazards and whether these numbers change with time</p> <p>The economic and insured costs from flood hazard events and whether these decrease in time, allowing for changes in inflation</p> <p>The number of section 74 certificates imposed on the titles of properties at the time of building consent and whether these decrease in time</p>	<p>Council complaints register</p> <p>Council resource consent records for compliance with conditions</p>
Prevention of development which increases the level of risk in areas identified as being at high risk from natural hazards	Development in areas subject to natural hazards	Council and Wellington Regional Council records
Communities informed about, and prepared for, the occurrence of natural hazards	Consultation and community initiatives	Various

15**ENVIRONMENTAL QUALITY****15.1****Background**

The Resource Management Act includes a wide definition of the environment. Many aspects of the environment are covered in other Chapters of the Plan. A number of aspects of environmental quality deserve special attention. These include tangible matters such as visual amenity, landscapes, buildings, air, water and soil. There are intangible things such as the social and cultural aspects of our environment and a community's sense of place. Poor levels of environmental quality, such as air pollution, badly designed buildings, inappropriate signage, high levels of noise, inadequate open space and over-intensive development can degrade the quality of life. Upper Hutt enjoys high standards of environmental quality which should be preserved and protected.

15.2**Resource Management Issues****15.2.1**

The potential reduction of the City's high standard of environmental amenity as a result of inappropriate development or inadequate protection from activities.

Without adequate management to maintain or enhance a level of amenity appropriate to an area, the environmental quality of the City could be reduced. This could be as a result of inappropriate signs, lack of open space, high noise levels, over-intensive development and degradation of landscape and visual amenity values.

15.2.2

The promotion of a healthy and safe built environment.

The environment must be maintained in such a way that people's health is not adversely affected by land use activities. Factors which may influence the health and safety of the community include the design of subdivisions and roads, noise, provision of open space, density of settlement and mitigation of hazards.

15.2.3

Air pollution of the City resulting from discharges.

The Wellington Regional Council is responsible for the management of discharges of contaminants to air under the Act.

15.3	Objective
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15.3.1	<i>The promotion of a high level of environmental quality in the City by protecting amenity values.</i>
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This objective seeks to minimise the effects of activities which can adversely affect the quality of the environment. It also seeks to promote a high level of environmental amenity within the City by appropriately managing the use, development and protection of natural and physical resources.

15.4	Policies
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15.4.1	<i>To identify and maintain amenity values that the community wishes to protect.</i>
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Amenity values are those features or aspects about an area which enhance it or make it pleasant to be in. They can include access to sunlight, landscaping and visual qualities. They may also include important public features, such as parks and reserves. Activities which can adversely affect the amenities of an area must be managed, while also recognising the rights of individuals to use their own properties and the need for utilities to operate effectively and safely.

A particular concern of the Upper Hutt community relates to the effects of the establishment and use of what are commonly referred to as gang fortifications. These are sometimes accompanied by an increase in anti-social behaviour.

It is Council's view that the adverse effects of these fortifications on the environment, in particular in respect of the social, economic, aesthetic and cultural conditions of the Upper Hutt people and community, and the amenity values of the Upper Hutt environment, are such that these activities should not be permitted. The activity is therefore prohibited anywhere in Upper Hutt City.

The management of areas with distinctive characteristics and environmental qualities forms the basis of the zoning approach used in the Plan. One such area is the Southern Hills Overlay Area which is identified for its landscape and/or visual amenity values and significant indigenous vegetation. Given the identified values, activities and development within the overlay area require a greater degree of management.

15.4.2

To promote the maintenance of air quality within the City.

Environmental quality can be considerably affected by air quality. Upper Hutt, being at the head of a valley, is affected by a 'negative lapse rate' or temperature inversion. This is when warm rising air is trapped under a layer of falling cooler air. This condition means pollutants are easily contained in Upper Hutt's atmosphere.

Under the Act, there is an overlap of functions between the City Council and the Wellington Regional Council in relation to air quality. The Regional Council is charged with controlling discharges of contaminants into air. Discharges may be from a point source, such as a chimney, or from a non-point source, such as an intensive farming operation. The City Council is charged with controlling the effects of the use of land. Such effects may include effects on air quality.

Intensive farming, which includes activities ranging from pig farming to mushroom production, can be a source of nuisance to people. Compliance with Codes of Practice, such as that for pig farming, is encouraged.

Some industries, farming activities and other activities may create dust. It is not the intention of the Plan to manage these matters as these are primarily controlled by the Wellington Regional Council. In some cases, the Health Act 1956 may be used to minimise dust nuisance.

Another source of nuisance affecting air quality is the spraying of forests, weeds and crops with pesticides, fertilisers and other chemicals. In the process of spraying, these chemicals can be distributed beyond the site and can potentially adversely affect neighbouring properties and/or people. These matters are primarily under the control of the Wellington Regional Council.

15.4.3

To promote the development of a safer and more secure environment for the community.

Part of the environmental amenity of urban areas is dependent on the degree to which pedestrians feel comfortable moving from place to place. Buildings, roads and the network of pedestrian accessways within the built environment can significantly affect the way people feel about where they live and work, and their ease of movement, safety and security. For example, pedestrian amenity is promoted by the inclusion of some protection from the elements in the design of commercial premises. Personal safety and security is also an issue. Promotion of good design is a key method to implement the policy. This also applies to safety and the perception of public safety.

Other Policies within the District Plan impact directly or indirectly on the health and safety of the community, such as those addressed in Chapter 14 (Natural Hazards) and Chapter 17 (Hazardous Substances and Waste Management).

15.4.4 *To manage noise emissions to levels acceptable to the community.*

Noise (including vibration) is a significant health and environmental issue, and affects amenity. Noise emissions which are acceptable to the general public are those at levels which do not conflict with normal daily activities, including sleep. Occasional noise is tolerated at much higher levels than continuous noise. The Act requires that the emission of noise does not exceed a reasonable level. Council has responsibility for the management and mitigation of the effects of noise in the City.

The most effective method is to implement performance standards by way of District Plan rules. Such rules are based on community-derived values, rather than individuals' perceptions. For example, the emission of noise from activities which have a legitimate function or established presence in an area, such as tractor noise in a farming area or noise from motor vehicles using roads, is deemed to be 'acceptable'. Conversely, noise from activities which are not an accepted part of the character and functioning of an area will be considered to be unacceptable.

The noise standards in this Plan have been designed with the advice of acoustic consultants. These standards have been developed to suit the specific characteristics of the planning zones in Upper Hutt City. These characteristics include the proximity of noise generating activities to residential areas.

Council also has a role in monitoring information concerning background noise in order to ensure that the noise standards remain appropriate.

Council is also empowered, under the provisions of the Act, to deal with noise which is considered to be unreasonable by enforcement or abatement proceedings or by the use of excessive noise directions.

15.5	Methods
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Air quality

- 15.5.1** Encouragement of the implementation and use of efficient equipment, systems and methods which minimise emissions.
- 15.5.2** Encouragement of the use of Codes of Practice, such as for pig farming or for agrichemical users.
- 15.5.3** Consultation and co-ordination with the Wellington Regional Council in developing and implementing the Regional Air Quality Plan for the Wellington Region.
- 15.5.4** Liaison with relevant industry groups. This may assist in identifying potential sources of air pollution at the pre-development stage.
- 15.5.5** Abatement and enforcement procedures under the Resource Management Act 1991, the Health Act 1956 and other relevant legislation.

Healthy and Safe City

- 15.5.6** District Plan rules specifying minimum standards to support a healthy and safe living environment.
- 15.5.7** Council encouragement of design which contributes to the safe movement and security of pedestrians.
- 15.5.8** Other activities of Council, outlined in the Annual Plan and the activities of the Safer Community Council.

Noise

- 15.5.9** District Plan rules setting noise standards.
- 15.5.10** Abatement and enforcement procedures under the Resource Management Act 1991.
- 15.5.11** Research and consultation to determine ambient noise levels in different parts of the City and to review noise standards to protect environmental quality.

Amenity

- 15.5.12** District Plan rules setting standards to protect adjacent properties from adverse shading effects.
- 15.5.13** District Plan rules prohibiting gang fortifications because of their adverse effects on the environment.
- 15.5.14** District Plan rules setting standards to control activities within the Southern Hills Overlay Area, to protect, maintain or enhance the identified values of the area.

15.6	Anticipated environmental results and monitoring
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The following results are expected to be achieved by the objective, policies and methods of this Chapter. The means of monitoring whether this Plan achieves the anticipated environmental results are also set out below.

Anticipated environmental results	Monitoring indicators	Data source
An acceptable level of air quality throughout the City	Resource consents and type and effect on air quality issues Consultation - community initiatives	Council records
A built environment which supports the health and safety of the City's residents	Resource consents and type and effect on health and safety issues Consultation and community initiatives	Council records
An acceptable level of noise throughout the City	Effectiveness of conditions of consents and methods used in managing the adverse effects of noise Effects of noise on the environment	Council complaints register Ambient noise level testing Community opinion
The maintenance of amenity values as appropriate to particular areas of the City	Complaints and enforcement proceedings The adequacy of conditions of consent in different situations Consultation and community initiatives	Council complaints register Council resource consent records

This chapter outlines the provisions of the District Plan that relate to network utilities within Upper Hutt City. Network utilities provide the infrastructure which enables a community to undertake its everyday activities and functions and allows people to provide for their social and economic wellbeing, and their health and safety. Network utilities which are managed through this Chapter include those defined through reference in section 166 of the Resource Management Act 1991. A definition of network utilities is included in Chapter 2, Definitions.

The City has a range of network utilities that serve an important function locally, regionally and nationally, some of which are critical and life-supporting. In particular, State Highway 2 and the Wairarapa Railway Line provide the link from Wellington and Hutt City to Upper Hutt and the Wairarapa. There are also a number of transmission assets associated with the National Grid located within the City.

The Regional Policy Statement for the Wellington Region recognises the importance of regionally significant infrastructure within the Region, as forming part of national or regional networks that enable communities to provide for their social, economic and cultural wellbeing and their health and safety. There are a number of network utilities within Upper Hutt City that are identified as being regionally significant infrastructure in the Regional Policy Statement. The Regional Policy Statement requires that the benefits of such regionally significant infrastructure be recognised and protected in the District Plan.

The Council is required to give effect to any National Policy Statement. The National Policy Statement on Electricity Transmission came into force in 2008 and applies to effects on and effects of the transmission network". The National Policy Statement on Electricity Transmission's objective is to recognise the national significance of the National Grid by facilitating the operation, maintenance and upgrade of the existing transmission network and the establishment of new transmission resources to meet the needs of present and future generations while: managing the adverse environmental effects of the network; and managing the adverse effects of other activities on the network.

There are many providers of network utilities within Upper Hutt City including the Council, Crown agencies, the Greater Wellington Regional Council, State Owned Enterprises, trading enterprises and private companies. The Council is in itself a major provider of network utilities and services, supplying water, sewage and stormwater reticulation, waste disposal and roads.

Other utilities that are managed through this Chapter because of their

nature and function are navigation aids, beacons, signal stations and natural hazard warning devices and meteorological services¹. These other utilities are owned and / or operated by Maritime New Zealand, local authorities or the Meteorological Service in order to provide for the health, safety and wellbeing of the local community, region and nation.

The successful functioning of the City depends on network utilities. It is therefore very important that construction, maintenance, upgrade and operation of these services be effectively provided for, technical and geographical constraints on the operation of network utilities are acknowledged and that the benefits that derive from them are adequately recognised. Network utilities can be vulnerable to reverse sensitivity effects when new buildings or structures and activities (that are sensitive to the effects of the existing network utility) are established nearby, leading to constraints on the operation of the network utility. However, network utilities can also have adverse environmental effects resulting from their construction, operation or associated maintenance activities.

For example, network utilities may typically include buildings, poles, overhead wires, pylons, pipes or antennas, which may have an adverse visual impact depending on their location and proximity to other land use activities. The installation and upgrading of network utilities will also typically involve earthworks. However, network utilities may also involve few structures and have limited visual impact, such as underground power and telecommunication lines. Network utilities are also often seen as a necessary and normal part of the environment, such as a road.

The network utility rules apply where network utility operators do not hold a designation for their activities under the designation procedures of the Act. They may, however, also be used by Council to help assess any notices of requirement for new designations.

The provisions in this Chapter apply to network utilities throughout all zones of the City. The underlying zone objectives, policies and rules do not apply to network utilities, including roads, unless specifically referred to. City wide rules, such as those relating to earthworks, notable trees, flooding and fault band hazards, the Southern Hills Overlay and Protected Ridgelines, historic heritage and hazardous substances will still apply. As identified in Council's Planning Maps, all activities that take place within roads are subject to the relevant zone rules which pertain to the area in which the road is situated, as well as the City-wide rules. Where a road separates different zones on opposite sides of the road, the centre line of the road defines the boundary of the two zones.

¹ The Meteorological Service is a requiring authority for its network operation of a system comprising telecommunication links to permit telecommunication and radiocommunication. Therefore, these aspects of meteorological service activities and facilities are network utilities.

16.2

Resource Management Issues

16.2.1

Balancing the national, regional and local benefits of network utilities with effects on the local environment.

An important issue is managing the actual and potential adverse environmental effects arising from network utilities while also recognising the key role they play and benefits they have locally, regionally and nationally, and to ensure the technical and operational requirements of the network utility concerned is not unreasonably restricted. Failing to adequately provide for network utilities may result in the desired level of well-being and quality of life not being achieved within the City. This is because network utilities provide essential services to people's homes and businesses, such as water, transport means, electricity, gas and telecommunications, and are critical for the effective functioning and liveability of the City.

The high voltage electricity transmission lines that form part of the national grid play a vital role in the well-being of the community. The adverse effects of the high voltage electricity transmission lines are often local, while the benefits may be in a different locality and/or extend beyond the local to the regional and national.

However, the construction, operation and/or maintenance of network utilities can have adverse effects and adversely affect the amenity of areas of the City, as a result of, for example, noise, emissions, and visual dominance. Some network utilities are relatively large, visually prominent and capable of generating significant adverse effects on the surrounding environment. They may also have potential or perceived adverse effects on public health and safety. Adverse effects may only occur at the time of construction or installation of the network utility, but in some instances may continue throughout its operation or during maintenance and upgrade works. In some cases, it might not be entirely possible to avoid, remedy or mitigate all adverse effects associated with a network utility, meaning there may be some level of residual adverse effect on the surrounding environment. In such circumstances, there is a need to carefully consider both the benefits the network utility will provide and the significance of the adverse effects on the surrounding environment.

Network utilities and their on-going functioning can be affected by flood hazards. It is also possible for network utilities to increase the impact of flood hazards, particularly where linear infrastructure crosses stream or river corridors. The effect of flood hazards on new network utilities and the impact of new network utilities on the flood hazards needs to be avoided or mitigated.

16.2.2

Managing adverse effects including reverse sensitivity effects on regionally significant network utilities.

Inappropriate subdivision, use and development in the vicinity of regionally significant network utilities may lead to adverse effects including reverse sensitivity effects that have the potential to impact upon the effective and efficient operation of such utilities. Inappropriate subdivision, use and development may result in adverse effects on regionally significant network utilities and / or restrict access to such network utilities including the ability to undertake maintenance or upgrade work. Reverse sensitivity can occur when sensitive or inappropriate activities locate near to or intensify by existing network utilities and seek to or constrain the operation or expansion of these utilities. This may mean that the local, regional and national benefits of those regionally significant network utilities may be compromised. The City has a lot of well-established regionally significant network utilities located in close proximity to existing land use activities. The Council is predominantly concerned with new more intensive land use activities establishing in proximity to existing regionally significant network utilities that may lead to reverse sensitivity effects on those utilities.

16.2.3

The efficient, convenient and safe movement of people, vehicles and goods in the City.

The location, design and characteristics of activities, subdivision and development can adversely affect the safety, accessibility and efficiency of the roading network and the quality of the environment. Appropriately located activities, and well-designed subdivision and development, can contribute to the convenience and viability for access by walking, cycling and public transport. Roads themselves (including the State Highway network) contribute to the convenience, viability, and access to activities enjoyed by City residents.

16.2.4

The limits that rural roading places on subdivision and development.

Mangaroa Hill Road, Blue Mountains Road, Akatarawa Road, and parts of Moonshine Hill Road and Mount Cecil Road require major upgrading to be able to accommodate further significant development. Such upgrading may have significant adverse environmental effects.

The limits that the rural roading system places on further development not only apply to formed and sealed roads, but also to the large number of 'paper roads' within the City. The pressure to subdivide with access to these paper roads can pose a public interest issue. Council could be placed in a position where it may have to spend public money on road upgrading where the community would receive little benefit in return. The limited access provisions applying to State Highway 2 and the nature of other roads in the Kaitoke area impose limits on further development in this part of the City.

16.2.5 ***The potential adverse effects generated by subdivision and development in close proximity to high voltage (110kV or greater) electricity transmission lines.***

There can be a risk to the health and safety of nearby people and property when development occurs within close proximity to high voltage electricity transmission lines. Equally, development located under or in close proximity to high voltage electricity transmission lines can pose a risk to the efficient operation of the national grid.

Additionally, development in close proximity to high voltage electricity transmission lines generally does not provide a good level of amenity, particularly in the case of residential development or other sensitive activities.

16.3	Objectives
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16.3.1 ***To recognise and protect the benefits of regionally significant network utilities and ensure their functions and operations are not compromised by other activities.***

This objective seeks to identify the importance of regionally significant network utilities within the City and to give effect to the Regional Policy Statement. The objective and supporting policies are focused on recognising the benefits that these regionally significant network utilities have locally, regionally and nationally and ensuring that they are protected from incompatible subdivision, use and development.

16.3.2 ***The sustainable, secure and efficient use and development of the high voltage (110kV or greater) electricity transmission lines which avoids, remedies or mitigates adverse effects on the environment and recognises the technical and operational requirements and constraints of the network.***

The efficient transmission of electricity on the national grid plays a vital role in the social, economic and cultural well-being of people. Technical, operational and security requirements associated with high voltage electricity transmission lines can limit the extent to which it is feasible to avoid or mitigate all adverse environmental effects.

16.3.3 ***To recognise and provide for the sustainable, secure and efficient use, operation, maintenance and upgrading and development of network utilities within the City.***

This objective requires that the benefits of network utilities including those that are not identified as regionally significant be recognised and provided for. Network utility services form an essential part of the City's physical resource and provide for the community's social, cultural and economic well-being. They provide essential services to people's homes and businesses, such as water, transport means, electricity, gas, radiocommunications and telecommunications and are critical for the functioning and liveability of the City. Natural hazards such as flooding can threaten the continued security and operation of the network utilities. Failing to adequately provide for network utilities and protect them from natural hazards may result in the desired level of well-being and quality of life not being achieved within the City.

16.3.4

To manage any adverse effects on the environment resulting from the design, location, construction, operation, upgrading and maintenance of network utilities.

This Objective recognises that the construction, operation, upgrade and maintenance of network utilities can adversely affect the environment and amenity, and seeks to manage potential adverse effects, particularly through design and location. This recognises that some network utilities are relatively large, visually prominent and capable of generating significant effects on the environment. They may also have adverse effects on public health and safety. Adverse effects may only occur at the time of construction or installation of the utility, but in some instances may continue throughout its operation or during maintenance and / or upgrade works. For new lineal infrastructure, adverse effects are often best able to be mitigated through the route selection process. However, in some cases, it might not be entirely possible to avoid, remedy or mitigate all adverse effects associated with a network utility, meaning there may be some level of residual adverse effect on the surrounding environment. In such circumstances, there is a need to consider both the benefits the network utility will provide and the significance of the adverse effects on the surrounding environment.

16.3.5

To ensure the continued operation of network utilities, and the development and operation of new network utilities, in flood hazard extents and to maintain the function of the floodplain to convey flood waters.

Network utilities have the potential to impede or block water during a flood event and increase the risk to surrounding people and properties. This is particularly so, when linear structures cross a river or stream corridor and have not been designed to take into account the 1:100 year flood height.

Network utilities play a critical role in the functioning of community. Network utilities that are damaged or destroyed during flood event may slow the ability for the community to recover or worsen the effects from flooding (for example sewerage in floodwaters).

16.4

Policies

16.4.1 ***Identify regionally significant network utilities within the City on Council planning maps, as practicable.***

The Council has identified regionally significant network utilities within the City on its planning maps. The majority of any new and extensions to existing regionally significant network utilities are expected to be identified on Council planning maps by network utility operators through a notice of requirement for designation process. In the case of the National Grid, which is not designated, this network is specifically recognised and mapped, as required by the National Policy Statement on Electricity Transmission. Due to the scale of the planning maps and the extensive nature of some regionally significant network utilities, it is however not feasible to identify all regionally significant network utilities on Council planning maps, particularly the local gas distribution lines.

16.4.2 ***Recognise the national, regional and local benefits of regionally significant network utilities.***

Regionally significant network utilities provide benefits within the City, regionally and nationally. These are benefits that are to be considered in respect of any matter relating to regionally significant network utilities. Some of the benefits are:

- That people and goods can travel to, and from and around the City and Region efficiently and safely;
- That community well-being and public health and safety is maintained through the provision of essential services including supply of potable water and the collection, transfer and appropriate treatment of sewage and stormwater; and
- People have access to electricity and gas to meet their needs.

16.4.3 ***Avoid, or as appropriate, remedy or mitigate, the potential for any adverse effects including reverse sensitivity effects on regionally significant network utilities from inappropriate new subdivision, use and development occurring under, over, or adjacent to regionally significant network utilities.***

Any potential adverse effects including reverse sensitivity effects, on regionally significant network utilities are to be appropriately managed, with priority given to avoiding adverse effects, where practicable, on those utilities. The location of inappropriate new subdivision, use or development in proximity to existing regionally significant network utilities has the potential to compromise the efficient operation and use of the network utility including restricting access and result in the benefits of that network utility being reduced. In addition, the safety and amenity values of the community may be adversely affected by locating in too close proximity to regionally significant network utilities. The potential for adverse effects including reverse sensitivity effects may arise when the pattern and density of land use activities changes through the subdivision or rezoning of land. At the time of rezoning, the Council will seek to introduce new provisions to manage those potential

adverse effects on existing or designated regionally significant network utilities. Any applications for subdivision that involve potential intensification located in proximity to regionally significant network utilities will require assessment in terms of the potential effects on those utilities as well as consultation with the relevant network utility operator.

16.4.4 ***To promote the safe and efficient use and development of the transportation network.***

The transportation network is a major physical resource in the City. The land and other resources used for transportation need to be sustainably managed.

There are a number of reasons for promoting a safe and efficient transportation network, including:

- The land and associated resources required by the existing transport system represent a significant level of investment and commitment. To promote the purpose of the Act, it is desirable that existing systems are used and developed efficiently.
- The efficient use of energy and resources in the design, management and use of transportation systems should be promoted.
- Efficiency would be promoted through the integration of different modes and types of transport and by improving the network. The beneficial effects of any development such as increases in safety or reduction in travel times must also be taken into account.

The transport system also needs to be maintained and developed without creating significant adverse effects on the environment.

Minor changes to the transport system can be undertaken without the need for stringent controls, although they may need monitoring to identify and manage their cumulative effects. However, large-scale transportation projects, or developments within areas of environmental sensitivity, require careful assessment to identify potential effects and possible mitigation measures.

Rural roads place limits on further development in certain areas of the City because of their condition or potential capacity. Closer subdivision in these areas may be restricted because of the demand that it would place on these roads and the likely costs incurred by the Council. Other rural activities can cause damage to roads or create dangerous situations where roads are not designed to accommodate such traffic. The upgrading of such roads can place a heavy financial burden on the community and have significant adverse environmental effects. Therefore, a requirement for financial contributions and/or limitations on development is an appropriate response.

16.4.5

To promote accessibility within the City and between the City and neighbouring areas.

Access into and around the Central Business District, suburban shopping areas and industrial areas is important for both businesses and the community. This is facilitated by the availability of adequate car parking facilities and the close proximity of railway stations and the bus interchange.

In certain circumstances, car parking can have an adverse effect on the environment of an area. The proliferation of on-street car parking can adversely affect the visual and amenity values of an area, generate noise and make manoeuvring of vehicles difficult and unsafe. It may be necessary to require that sufficient on-site car parking is provided for any proposed activity, or that a financial contribution is made so that it can be developed by Council to avoid problems. The car parking requirements of the Plan have been developed on the basis of anticipated car parking demand and availability of car parking facilities.

The ability of people to have access to a variety of transport modes enables greater choice and means that transportation services can be used in a more efficient manner.

Comprehensive Residential Developments in the Residential (Centres Overlay) Areas provide for a reduced level of car parking requirement, in order to build on the availability of a range of transport modes and encourage increased use of public transport, and in recognition of the ability of certain roads to accommodate excess parking demand.

Most of Upper Hutt is well suited to cycling because of its topography. The bicycle is a useful, efficient and environmentally friendly form of transport. Although cycling is catered for within the present roading system, conflict can arise between cyclists, pedestrians and vehicular traffic. These conflicts need to be minimised or avoided to promote safety and encourage people to use dedicated cycling facilities. Convenient cycling and walking routes to community focal points need to be provided by linking streets, reserves, car parking areas and shopping centres.

16.4.6 *To ensure that the subdivision, use and development of land is served by safe and adequate access from the roading network*

The roading network provides access to a wide range of activities. It is important to ensure that connections to the network are located, designed and maintained so as to provide for the safety of all road users.

16.4.7 *To manage subdivision and development within close proximity to existing high voltage (110kV or greater) electricity transmission lines to protect both:*

- (a) the safe, secure and efficient use and development of the electricity transmission network; and*
- (b) the safety and amenity values of the community.*

A corridor management approach involves setting minimum buffer distances from high voltage electricity transmission lines to manage development both in the immediate proximity of and adjacent to the lines.

16.4.8 *To recognise and provide for the:*

- need for new and the maintenance and upgrading of existing network utilities; and*
- technical and operational requirements and constraints of network utilities in assessing their location, design, development, construction and appearance; and*
- benefits that network utilities provide to the economic, social and cultural functioning of the City, Region and Nation.*

The provision of new and the upgrading of existing network utilities is necessary to meet the needs of City, both now and into the future. In considering any proposals for new or upgrades to existing network utilities, the technical and operational requirements that may constrain where and how they can locate and be designed need to be recognised. In some cases, some level of adverse effects may need to be accepted to recognise the necessity for and benefits derived from, some network utilities and meet their operational requirements. This policy also recognises the benefits that all network utilities have.

16.4.9 *Enable the efficient construction, installation, operation, upgrading and maintenance of network utilities.*

Network utilities have an important role in providing for the wellbeing of the City's community and beyond. Network utilities form an essential part of the efficient functioning of the City and their maintenance and development allows their benefits to be realised. There are a range of network utilities that enable communities to undertake everyday activities and functions and provide essential services to people's homes

and businesses. It is therefore important that the District Plan provides for network utilities to be constructed, installed, operated, upgraded and maintained.

16.4.10 ***Ensure that the provision and operation of utilities that cross jurisdictional boundaries is managed in an integrated manner.***

Most network utilities cross jurisdictional boundaries between councils. Cross boundary issues can result for network utility providers and for the community, particularly where different councils have different rules or processes for how they recognise and provide for network utilities and manage their effects. It is important that councils work together in an integrated manner both when developing plan provisions and when dealing with proposals for new or upgrades to existing network utilities.

16.4.11 ***Encourage the appropriate use of designations for new network utilities and extensions to existing network utilities that are not designated.***

Network utility operators, particularly those who operate regionally significant network utilities, should use the notice of requirement for designation process, where appropriate when they seek to develop new or extend existing network utilities. This is particularly encouraged for operators where such new or extended network utilities involve restrictions on the use of privately owned land and may require land acquisition. It is recognised that not all network utility operators use designations, particularly those that do not operate linear infrastructure.

16.4.12 ***Ensure that network utilities are designed, developed, constructed, located, upgraded, operated and maintained to avoid, remedy or mitigate any actual or potential adverse effects on the environment.***

There are a range of different network utilities with different potential adverse effects on the environment. For instance, above ground network utilities can have adverse effects including visual, noise, traffic, odour and amenity, depending on their size, location, frequency and their scale in comparison with the character of a particular environment. A different activity status applies to some network utilities in the Southern Hills Overlay Area, Open Space and Residential Zones, to reflect that these zones have special environments that are more vulnerable to adverse effects and associated loss of amenity.

16.4.13 ***Manage effects on health and safety by ensuring network utilities, in particular those emitting electric and magnetic fields, are designed, located, upgraded, operated and maintained to comply with relevant national environmental standards and to meet other***

nationally recognised standards and guidelines.

Some network utilities may adversely affect health and safety. For example, telecommunication facilities generate radio frequency emissions which may have detrimental effects on health. Any potential health effects arising from radiofrequency emissions are addressed by Regulation 4 of the Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2008. Electricity transmission/distribution activities can present a risk to health and safety, primarily through the risk of electrocution from direct contact with conductors or as a result of a flashover. The National Policy Statement on Electricity Transmission, and the National Environmental Standard for Electricity Transmission require that the exposures be limited to the guidelines of the International Commission on Non-Ionising Radiation Protection (ICNIRP) to prevent the potential for public health effects. Other possible health and safety risks are accidental spillage or leakage of hazardous substances from gas or petroleum pipelines, explosions from gas or petroleum pipelines, accidental overflow from sewage pump stations, and flooding from damaged/inoperative stormwater systems. Chemicals used in conjunction with some network utilities, such as water treatment plants for example, also pose a risk if an accidental spill occurs. There are a number of relevant national and international standards and guidelines addressing health and safety matters that are external to the District Plan but that must be complied with, including the Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2008, and the New Zealand Electrical Code of Practice. The International Commission on Non-Ionising Radiation Protection (ICNIRP) Guidelines provide best practice guidance.

16.4.14

Enable the co-location or multiple use of network utilities where this is efficient, technically feasible and practicable and assists with avoiding, remedying or mitigating adverse effects on the environment.

The co-location and co-siting of network utilities may provide environmental benefits in terms of reduced visual impacts and consolidation of network utilities in existing areas thereby reducing adverse effects on amenity by reducing the need for more network utility structures. While co-location is encouraged it needs to be understood that technical requirements will generally mean that associated structures may need to be taller or bulkier to avoid interference between the two or more providers, such as radio-frequency bands. It is also recognised that co-location is not always possible due to operational issues such as radiofrequency interference, electrical interference, lease arrangements, safety and structural capacity.

16.4.15

Require the underground placement of new network utilities unless

- ***there are natural or physical features or structures, or technological and operational constraints that makes underground placement impractical or unreasonable;***
- ***they are of a temporary nature and required for emergency***

purposes or critical events; and

- ***they are of a nature that they can only operate aboveground.***

The adverse visual effects of certain network utilities can often be managed by putting the services underground. With some exceptions, this is the required approach for those network utilities, such as those with cables that can be located underground. For those network utility structures that need to be located aboveground, particular attention should be given to their design, location and minimising of any adverse visual effects as outlined in Policy 16.4.12. This can be achieved in a number of ways including, where practical, through screening, careful placement, size and appearance and applying different activity status. With the exception of Protected Ridgelines and the Southern Hills, new overhead lines, including electricity lines below 110kV, are provided for as a permitted activity in the Rural and Open Space Zones, recognising the more visual absorptive capacity of those locations, and the practicality of needing to provide for a cost effective means of enabling service development and maintenance in remote less densely populated areas.

New customer connections to existing lines and minor upgrading of existing lines are provided for within the City in recognition that this is an efficient use of an existing resource. However, new above ground lines and their associated supporting structures in areas that do not have existing above ground lines are generally considered to be unacceptable within the City. However it is recognised The policy recognises that particular consideration needs to be given to the efficient use of resources and that there are situations where placing lines underground is, or may be, impracticable or unreasonable.

16.4.16 ***Encourage the use of roads as network utility corridors in accordance with the National Code of Practice for Utility Operators' Access to Transport Corridors.***

Locating network utilities in the road corridor can assist to minimise the adverse effects of network utilities on amenity and other values as these locations generally have a range of existing network utilities and are less sensitive to new network utilities. However, the effects of these activities require some management to ensure conflicts with the primary function of the road corridor and with each other are avoided.

16.4.17 ***Encourage network utility providers to consult with local communities on the appropriate placement, location and design of new network utilities.***

In some cases, engaging early with the community about a proposed new network utility may result in an alternative more appropriate location to be identified that both meets the needs of the network utility operator and addresses any concerns that the community may have. In encouraging consultation, the Council recognises that it cannot require network utility operators to consult on permitted activities.

16.4.18

Network utility structures crossing streams within identified Flood Hazard Extents must be installed in a way to avoid contributing to blockages or restricting flood flows or compromising flood mitigation works.

This policy ensures that network utility structures that cross river and stream corridors do not contribute to blockages or exacerbate the effects from flooding on people or property.

This policy also recognises the need for Network Utility Structures to be designed in a manner that does not compromise flood mitigation works. This is to ensure that the installation of Network Utility Structures does not inadvertently increase the risk to the local community by lowering an existing level of protection that may be provided by the flood mitigation works.

It is also recognised that attaching Network Utility Structures to existing lawfully established structures crossing a stream or river will not increase the effect on flooding as long as the Network Utility Structure is not positioned any closer to the stream or river than the existing structure.

16.4.19

To manage the design and location of network utilities in identified Flood Hazard Extents to ensure their resilience to the effects of flood events.

It is important that network utilities are able to continue to operate during and after a flood event to help the community respond and recover. This policy ensures directive for the network utilities in Flood Hazard Extents to ensure they are appropriately located and designed.

16.5

Methods

16.5.1

District Plan provisions consisting of the following:

1. Planning Maps that identify the location of both designated and undesignated regionally significant network utilities within the District to the extent practicable.
2. Encourage designations for new network utilities and extensions to existing network utilities that are not currently designated.
3. Management of the location of traffic generating uses through zoning rules and the resource consents process to avoid, remedy or mitigate adverse effects on the safety and efficiency of the transport system.
4. Regulatory Assessment Framework that includes rules and matters of control and discretion to guide assessment of the construction, operation, upgrading and maintenance of network utilities, and inappropriate subdivision, use and development within Electricity Transmission Corridors and subdivision that occurs in proximity to regionally significant network utilities. The framework utilises permitted, controlled, restricted discretionary, discretionary and non-complying activity status and specific matters of control and discretion to assess and manage the actual and potential adverse effects.
5. Plan change(s) to introduce new provisions to manage reverse sensitivity effects on regionally significant network utilities where there are pressures for new or intensification of existing development in proximity to regionally significant infrastructure.
6. Provision of appropriate infrastructure at the time of subdivision.
7. Financial contributions for the upgrading or extension of public infrastructure, or the avoidance, remedying, or mitigation of any adverse effects on public infrastructure.
8. Identification of designations on the Planning Maps and the inclusion of their details in Chapter 36.
9. Identification of high voltage (110kV or greater) electricity transmission lines on the Planning Maps.
10. Management of buildings, structures, earthworks and vegetation within a determined transmission corridor either side of the centreline of high voltage (110kV or greater) electricity transmission lines.
11. Administer, monitor and enforce compliance with the Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2008 and the Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009.
12. Information requirements for certificates of compliance and resource consents for network utilities.
13. Advice notes identifying the relevant national and international codes and standards that also apply to network utilities in addition to the District Plan's Regulatory Assessment Framework.

14. Monitoring and review of the District Plan network utility provisions to assist in assessing the effectiveness of the network utilities provisions in the Plan.

- 16.5.2** Planning for the efficient development of infrastructure by liaison and consultation with requiring authorities.
- 16.5.3** Council provision and maintenance of transportation infrastructure through its Annual and Strategic Plans and the strategies of roading infrastructure providers.
- 16.5.4** The Code of Practice for Civil Engineering Works.
- 16.5.5** Efficient management of Council's works and utilities. This would include Council demonstrating a leadership role in the sustainable management and use of its infrastructure.
- 16.5.6** Consultation with Transpower when applying policies relating to the transmission network within the City with the potential to adversely affect transmission assets.
- 16.5.7** Compliance with relevant national and international codes and standards that also apply to network utilities within the City.
- 16.5.8** Education of and building relationships with network utility providers.
- 16.5.9** Encouraging network utility providers to engage with the local community when considering new network utilities within the City.
- 16.5.10** Where appropriate, hold joint hearings with adjacent territorial authorities in instances where network utilities cross territorial boundaries and undertake joint plan changes to achieve consistency.

16.6 Anticipated environmental results and monitoring

The following results are expected to be achieved by the objective, policies and methods in this Chapter. The means of monitoring whether this Plan achieves the anticipated environmental results are also set out below.

Anticipated environmental results	Monitoring indicators	Data source
The sustainable management of network utilities throughout the City	Complaints and enforcement procedures Types of network utility development System failures Consultation with regional and national organisations to ensure utilities management is co-ordinated and consistent	Council complaints register Council records
The avoidance, remedying, or mitigation of the adverse effects of developing and maintaining the City's network utilities	Complaints and enforcement procedures Assessment of the effectiveness of selected methods in implementing policies relating to network utilities	Council complaints register Council resource consent records
The avoidance of potential conflicts between regionally significant network utilities and incompatible development, use and subdivision	Complaints and enforcement procedures Assessment of the effectiveness of selected methods in implementing policies relating to regionally significant network utilities	Council complaints register Council resource consent records
The avoidance of the potential for network utilities to increase flood hazard risk or impact on flood hazard structures.	System failures in flood events Number of resource consent applications approved or declined in areas identified in the District Plan as being susceptible to natural hazards and whether these numbers change with time	Council records

16A.1 RENEWABLE ENERGY GENERATION

16A.1 Background

Energy is vital to the efficient functioning of our country. As both a natural and physical resource, the generation and use of energy is a relevant resource management matter. In particular, section 7(j) of the Resource Management Act requires decision-makers to give particular regard to the benefits derived from the use and development of renewable energy.

This chapter is focused on renewable energy generation; and in particular, the conversion of natural resources into electricity. Energy generation from non-renewable sources, energy efficiency and energy conservation are addressed in other Plan chapters.

The National Policy Statement for Renewable Electricity Generation came into force in May 2011 and forms part of central government's strategic target to achieve 90% of electricity generated is from renewable energy sources by 2025. The Council is required to give effect to any national policy statement. The objective of the National Policy Statement is to recognise the national significance of renewable electricity generation activities by providing for the development, operation, maintenance and upgrading of new and existing renewable electricity generation activities, such that the proportion of New Zealand's electricity generated from renewable energy sources increases to a level that meets or exceeds the New Zealand Government's national target for renewable electricity generation. Policy D of the National Policy Statement requires that decision makers shall, to the extent reasonably possible, manage activities to avoid reverse sensitivity effects on consented and on existing renewable electricity generation activities.

The Regional Policy Statement for the Wellington Region recognises the importance of energy within the Region, and in particular that the benefits from renewable energy, from small to large scale generation, be recognised. Upper Hutt City Council is required to give effect to the Regional Policy Statement and include policies and/or methods to ensure these benefits are recognised. These benefits include security of supply and diversification of energy sources, reducing dependency on imported energy sources and reducing greenhouse gas emissions.

Although energy is essential to our communities, its generation has the potential to have both adverse and positive environmental effects. The positive effects of renewable energy generation are often felt nationally (and/or globally) as well as locally, however adverse effects are generally more localised. Given the nature of renewable energy generation activities, many developments are unlikely to be able to internalise all potential adverse effects that they may generate within the site, and may include effects on amenity, landscape, ecology, cultural and heritage values. The benefits of any development therefore need to be weighed up against potential adverse effects.

The application of renewable energy can be in a number of different forms. At the domestic or small scale, there are various passive approaches including orientating buildings to assist passive heating and cooling, and natural lighting and more active approaches such as solar water heating and panels, and wind turbines. The passive approaches are addressed through other chapters in the District Plan. This chapter addresses the active approaches to renewable energy generation, primarily in the form of electricity generation. At present, renewable energy generation facilities in Upper Hutt City are limited to small scale wind turbines and solar panels. There are no existing larger scale renewable energy generation activities within the City.

A study of the Wellington Region's renewable energy sources undertaken by the Energy Efficiency and Conservation Authority in August 2006 identifies wind and solar as the primary renewable energy sources within Upper Hutt City that fall within the functions of the Upper Hutt City Council. Other options such as large scale solar generation or biomass energy may become more viable in the future, and this chapter should be amended to address the various resource management issues that may arise as more information about these options becomes available. This chapter therefore focusses on wind and small-scale solar resources.

The provisions in this Chapter apply to renewable energy generation activities throughout all zones of the City. The underlying zone objectives, policies and rules do not apply to renewable energy generation activities unless specifically referred to. City wide rules, such as those relating to historic heritage, notable trees, earthworks and hazardous substances will still apply.

16A.2 Resource Management Issues

16A.2.1 *Balancing conflicts created by the effects of renewable energy generation with its local, regional and national benefits.*

Upper Hutt City contains some renewable energy resources, the use of which would provide benefits locally, regionally and nationally. However, the use of such resources can also have adverse environmental effects, which are generally felt at a local level. These effects can create conflicts between renewable energy generation and a wide range of biophysical and community held values, and raise issues of scale and location.

16A.3	Objectives
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16A.3.1 *Provide for the development of renewable energy generation that is designed, located, constructed, operated, maintained and upgraded so as to:*

- a) Avoid, remedy or mitigate adverse effects on the environment; and*
- b) Promote the local, regional, and national benefits of the use and development of renewable energy resources.*

There are significant benefits available at the local, regional and national level from renewable energy generation activities. The benefits from any renewable energy generation proposal can range from large significant contributions, to small incremental gains, but they are all cumulative. New renewable generation capacity can contribute to the New Zealand Energy Strategy target, and to increasing the diversity of supply. The City offers opportunities in particular for wind and solar generation.

The nature and scale of effects from renewable energy generation will vary depending on the scale and location of the activity and the characteristics of the surrounding area. Potential effects include adverse visual impacts, impacts on indigenous flora and fauna, culturally and historically significant areas and noise effects.

The District Plan provides for renewable energy generation activities at different scales, ranging from commercial-scale activities where the purpose is to generate electricity for financial gain to small scale activities which provide for domestic energy needs. Different activity statuses are used to reflect the nature, scale and associated levels of effects of the different scales of renewable energy generation activities.

16A.3.2 *Enable small-scale renewable energy generation and the identification and assessment of potential renewable energy sources and sites in appropriate locations within the City.*

This objective recognises that there are parts of the City where small-scale renewable energy generation activities may be viable to serve the electricity needs of individuals and local areas. The objective also recognises the importance of enabling the identification and assessment of potential renewable energy sources and sites for the Upper Hutt community.

16A.4	Policies
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16A.4.1 ***Recognise the local, regional and national benefits of renewable energy generation activities.***

Renewable energy generation activities have the potential to provide a range of benefits within the City, regionally and nationally. These benefits need to be considered by decision makers when determining any application for a new renewable energy generation activity within the City. Some of the benefits of renewable energy generation activities include:

- Maintaining and increasing security of electricity supply;
- Using renewable rather than finite energy sources;
- Reducing dependency on imported energy sources;
- Reducing greenhouse gas emissions; and
- The reversibility of the adverse effects of some renewable energy generation technologies.

16A.4.2 ***Enable small-scale renewable energy generation to be developed and operated in a manner that avoids, remedies or mitigates adverse environmental effects.***

Small-scale renewable energy generation particularly from wind and the sun provides an opportunity for Upper Hutt City to become partially self-reliant for energy supply. Technologies that currently exist and enable individuals to harness energy sources are likely to improve and become more cost-effective into the future. As demand for energy increases, self-reliance will have economic benefits for both individuals and the City.

Small-scale renewable energy generation activities may still have adverse environmental effects that should be avoided, remedied or mitigated. The District Plan includes such controls as are necessary to manage the potential effects of small-scale renewable energy generation activities.

16A.4.3 ***Enable the identification and assessment of potential renewable energy sources and sites in a manner that avoids, remedies or mitigates adverse environmental effects.***

A precursor to developing renewable energy generation activities is identifying and subsequently assessing potential renewable energy sources. This may require testing over a number of years, for instance, to determine whether wind speeds are of an appropriate velocity and are consistent enough to efficiently and effectively generate electricity.

While the equipment needed for identification and assessment is

generally of a lesser overall scale than a renewable energy generation facility itself, the equipment has the potential to generate adverse environmental effects that need to be appropriately managed. Accordingly, the District Plan includes controls as are necessary to avoid, remedy or mitigate adverse effects.

16A.4.4 *Provide for the operation, maintenance and development of community scale and commercial scale renewable energy generation activities.*

Some parts of the City, particularly those that are elevated, are potentially suited to the development of renewable energy sources, particularly commercial scale renewable energy generation activities where wind is the energy source. There is little potential in the City for the community or commercial scale use of solar energy for electricity generation.

16A.4.5 *Manage the adverse environmental effects of community scale and commercial scale renewable energy generation activities by recognising that these activities have the potential to cause significant adverse effects on the environment. In particular, activities that use wind as a source of energy have the potential for significant adverse effects on landscape, ecology and amenity values, and noise (including any low frequency noise) and may be inappropriate in some locations.*

While the Plan permits some renewable energy generation activities, those that are of a significant scale or do not meet the standards to be a permitted activity, will require a full assessment of their environmental effects through the resource consent process. This will allow the Council to weigh the benefits of any new generation activity with its environmental effects. A non-complying activity status applies to activities located within the Southern Hills Overlay Area and on sites containing listed Heritage Features and where turbines do not comply with NZS6808:2010, as these are likely to have significant adverse effects on the environment.

16A.4.6 *Recognise the technical and operational constraints of renewable energy generation, including the location of the resource, development and maintenance of facilities and the location of the electricity distribution network.*

The locational, functional and technical constraints on the siting of renewable energy generation facilities also need to be considered when development proposals are assessed and conditions of consent are imposed. This recognition includes considering the need for renewable energy generation facilities to be located where such resources are available and the location of existing structures and infrastructure. The District Plan includes relevant matters of discretion which ensures the

Council recognises these technical and operational constraints associated with any application.

16A.4.7 ***Encourage community and commercial scale renewable energy generation providers to consult early with the local community, including Māori, on the appropriate placement, location and design of renewable energy generation activities.***

In some cases, engaging early with the community about a proposed new renewable energy generation activity may result in an alternative more appropriate location to be identified that both meets the needs of the developer and addresses any concerns that the community may have. In encouraging consultation, the Council recognises that it cannot require providers or individuals to consult on permitted activities.

16A.4.8 ***Protect consented and existing renewable energy generation activities from incompatible subdivision, land use and development.***

The Plan recognises that new subdivision, land use and development activities can result in reverse sensitivity effects on existing and consented renewable energy generation facilities and may result in the benefits of facilities being reduced. In addition, community amenity values may be adversely affected by locating in too close proximity to renewable energy generation facilities.

At present, the City only contains small scale renewable energy generation facilities with no established community scale or commercial facilities. It is likely any such larger scale facilities would be established in the rural areas and that any reverse sensitivity effects would arise from subsequent new subdivision, land use and development which would provide an opportunity for assessment of any such potential effects.

16A.4.9 ***Ensure that the provision and operation of renewable energy generation activities that cross jurisdictional boundaries is managed in an integrated manner.***

Some renewable energy generation activities and the effects arising from them may cross jurisdictional boundaries between councils. Cross boundary issues can result for renewable energy generation providers and for the community, particularly where different councils have different rules or processes for how they recognise and provide for renewable energy generation activities and manage their effects. It is important that councils work together in an integrated manner both when developing plan provisions and when dealing with proposals for new or upgrades to existing renewable energy generation activities.

16A.5	Methods
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- 16A.5.1** District Plan provisions which include a Regulatory Assessment Framework that includes rules and matters of control and discretion to guide assessment of renewable energy generation activities. The framework utilises permitted, controlled, restricted discretionary, discretionary and non-complying activity status and specific matters of control and discretion to assess and manage the actual and potential adverse effects.
- 16A.5.2** Plan change(s) to introduce new provisions to manage reverse sensitivity effects on renewable energy generation activities where there are pressures for new or intensification of existing development in proximity to consented or existing renewable energy generation activities.
- 16A.5.3** Monitoring and review of the District Plan renewable energy generation provisions to assist in assessing the effectiveness of the renewable energy generation provisions in the Plan.
- 16A.5.4** Education of, and building relationships with, renewable energy generation providers.
- 16A.5.5** Encouraging renewable energy generation providers to engage with the local community when considering new renewable energy generation activities within the City.
- 16A.5.6** Education of the local community about renewable energy.

16A.6	Anticipated environmental results and monitoring
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The following results are expected to be achieved by the objective, policies and methods in this Chapter. The means of monitoring whether this Plan achieves the anticipated environmental results are also set out below.

Anticipated environmental results	Monitoring indicators	Data source
The benefits to be derived to Upper Hutt City from renewable energy generation activities are realised.	Types of renewable energy generation activities Consultation with regional and national organisations to ensure renewable energy generation activities are co-ordinated and consistent.	Council records Customer surveys Council resource consent records and monitoring compliance
The Upper Hutt City community is able to provide for its social, economic, cultural and environmental wellbeing.	Types of renewable energy generation activities located within Upper Hutt City Level of update of renewable energy generation activities.	Council records Council resource consent records and monitoring compliance Community surveys
The health and safety of Upper Hutt City's community is not adversely affected by the construction, operation, upgrading and maintenance of renewable energy generation activities.	Complaints and enforcement procedures System failures	Council complaints register Council resource consent records and monitoring compliance.

17 HAZARDOUS SUBSTANCES AND WASTE MANAGEMENT

17.1 Background

17.1.1 Hazardous Substances

Under the Resource Management Act, Council has responsibility for managing the use, development or protection of land to prevent and mitigate any adverse effects resulting from the storage, use, disposal or transportation of hazardous substances. The Wellington Regional Council takes an overall co-ordination, education and enforcement role in dealing with hazardous substances.

17.1.2 Waste Management

The Wellington Regional Council has policies on the siting of new landfills, rationalising existing refuse landfill sites, and reducing waste. The District Plan is concerned with the environmental effects of landfill siting within the City.

The involvement of the Council in waste management is primarily an operational and service function. Bulk refuse is currently disposed of at the Silverstream Landfill. The Council's service delivery function is managed under the Strategic and Annual Plan processes.

The disposal of sewage from the urban area is currently undertaken through the combined Hutt Valley Drainage system with the outfall at Pencarrow. Effluent disposal in the rural area is largely by on-site septic tanks and effluent fields. These discharges are under the jurisdiction of the Regional Council.

17.2 Resource Management Issues

17.2.1 *The inappropriate storage, use, disposal and transportation of hazardous substances can have potentially significant and long lasting effects, which can degrade or destroy water quality and ecosystems or contaminate soil resources and other natural and physical resources within the City.*

Environmental contamination is the process of physical, chemical or biological change in the condition of land, water and air as a result of discharges. This may compromise the life supporting capacities of these resources, and accordingly the health of ecosystems and communities. The potential or actual adverse environmental effects associated with hazardous substances are likely to be more significant because of the toxic, explosive or flammable nature of this material.

Upper Hutt is located in an area subject to earthquakes and land displacement. It also contains alluvial plains with porous and free draining soils which have helped create numerous underground aquifers in the valleys. These aquifers are vulnerable to penetration from discharged hazardous substances and contaminants. There is, therefore, a risk that an earthquake or flooding could result in the release of hazardous substances and other contaminants into the environment.

Many substances which are used frequently but in minor quantities (for example, household use of ammonia) could be considered hazardous in larger quantities. The use of such substances in minor quantities does not create a significant adverse effect on the environment.

17.2.2 *The need for co-ordination between the agencies involved with the management of hazardous activities.*

Management of hazardous activities and substances is shared amongst a number of agencies which means that close co-ordination is necessary.

17.2.3 *The need to avoid, remedy or mitigate the potential damage caused by contaminated sites to human health and safety and the life-supporting capacity of the environment.*

The use, storage or production of hazardous substances can lead to the contamination of soil and other resources. Such contamination may be at a level that makes the site in question unsafe for human occupancy or use. Unacceptable effects on natural resources may also result.

The problems associated with contaminated sites differ in nature, hazard intensity and importance from site to site. The level and type of contamination present on a site are important in identifying the risk to the environment and the health and safety of the community, especially in relation to the re-use of these sites. The Regional Council gives priority to the accurate identification of contaminated sites and the risks posed. A full clean-up of a contaminated site may not always be technically achievable or practicable. In some cases, retaining contaminants on a site and using planning controls to limit site use may be the preferred option.

The lack of national standards has posed difficult legal problems in relation to database liability, the accuracy of information and the privacy of information gathered. Many legal uncertainties relate to the interface between the Privacy Act 1993 and the Resource Management Act 1991. This has raised concerns about the collection and dissemination of information on contaminated sites. The Australian and New Zealand Guidelines for the assessment and management of contaminated sites provide assistance to regional and local authorities.

17.2.4 *The need to provide facilities for the efficient and safe disposal of waste and to avoid, remedy or mitigate potentially significant adverse effects on the environment.*

The disposal and storage of residue waste can have serious environmental effects as most residue waste is disposed of in landfills. The Silverstream landfill accepts refuse from Upper Hutt City and Lower Hutt City. The Silverstream landfill's remaining life span has been estimated at between 25 and 50 years. The Hutt Valley is a sensitive receiving environment which is vulnerable to contamination from discharges from refuse landfills. Site geology and geomorphology are, therefore, important factors in the location of landfills to avoid potential adverse effects related to natural hazard events. The discharge of contaminants from landfills includes leachate to land and water and methane to air. These discharges are poisonous to both human life and the environment.

Environmental concerns over refuse landfills relate to visual appearance, leachates, wind blown debris, disease carrying animals, odours and landfill gases. This applies not only to publicly run sites but also to small private operations.

17.3	Objectives
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17.3.1 *The management of adverse effects from hazardous emissions and the storage, use, disposal or transportation of hazardous substances to minimise the risks to community health, safety and well-being and the life-supporting capacity of the environment.*

Any activity which involves hazardous substances has the potential to cause significant adverse effects on the environment. The policies of the District Plan seek to minimise the risks from the manufacture, storage, use, disposal and transportation of hazardous substances.

17.3.2 ***The management of waste in an effective and efficient manner that poses minimal risk to community health and safety and the environment.***

Resource use produces wastes which have the potential to cause long-lasting and significant adverse effects. Policies should address not only measures to reduce those effects, but also methods of reducing the amount and type of waste produced in the first instance.

17.4	Policies
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17.4.1 ***To ensure that facilities using, manufacturing, storing or disposing of hazardous substances are located, constructed and operated in a manner that will not adversely affect the environment.***

The three main methods of managing hazardous substances at present are the promotion of voluntary methods of good practice, the co-ordination with agencies with responsibilities in hazardous substances management, and the management of the Council's own process of hazardous substances management. In addition, education and advice to users of hazardous substances can be provided to supplement these methods.

The proximity of natural hazards is an important consideration in siting hazardous activities or activities which use hazardous substances so that the risk of unintentionally releasing hazardous contaminants into the environment is minimised. Such activities will be discouraged from locating within flood hazard areas. Proposals must be assessed based on the scale of and type of substances and the adequacy of the facilities' design to avoid or mitigate the flood hazard effect.

17.4.2 ***To promote appropriate use of contaminated sites having regard to the type and level of contaminants present.***

The re-use of sites contaminated with hazardous substances is an important issue that may adversely affect human health and safety or the life-supporting capacity of ecosystems. Providing advice and assistance to affected landowners as needed is one method.

17.4.3 ***To co-operate with national and regional government agencies in the management of hazardous substances.***

Local, regional and central government all have certain responsibilities for the management of hazardous substances under the Resource Management Act and the Hazardous Substances and New Organisms Act. To avoid duplication of effort, it is necessary to co-ordinate actions in the management of hazardous substances.

17.4.4 *To ensure that the location, design and use of landfill and associated waste treatment or disposal facilities avoids, remedies or mitigates any adverse effects on community health and safety and the environment.*

This policy acknowledges that waste must be disposed of in an environmentally safe manner. The location of facilities must be such that they will not give rise to any adverse effects on the environment. In addition, regard should be given to the proximity of natural hazards when considering potential sites to minimise the risk of unintentionally releasing hazardous substances or contaminants into the environment.

17.4.5 *To encourage the adoption of waste management practices which implement the concepts of cleaner production and which encourage reduction, re-use, recycling, recovery and residue management.*

The Upper Hutt City Council will encourage resource users to take responsibility for reducing waste.

17.5	Methods
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17.5.1 District Plan provisions consisting of the following:

1. Rules to manage the effects of the storage, use, handling and production of hazardous substances.
2. Rules to require resource consents for the use, development or subdivision of identified contaminated sites.
3. A roading hierarchy to encourage heavy vehicles carrying hazardous substances or large quantities of refuse to avoid residential areas.

17.5.2 The exercise of Council's responsibilities under the Hazardous Substances and New Organisms Act 1996.

17.5.3 Review of the District Plan in regard to hazardous substances in the light of experience gained operating the provisions of the Hazardous Substances and New Organisms Act 1996.

- 17.5.4** Assist the Wellington Regional Council in updating a register of contaminated sites and facilities that store, use, manufacture and dispose of hazardous substances and use this information in responses to requests for resource consents, project information memoranda and land information memoranda.
- 17.5.5** Co-ordinate with agencies involved with hazardous substances in administering engineering and civil defence response plans.
- 17.5.6** Promote an integrated approach to waste management, hazardous substances and contaminated sites in conjunction with the Wellington Regional Council and other agencies with statutory responsibilities in these areas.
- 17.5.7** Liaison and advocacy with landowners in order to promote the Council's policies.
- 17.5.8** Disseminate information and advice on responsible waste management practices.
- 17.5.9** Promote the use of codes of practice and the appropriate standards in the design, maintenance and use of facilities and sites in which hazardous substances are stored, used, manufactured or handled.

17.6 Anticipated environmental results and monitoring

The following results are expected to be achieved by the objectives, policies and methods of this Chapter. The means of monitoring whether this Plan achieves the anticipated environmental results are also set out below.

Anticipated environmental results	Monitoring indicators	Data source
Prevention or mitigation of adverse environmental effects from hazardous substances	Development of procedures with the Wellington Regional Council for monitoring hazardous substances	Wellington Regional Council records
Safe storage, use, and disposal of hazardous substances in the City	Resource consents Enforcement and complaints	Council records
Environmental restoration of contaminated sites	Additions and deletions to the number of contaminated sites	Wellington Regional Council records
Minimised adverse effects from landfills and other waste disposal facilities where practicable	Effects of existing landfills: <ul style="list-style-type: none"> • leachate • landfill gas • subsidence • windblown rubbish 	Council records Field inspections
Reduced waste due to more efficient resource use	Reduced waste quantity	Council records

PART 3

RULES AND STANDARDS

CONTENTS:

Zone rules and standards:

- Chapter 18 Residential Zone Rules
- Chapter 19 Rural Zone Rules
- Chapter 20 Business Zone Rules
- Chapter 21 Open Space Zone Rules
- Chapter 22 Special Activities Zone Rules

General and city-wide rules and standards:

- Chapter 23 Rules for Earthworks and Indigenous Vegetation Clearance
- Chapter 24 Rules for Esplanade Reserves and Strips
- Chapter 25 Rules for Reserves and Leisure Facilities Contributions
- Chapter 25A [vacant]
- Chapter 26 Rules for Heritage Features
- Chapter 27 Rules for Notable Trees
- Chapter 27A Rules for Urban Tree Groups and Removal of Indigenous Vegetation
- Chapter 28 Rules for Southern Hills Overlay Area and Protected Ridgelines
- Chapter 29 Rules for Water Bodies
- Chapter 30 Rules for Utilities
- Chapter 31 Rules for Car Parking
- Chapter 32 Rules for Noise and Vibration
- Chapter 33 Rules for Flooding and Fault Band Hazards
- Chapter 34 Rules for Hazardous Substances and Contaminated Land

18**RESIDENTIAL ZONE RULES****Activities Tables**

Policies 3.4.1, 4.4.3, 4.4.11, 4.4.13, 9.4.4, 9.4.5, 9.4.10, 16.4.3, 16.4.7

18.1 Subdivision Activities	
Subdivision excluding unit title subdivision	
Subdivision which complies with the standards in rules 18.5 and 18.9 unless specified below	C
Subdivision in the Wallaceville Structure Plan Area (Chapter 39: Wallaceville) which complies with the standards in rules 18.5 and 18.9 unless specified below	RD
Subdivision in the Wallaceville Structure Plan Area that does not comply with the standards of rule 18.5 and 18.9	D
Subdivision which does not comply with the standards specified in rule 18.5	D
Subdivision which complies with the standards of rule 18.5 but not rule 18.9	RD
Subdivision around any existing lawfully established dwelling which does not result in the creation of any new undeveloped site that contains no dwelling Note: this form of subdivision does not need to comply with the minimum net site area requirements of rule 18.5, but does need to meet the access standards of rule 18.9	C
Subdivision around any existing lawfully established dwelling that does not result in the creation of any new undeveloped site that contains no dwelling, that does not comply with the access standards of rule 18.9	RD
Subdivision of land for utilities, reserves or conservation purposes	C
Subdivision of a site identified in Schedules 26.8 or 27.7	D
Creation of a lot that does not have formed legal access to a formed legal road, unless the proposal is for a paper road or other access to be formed as a condition of subdivision approval in accordance with the Code of Practice for Civil Engineering Works	NC
Subdivision which creates building platforms within 20m of high voltage (110kV or greater) electricity transmission lines as shown on the Planning Maps *(refer to the definition of <i>transmission line</i>)	RD
Subdivision within the Residential (Centres Overlay) Area which complies with the standards of rule 18.5 but not rule 18.9	RD
Subdivision within the Residential (Centres Overlay) Area which does not comply with the standards specified in rule 18.5	D
Subdivision within the Pinehaven Flood Hazard Extent and Pinehaven Catchment Overlay	
Subdivision within the ponding area of the Pinehaven Flood Hazard Extent, which creates any undeveloped lots that do not contain a dwelling, and complies with the requirements of Rule 18.5.	RD

Subdivision of a site within the Pinehaven Catchment Overlay	RD
Subdivision within the Pinehaven Flood Hazard Extent which creates any undeveloped lots that do not contain a dwelling, and does not: <ul style="list-style-type: none"> • comply with the requirements of Rules 18.5, or; • meet the standard of the Rule 18.33 	NC
Subdivision of a site within the Pinehaven Catchment Overlay that does not meet the standards for either Rule 18.34 or Rule 18.5	NC
Subdivision within the Mangarua Flood Hazard Extent	
Subdivision within the Ponding Area or Erosion Hazard Area of the Mangarua Flood Hazard Extent, which results in any undeveloped lots that contain no dwelling or non-residential building, and complies with the requirements of Rule 18.5.	RD
Subdivision within the Mangarua Flood Hazard Extent which results in any new undeveloped lots that contain no dwelling, where the activity does not comply with the requirements of Rule 18.5; or the proposed building platform is located within a River Corridor.	NC
Subdivision of Comprehensive Residential Developments	
Subdivision of a Comprehensive Residential Development applied for concurrently with a Comprehensive Residential Development under Rule 18.28A.	RD
Updates of existing company lease and cross lease, and all unit title subdivision	
Subdivision which is a unit title subdivision or an alteration to a company lease, unit title or cross lease title to include a building extension or alteration or accessory building on the site (excluding an additional dwelling) that has been lawfully established in terms of the Building Act 2004	C
In relation to land identified in Appendix Residential 3 ('Maidstone Terrace Residential')	
Subdivision which complies with standards in 18.5, 18.8A and 18.9	RD
Subdivision which does not comply with standards in 18.5, 18.8A and/or 18.9	NC
Any subdivision not provided for in this table	D
Advice note:	
For any activity within the Stream/River Corridor, Overflow Path, Ponding Area or Erosion Hazard Area, applicants are advised to consult the Wellington Regional Council to determine if regional consent is also required.	

Key	P	Permitted activity which complies with standards for permitted activities specified in the Plan
	C	Controlled activity which complies with standards for controlled activities specified in the Plan
	RD	Restricted Discretionary Activity
	D	Discretionary activity
	NC	Non-Complying Activity

Land Use Activities	
18.2	
Residential Activities	
One dwelling per site	P
One family flat in conjunction with a dwelling on any site	P
Two or more dwellings on a site complying with the net site area standard of rule 18.10	C
Two or more dwellings on a site within a Residential (Centres Overlay) Area except on land identified as Pt Section 618 Hutt District complying with the net site area standard of rule 18.5	C
Two or more dwellings on a site within a Residential (Centres Overlay) Area that does not comply with the net site area standard of rule 18.5	D
Comprehensive Residential Development on a site within a Residential Centres Overlay) Area complying with the standards and terms of rule 18.28A	RD
Comprehensive Residential Development on a site within a Residential Centres Overlay) Area not complying with the standards and terms of rule 18.28A	D
Rest homes and community care housing	P
A family flat in conjunction with a dwelling where the family flat does not comply with permitted activity standards	RD
Removal of a building from a site	P
Establishment of a relocated building from another site	C
Buildings accessory to a permitted or controlled activity which do not comply with permitted and controlled activity standards	RD
In relation to the land identified in Appendix Residential 3 ('Maidstone Terrace Residential')	
Activities which do not comply with standards of 18.5, 18.8A, 18.9, 18.12 and/or 18.21(b)	NC
Rest homes and community care housing	NC
Non-Residential Activities	
Home occupations ancillary to residential activities carried out on the site	P
Home occupations ancillary to residential activities carried out on the site, which do not comply with permitted activity standards	RD
Veterinarian, medical and health clinics	D

Early childhood centre(s)	RD
Marae	C
Places of assembly (including places of worship, educational facilities)	D
Visitor accommodation including hotels and motels	D
Passive Recreation	P
Buildings accessory to a permitted or controlled activity which do not comply with permitted or controlled activity standards	RD
Gang fortifications	Prohibited
Buildings or structures within 12m of high voltage (110kV or greater) electricity transmission lines as shown on the Planning Maps *(refer to the definition of transmission line)	NC
Buildings or structures within 12-20m of high voltage (110kV or greater) electricity transmission lines as shown on the Planning Maps *(refer to the definition of transmission line)	RD
Activities listed as permitted or controlled which do not comply with the relevant standards in this chapter, except as specified below	D
Activities listed as permitted or controlled which do not comply with the access standards in 18.9	RD
Activities which are not listed in this Table unless otherwise covered in the City-wide provisions of the Plan	D
Advice note:	
For any activity within the Stream/River Corridor, Overflow Path, Ponding Area or Erosion Hazard Area, applicants are advised to consult the Wellington Regional Council to determine if regional consent is also required.	

18.3

City-wide provisions

Each activity including subdivision in the Residential Zone shall comply with the relevant permitted activity standards in the City-wide provisions of the Plan as listed below.

Chapter	City-wide provisions
8A	General Rules
23	Earthworks
24	Esplanade Reserves and Strips
25	Reserves and Leisure Facilities Contributions
26	Heritage Features
27	Notable Trees
27A	Urban Tree Groups and Removal of Indigenous Vegetation
28	Southern Hills Overlay Area and Protected Ridgelines
29	Water Bodies
30	Network Utilities
30A	Renewable Energy Generation
31	Car Parking
32	Noise and Vibration
33	Flooding and Fault Band Hazards
34	Hazardous Substances and Contaminated Land

18.4

Controlled activities – restrictions on notification

Subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of the Act, a resource consent application for a controlled activity is precluded from public notification under section 95A and, subject to section 95B(3), is precluded from limited notification under section 95B(2) of the Act.

Standards for Permitted and Controlled Activities

18.5

Minimum requirements for subdivision

Policies 3.4.1, 4.4.1, 4.4.9, 4.4.13

	Front lots	Rear lots	Corner lots	Land Identified in Appendix Residential 1
Residential Areas				
Minimum net site area	400m ² -	400m ² -	450m ² -	600m ² (900m ² average)
Minimum frontage	6m	N/A	6m	N/A
Shape factor	12m	12m	12m	12m
Residential (Centres Overlay) Areas				
Minimum net site area	300m ²	300m ²	350m ²	N/A
Minimum net site area for Comprehensive Residential Developments	No minimum	No minimum	No minimum	N/A
Minimum frontage	6m	N/A	6m	N/A
Shape factor	10m	10m	10m	N/A
Conservation and Hill Areas				
Minimum net site area	750m ² -	900m ² -	750m ² -	900m ² (1500m ² average)
Minimum frontage	6m	N/A	6m	N/A
Shape factor	17m	17m	17m	17m
Exemptions				
These standards shall not apply to any lot for utility, reserve or conservation purposes.				

18.6

Subdivision which complies with the standards in rule 18.5 and 18.9, and on land identified in Appendix Residential 3 which also complies with standard 18.8A, and subdivision of land for utilities, reserves or conservation purposes

Policies 4.4.2, 4.4.2A, 4.4.7, 4.4.12, 9.4.3, 10.4.1, 16.4.3

Excluding land identified in Appendix Residential 3 Council may impose conditions over the following matters:

- Design, appearance and layout of the subdivision.
- Landscaping.
- Provision of and effects on network utilities and/or services.
- Standard, construction and layout of vehicular access.
- Earthworks.
- Provision of esplanade reserves and strips.
- Protection of any special amenity feature.
- Financial contributions.
- The outcome of consultation with the owner or operator of regionally significant network utilities (excluding the National Grid) located on or in proximity to the site.

Note: Rule 18.29 covers subdivision within the Electricity Transmission Corridor.

- The outcome of consultation with the owner or operator of consented or existing renewable energy generation activities located on or in proximity to the site.

In relation to the land identified in Appendix Residential 1 Council may impose conditions over the following matters:

- Landscape character and visual amenity.

In relation to the land identified in appendix Residential 3, Council will restrict its discretion to the matters listed above, except that matter relating to Appendix Residential 1, and to:

- The measures necessary to address the interface of any residential development with both Maidstone Park and the Business Industrial Zone. These may include, but are not limited to:
 - the future orientation of dwellings and the location of habitable rooms, relative to the Mainstone Park and adjacent Business Industrial zoned properties;
 - the future orientation of buildings, fences or landscaping to buffer outdoor living spaces from adjacent Business Industrial zoned properties;
 - whether the subdivision could result in more than 12 dwellings being constructed within Area B in Appendix Residential 3; and
 - the imposition of the consent notices to give effect to these matters.

18.7 Subdivision which is a company lease, cross lease or unit title subdivision

Policy 10.4.1

In addition to the matters listed in rule 18.6, Council may impose conditions over the following matters:

- Allocation of accessory units to principal units and covenant areas to leased areas to ensure compliance with car park provisions and to ensure practical physical access to units.
- Allocation of areas.

18.8 More than one dwelling on a site

Policies 4.4.1, 4.4.2, 4.4.2A, 4.4.4, 4.4.12, 9.4.3 10.4.1

Council may impose conditions over the following matters:

- Design, appearance and layout of the development.
- Landscaping.
- Provision of and effects on utilities and/or services.
- Standard, construction and layout of vehicular access.
- Earthworks.
- Provision of esplanade reserves and strips.
- Protection of any special amenity feature.
- Financial contributions.

In relation to the land identified in Appendix Residential 3, Council may impose conditions over the following matters.

- The measures necessary to address the interface of any residential development with both Maidstone Park and the Business Industrial Zone. These may include, but are not limited to:
 - the orientation of dwellings and the location of habitable rooms relative to Maidstone Park and adjacent Business Industrial zoned properties;
 - the orientation of dwellings and the location of habitable rooms relative to Maidstone Park and adjacent Business Industrial zoned properties;
 - the orientation of buildings, fences or landscaping to buffer outdoor living spaces from adjacent Business Industrial zoned properties;
 - the orientation of buildings, fences or landscaping to buffer outdoor living spaces from adjacent Business Industrial zoned properties.

18.8A

Maximum number of lots and dwellings along Maidstone Terrace

Policies 4.4.2,
4.4.2A

In relation to the land identified as Area B in Appendix Residential 3,

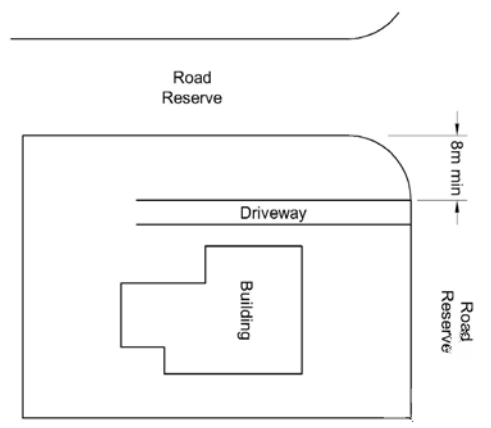
- (a) There shall be no more than 12 dwellings. To avoid any doubt:
 - o The maximum is not the maximum number of dwellings on any particular site.
- (b) There shall be no more than 12 allotments.

18.9

Access standards for subdivision and land use activities

Policies 4.4.2,
4.4.2A, 4.4.7,
4.4.12, 9.4.3

- Where vehicle access points are shared by three or more dwelling units, for all rear lots and for all sites fronting arterial, or distributor/collector streets (identified in Chapter 37) there must be provision for turning a vehicle on site in order that vehicles do not reverse into the street.
- All accessways and manoeuvring areas shall be formed and surfaced in accordance with the Code of Practice for Civil Engineering Works. The required surfacing must be completed prior to certification of the survey plan. Exemption – the requirement for accessways serving sites solely occupied by unstaffed utilities shall be that the accessway shall be surfaced with permanent all weather surfacing for a minimum length of 5m from the edge of the road carriageway seal.
- All sites shall have practical vehicle access to car parking and loading spaces, in accordance with the Code of Practice for Civil Engineering Works. This requirement does not apply to sites solely occupied by unstaffed utilities, provided that vehicles associated with utilities shall not obstruct the footpath or create a traffic hazard on the road.
- Vehicular access to a corner lot shall be located no closer than 8m from the street corner. Where a site is located on an intersection of a primary or secondary arterial traffic route (identified in Chapter 37) the siting of the vehicular access shall be located as far as practicable from the corner of the street. The 8 metre setback shall be measured from where the two front boundaries of the site (refer to the definition of a corner lot) join, or in accordance with the diagram below.



- Where a corner lot is located at an intersection of a national, primary or secondary arterial traffic route, as identified in Chapter 37, no building, fence or other structure is to be erected and no vegetation allowed to grow so as to obstruct a traffic sight line.
- At the intersection of a road or rail level crossing, no building, fence or other obstructions which block sight lines for trains shall be erected, placed or grown in the hatched area marked in Diagram A in Chapter 38.
- Subdivision and land use activities with direct access to a State Highway shall comply with the access and visibility standards set out in Diagrams B to E in Chapter 38.
- There shall be no private vehicle access to or egress from Alexander Road for any site contained within Area B of the Wallaceville Structure Plan Area.
- There shall be no new private vehicle access to or egress from Alexander Road to land identified as Lot 2 DP 471766, Pt Section 102B Hutt District Wellington or Pt Section 618 Hutt District.
- In relation to the land identified in Appendix Residential 3:
 - There will be no access off Maidstone Terrace. Access to the land shall be off Railway Avenue.
 - Neither a right of way, private way or legal boundary of any road or accessway serving the land shall at any point encroach within Area B of Appendix Residential 3.

18.10 Minimum net site area for dwellings

Policies 4.4.1, 4.4.2

The minimum net site area required for any dwelling to be erected on a site is the same as the minimum required for subdivision.

Exemption:

Within a Residential (Centres Overlay) Area there is no minimum net site area requirement for a dwelling forming a part of a Comprehensive Residential Development.

18.11 Site coverage

Policies 4.4.1, 4.4.2, 4.4.13

The maximum coverage by buildings on the net area of a site shall not exceed:

- 30% in the Residential Conservation and Residential Hill Sub-zones;
- 35% in the remainder of the Residential Zone; and
- 45% for Comprehensive Residential Development in the Residential (Centres Overlay) Areas.

Exemption:

Non-enclosed and uncovered decks.

18.12

Setbacks from boundaries

Policies 4.4.2, 4.4.2A, 4.4.4

The setback distance for residential and non-residential buildings (excluding accessory buildings) shall not be less than:

Boundary	Minimum setback
In relation to the land identified in Area B of Appendix Residential 3, measured from the legal edge of Maidstone Terrace.	8m
Front boundary along all roads specifically named in Chapter 37 and all roads abutting the Residential Conservation and Residential Hill Sub-zones.	6m
Front boundary along all roads specifically named in Chapter 37 where the site is located within a Residential (Centres Overlay) Area.	4m
Front boundary along all other roads.	4m
Rear boundaries.	3m
Side boundaries except within the Residential Conservation and Residential Hill Sub-zones.	One of 1.5m & one of 3m
Side boundaries within the Residential Conservation and Residential Hill Sub-zones.	3m (both sides)
For Comprehensive Residential Development within the Urban Precinct of the Wallaceville Structure Plan Area: 1.5m	1.5m
Within the Wallaceville Structure Plan Area, rear and side boundaries adjoining rail corridor designation TZR1	5m

Notes:
<ul style="list-style-type: none"> On a rear lot, as defined in Chapter 2, rear boundary setbacks apply to all boundaries.
Exemptions:
<ul style="list-style-type: none"> Eaves, bay windows or similar features may encroach into boundary setbacks by up to 0.7m. Non-enclosed and uncovered decks of 1.0m or less in height above ground level.

18.13

Outdoor living court

Policy 4.4.2,
4.4.13

One outdoor living court capable of containing a 6m diameter circle shall be provided for each dwelling and be located at its northern aspect, or directly accessible from a living area.

Exemptions:

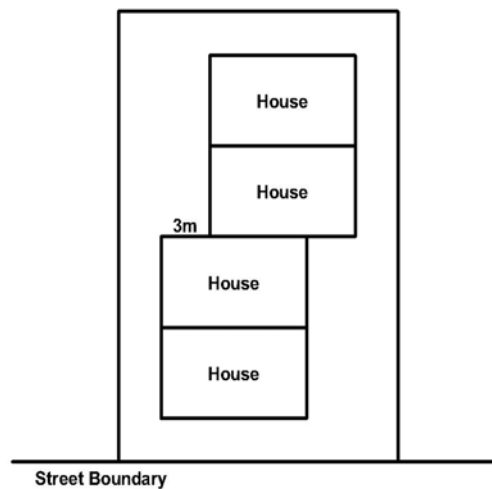
- For Comprehensive Residential Developments in the Residential (Centres Overlay) Areas, an area of outdoor living space(s) shall be provided for each dwelling on the net site area for that dwelling that meets the following criteria:
 1. Able to accommodate a 'principal area' of 4 metres by 4 metres; and
 2. Is not required for vehicle access, parking or manoeuvring.
- Non-enclosed verandahs, decks, porches, swimming pools, and a glassed conservatory with a maximum area of 13m² may encroach over or into 25% of the outdoor living court.
- For new residential buildings as part Comprehensive Residential Developments in the Urban Precinct of the Wallaceville Structure Plan Area, any dwelling with no habitable rooms at ground level shall have an outdoor living space (such as a balcony or terrace) that is directly accessible from an internal living room with a minimum depth of 2.2m and a minimum area of 10m².

18.14

Building form

Policies 4.4.2,
4.4.4

Where three or more dwellings are attached, a step in plan of at least 3m shall be provided between every second unit, as shown in the following diagram:



18.15 Building height

*Policies 4.4.2,
4.4.4*

The maximum height of any building shall not exceed 8m.

Exemption:

Chimneys, flues and minor decorative features may exceed the maximum height by up to 1m.

New buildings as part of a Comprehensive Residential Development in the Urban Precinct of the Wallaceville Structure Plan Area where the maximum height of any building shall not exceed 10m

18.16 Sunlight access

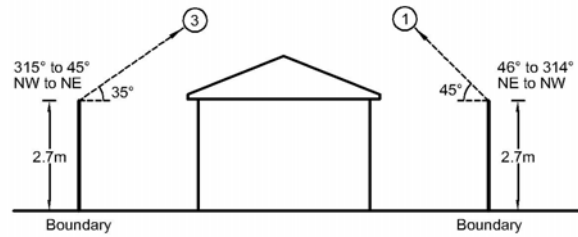
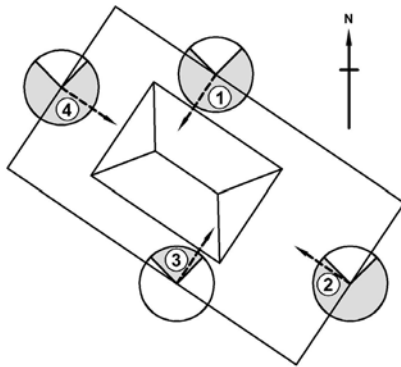
*Policies 4.4.2,
4.4.4*

Height control planes apply to all buildings:

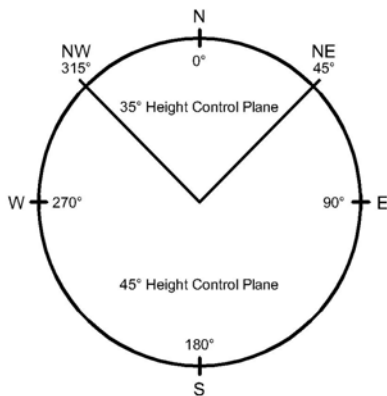
- In, or adjacent to, a Residential Zone.
- On sites smaller than 1500m² in a Rural Zone.

Buildings shall be designed so that they fit within the height control planes defined below:

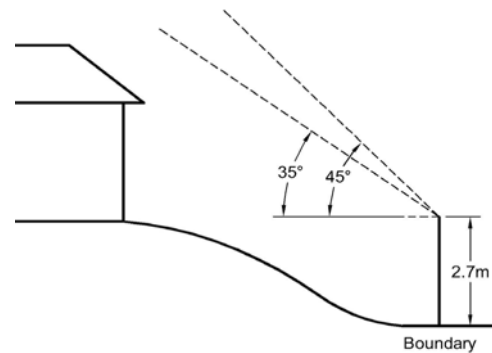
a) Height control planes in relation to site boundaries:



b) Determining which height control plane to use:



c) Application of height control planes to a sloping site:



Exemptions:

- Chimneys, flues, and minor decorative features may extend beyond the height control plane by up to 1m.
- The top of a dormer or gable, but not the eaves, may extend beyond the height control plane by up to 0.5m provided that the aggregate length of all projections through the plane does not exceed 25% of the total building length.
- Where the boundary involved in the measurement of the height control plane adjoins an access strip or right-of-way to a rear lot, the outside boundary of such an access strip or right-of-way may be substituted for the nearest site boundary.
- In the Urban Precinct of the Wallaceville Structure Plan Area, for semi-detached dwellings the sunlight access provisions shall not apply on the shared common wall

18.16A**Ventilation**

Within the Wallaceville Structure Plan Area, where:

1. sleeping rooms and studies where openable windows are proposed in dwellings within 20m of the Alexander Road boundary or 50m of the rail corridor (designation TZR1); or
2. sleeping rooms and studies in buildings within 50m of a site designated as MPI1;

a positive supplementary source of fresh air ducted from outside is required at the time of fit-out. For the purposes of this requirement, a sleeping room is any room primarily used for sleeping. The supplementary source of air is to achieve a minimum of 7.5 litres per second per person.

18.16B**Noise Insulation**

Within the Wallaceville Structure Plan Area, where

1. any sleeping room or study within 12m of the Alexander Road boundary; or
2. any sleeping room or study in dwellings within 30m of a site utilised for railway purposes (Designation TZR1)

shall be protected from noise arising from outside the building by ensuring the external sound insulation level achieves the following minimum performance standard:

$D_{2m,nT,w} + C_{tr} > 35$

Compliance with this rule shall be achieved by either:

1. Constructing the building in accordance with the minimum requirements set out in the attached construction schedule; or
2. Providing to Council's satisfaction a certificate from an experienced acoustic expert stating that the external sound insulation level of the proposed sleeping room or study will achieve the minimum performance standard of $D_{2m,nT,w} + C_{tr} > 35$

Noise Insulation Construction Schedule

(this schedule describes the minimum requirements necessary to achieve an external sound insulation level of $D_{2m,nT,w} + C_{tr} > 35$)

Building Element	<u>Minimum</u> Construction Requirement
<u>External Walls</u>	<p>External cladding with a surface mass not less than 23 kg/m^2, ex 100 x 50 timber framing at 600 mm centres, Fibrous thermal insulation, Internal lining of one layer 13 mm thick high density Gypsum board (minimum 12 kg/m^2).</p> <p><u>Or:</u> Any wall construction utilising at least 50 mm thick concrete, Secondary timber strapping or wall framing not less than 50 mm thick lined with at least 10 mm thick gypsum board, and, Fibrous thermal insulation</p> <p><u>Combined superficial density:</u> Minimum not less than 35 kg/m^2 being the combined mass of external and internal linings excluding structural elements (e.g. window frames or wall studs) with no less than 12 kg/m^2 on each side of structural elements.</p>
<u>Glazed Areas</u>	<p>4/12/4 thermal double glazing, with 6 mm thick secondary pane at least 75 mm from the outer glazing</p> <p>Windows to be new aluminium frames with fixed panes or opening sashes with full compression seals.</p> <p>NOTE: Rooms with glazed areas in external walls greater than 35% of <u>floor area</u> of the room will require a specialist acoustic report to show conformance with the <u>insulation rule</u>.</p>
Pitched <u>Roof</u> (all roofs other than skillion roofs)	<p>Profiled longrun steel or tiles, with minimum steel thickness of 0.4 mm, Timber trusses at minimum 800 mm centres, Fibrous thermal insulation, Ceiling lining of one layer 13 mm thick high density Gypsum board (minimum 12 kg/m^2).</p>
Skillion roof	<p>Profiled long-run steel or tiles, with minimum steel thickness of 0.4 mm, Timber framing at minimum 600 centres, Fibrous thermal insulation, Ceiling lining of two layers 13mm thick high density Gypsum board (minimum 12 kg/m^2 each</p>
External <u>Door</u> in outside walls	<p>Solid core door (min 25 kg/m^2) with compression seals (where the door is exposed to exterior noise).</p>

Notes:

- *The table refers to common specifications for timber size. Nominal specifications may in some cases be slightly less than the common specifications stated in the schedule for timber size.*
- *In determining the insulating performance of roof/ceiling arrangements, roof spaces are assumed to have no more than the casual ventilation typical of the jointing capping and guttering detail used in normal construction.*

18.16C

Fencing

Within the Wallaceville Structure Plan Area:

- A 1.5m high close boarded fence shall be erected along the boundaries of a site where it adjoins a site designated for railway purposes (Designation TZR1). The fence shall be constructed of materials having superficial mass of not less than 10kg per square metre and shall be constructed prior to the occupation of dwellings on the site

- A 2m high close boarded fence shall be erected along the boundaries of a site where it adjoins a site designated as MAFL. The fence shall be constructed of materials having superficial mass of not less than 10kg per square metre and shall be constructed prior to occupation of buildings on the site.
- Fences along front yards of sites within the Urban Precinct and Grants Bush Precinct must not exceed a maximum height of 1.5m.
- Within Area B, fences along the boundaries of a site where it adjoins Alexander Road must not exceed a maximum height of 1.8m and the portion of fence over 1.3m must be permeable.

18.17

Policies 4.4.2, 4.4.4, 4.4.5

Accessory buildings

- Accessory buildings shall not be erected within the front boundary setback.
- Any wall closer than 1m from a boundary shall be no longer than 8m, **except** in a Residential (Centres Overlay) Area on a site with a net site area of less than 400m², where any wall closer than 1m from a boundary shall be no longer than 6m.
- The distance between an accessory building and any point of the main window of a habitable room on an adjoining site, measured at right angles to the plane of the window, shall be not less than 3m.

For garages and other accessory buildings which form a part of a dwelling, the standards for accessory buildings shall apply to that dwelling, but only to the area of the dwelling which is an accessory building.

18.18

Policies 9.4.3, 13.4.1

Water supply, stormwater and wastewater

All activities shall comply with the water supply, stormwater and wastewater standards in the Code of Practice for Civil Engineering Works.

18.18A

Policy 4.4.1

On-site soakage

Within a Comprehensive Residential Development an outdoor area of 25m² of water-permeable surface per dwelling shall be provided.

18.19

Policies 4.4.3, 15.4.1

Artificial light

- Light emissions from a site shall not exceed a measurement of 8 lux (lumens per m²) measured in both the horizontal and vertical planes, 1.5m above the ground at the site boundary.

- Light emissions from a site shall not spill directly onto roads.
- Light emissions will be measured by an instrument that meets NZSS CP22 (1962) requirements and amendments.

18.20

Dust

*Policies 4.4.3,
15.4.1, 15.4.2*

Activities shall not create a dust nuisance. A dust nuisance may occur if:

- There is visible evidence of suspended solids in the air beyond the site boundary.
- There is visible evidence of suspended solids, traceable from a dust source, settling on the ground, building or structure on a neighbouring property or on water.

18.21

Screening

*Policies 4.4.2,
4.4.2A, 4.4.3,
4.4.5, 15.4.1*

- a) Outdoor storage areas shall be screened by a close-boarded fence, a solid wall or dense planting of vegetation. The screening shall be no less than 1.8m in height
- b) In relation to the land identified in Area B of Appendix Residential 3, sites which have a south boundary adjacent to Maidstone Terrace shall be screened along that boundary by a close-boarded fence or a solid wall no less than 1.8m in height.

18.22 Home occupations ancillary to residential activities carried out on the site

Policies 4.4.3, 15.4.1

- At least one of the persons engaged in the home occupation shall live on the site as their principal place of residence.
- No more than three non-resident persons may be engaged in the home occupation at any one time.
- The repair or maintenance of vehicles or engines, other than those belonging to the residents, is not permitted.
- The site shall not be used as a depot for any heavy vehicle associated with a trade.
- Only goods produced or grown on the site may be sold from the site, provided that no retailing activity shall take place where access is to the State Highway.
- Homestay activities, where accommodation and meals are provided in a family type environment, are permitted provided the total number of persons accommodated on the site at any one time, including persons normally resident on the site, does not exceed twelve.
- Equipment used shall not interfere with radio and television reception.

18.23 Marae

Policies 4.4.3, 4.4.6

Council may impose conditions over the following matters:

- Bulk, location, appearance and design of the buildings.
- Design and layout of car parking, loading, manoeuvring and access areas.
- Provision of and effects on utilities and/or services.
- Landscaping, including the retention of existing trees.
- Hours of operation.
- Financial contributions.

18.24 Relocated Buildings

Policy 4.4.2

Council may impose conditions on:

- a) Reinstatement works to the condition and appearance of the building relating to:
 - Works to the exterior fabric of the building to repair, replace or renovate damaged, defective or substandard elements;
 - Painting and/or cleaning of the exterior fabric of the building if necessary;

- Cladding or other means of enclosing open subfloor areas below the building;
 - Alterations required to ensure that the reinstated exterior of any relocated building is not likely to detract from the amenity values of the surrounding area.
- b) The timeframe for the work to be completed;
- c) Landscaping, screening and boundary treatment;
- d) Execution of a performance bond to provide security for exterior reinstatement works required as a condition of resource consent;
- e) Provision of and effects on utilities and/or services;
- f) Standard, construction and layout of vehicular access.

Notes in respect of d):

- A bond is not mandatory. It will only be required when Council considers it necessary in view of the scale and/or nature of exterior reinstatement works required. The requirement for a bond and its value will be determined in the context of the building assessment report submitted at resource consent stage.
- The bond shall be executed at the time application is made for a building consent, and security shall be in the form of either money or a guarantee by an institution approved by Council as guarantor.
- The bond shall be cancelled upon completion of exterior reinstatement works required in the conditions of the resource consent. The verification method for completion of these works shall be the issuing of a full or interim Code Compliance Certificate as defined in the Building Act. In the event that conditions relating to exterior reinstatement works are not complied with, the bond may be used in whole or in part to complete the works.

Restricted Discretionary Activities

18.25A

Comprehensive Residential Development

Policies 4.4.1, 4.4.2, 4.4.4, 4.4.12, 4.4.13, 16.4.3

Note: Comprehensive Residential Development within Residential (Centres Overlay) Areas is not subject to the minimum net site area requirements of rule 18.10

Standards and terms for Comprehensive Residential Development:

- Compliance with the access standards of rule 18.9.
- Compliance with the site coverage standard of rule 18.11.
- Compliance with the yard setback standards of rule 18.12 and 18.17 for external boundaries only.
- Compliance with the outdoor living court standard of rule 18.13

- Compliance with the maximum building height standard of rule 18.15.
- Compliance with the sunlight access planes of rule 18.16 for external boundaries only.
- Compliance with the on-site soakage standard of rule 18.18A.

Additional standards and terms for Comprehensive Residential Development within the Wallaceville Structure Plan Area:

- Compliance with noise insulation and ventilation standards of rule 18.16A and 18.16B
- Compliance with the fencing standards of rule 18.16C

For subdivision of a Comprehensive Residential Development under Rule 18.1, Council's discretion is also limited to the matters specified in this rule, but not the standards and terms.

Council will restrict its discretion to, and may impose conditions on:

- Site layout, design and external appearance.
- Provision of and effects on network utilities and/or services.
- Landscaping.
- Standard, construction and layout of vehicular access.
- Protection of any special amenity feature.
- Financial contributions.
- The outcome of consultation with the owner or operator of regionally significant network utilities (excluding the National Grid) located on or in proximity to the site.

Note: Rule 18.29 covers subdivision within the Electricity Transmission Corridor.

In relation to the land identified in Appendix Residential 3, Council will restrict its discretion to and may impose conditions over the following matters:

- The measures necessary to address the interface of any residential development with both Maidstone Park and the Business Industrial Zone. These may include, but are not limited to:
 - the orientation of dwellings and the location of habitable rooms relative to Maidstone Park and adjacent Business Industrial zoned properties;
 - the orientation of buildings, fences, or landscaping to buffer outdoor living spaces from adjacent Business Industrial zoned properties.

In considering a resource consent application, Council's discretion is also restricted to an assessment against the Design Guide for

Residential (Centres Overlay) Areas (refer to Appendix Residential 2) and, where relevant, the Wallaceville Structure Plan (refer Chapter 39: Wallaceville).

Restriction on notification

In respect of rule 18.28A, and subject to sections 95A(2)(b), 95A(4) and 95C of the Act, an application which meets the standards and terms of rule 18.28A will be decided without the need for public notification under section 95A, but limited notification of an application will still be determined in accordance with section 95B. The restriction in respect of public notification does not apply if the application requires land use consent under any other provision of the Plan.

For Comprehensive Residential Development in the Wallaceville Structure Plan Area, in respect of rule 18.28A, and subject to sections 95A(2)(b), 95A(4) and 95C of the Act, an application which meets the standards and terms of rule 18.28A will be decided without the need for public notification under section 95A and any application that is consistent with the Wallaceville Structure Plan will be decided without the need for limited notification under section 95B.

Note:

- a) A Comprehensive Residential Development that does not comply with the standards and terms of this rule, will be assessed against the matters set out in Rule 18.37.
- b) Notwithstanding 18.28A any Comprehensive Residential Development on land identified in Appendix Residential 3 that does not comply with 18.5, 18.8A, and 18.9, 18.12 and/or 18.21 (b) is a non-complying activity.

18.25B

Subdivision within the Wallaceville Structure Plan Area

Standards and terms for Subdivision in the Wallaceville Structure Plan Area

- Compliance with the access standards of rule 18.9
- Compliance with the minimum requirements for subdivision of rule 18.5

Council will restrict its discretion to, and may impose conditions on:

- The extent to which the subdivision is consistent with the Wallaceville Structure Plan (Chapter 39: Wallaceville)
- The extent to which the subdivision is consistent with the spatial layout plan for Area B required under Section 2.6.9D
- Design, appearance and layout of the subdivision

- Landscaping that complements existing species
- Standard, construction and layout of roads (including intersections) and vehicular access.
- Provision of and effects on utilities and/or services.
- Earthworks and land stability
- Provision of reserves
- Protection of any special amenity feature
- Provision of pedestrian and cycleway connections
- The alignment of proposed subdivision boundaries with Precinct boundaries as identified in the Wallaceville Structure Plan
- Financial contributions

Restriction on notification

In respect of rule 18.28B, and subject to sections 95A(2)(b), 95A(4) and 95C of the Act, an application which meets the standards and terms of rule 18.28B will be decided without the need for public notification under section 95A and any application that is consistent with the Wallaceville Structure Plan will be decided without the need for limited notification under section 95B.

Notes:

- Failure to comply with this rule will require resource consent as a Discretionary Activity
- A resource consent application for subdivision consent under this rule shall contain the information listed in 2.6.9D in addition to the requirements of the Fourth Schedule of the Resource Management Act 1991. Where relevant, applications may rely upon any spatial layout plan submitted as part of a prior subdivision application that has received consent

18.26 Subdivision which creates building platforms within 20m of high voltage (110kV or greater) electricity transmission lines as shown on the Planning Maps

*Policies 16.4.1,
16.4.7*

In addition to the matters listed in rule 18.6, Council will restrict its discretion to, and may impose conditions on:

- The extent to which the subdivision design manages potential conflicts with existing lines by locating roads and reserves under the route of the line.
- The extent to which maintenance and inspections of transmission lines are affected including access.
- The extent to which potential adverse effects including risk or injury, property damage and visual impact are mitigated through the location of building platforms and landscaping.

- The outcome of any consultation with the affected utility operator.
- Separation distances between trees and conductors and the location and mature size of trees planted near the transmission lines.
- Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances 2001 (NZECP 34:2001).
- Measures necessary to avoid, remedy or mitigate the potential adverse effects of earthworks, dust generation and construction activities, including provision of appropriate separation distances, managing the risks to structural integrity, and safety risks associated with the use of mobile machinery.

Restriction on notification

Subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of the Act, a resource consent application under this rule will be precluded from public notification under section 95A, and limited notification will be served on Transpower New Zealand Limited as the only affected party under section 95B.

18.27

Subdivision and land use activities which do not comply with the access standards in 18.9

Policy 16.4.6

Council will restrict its discretion to, and may impose conditions on:

- The extent to which the activity will adversely affect traffic and pedestrian safety.
- The extent to which the activity will adversely affect the efficient functioning of the roading network.

For subdivision, Council's restriction is also restricted to the matters listed in rule 18.6

18.28 Buildings or structures within 12-20m of high voltage (110kV or greater) electricity transmission lines as shown on the Planning Maps

Policy 16.4.7

Council will restrict its discretion to, and may impose conditions on:

- a) Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances 2001 (NZECP 34:2001).
- b) The location, height, scale, orientation and use of buildings and structures to ensure the following are addressed:
 - The risk to the structural integrity of the transmission line.
 - The effects on the ability of the transmission line owner to operate, maintain and upgrade the transmission network.
 - The risk of electrical hazards affecting public or individual safety, and risk of property damage.
 - The extent of earthworks required, and use of mobile machinery near the transmission line which may put the line at risk.
 - Minimising the visual effects of the transmission line.
 - The outcome of any consultation with the affected utility operator.

Restriction on notification

Subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of the Act, a resource consent application under this rule will be precluded from public notification under section 95A, and limited notification will be served on Transpower New Zealand Limited as the only affected party under section 95B.

18.29 Family flats which do not comply with the permitted activity standards

*Policies 4.4.2,
4.4.4*

Council will restrict its discretion to, and may impose conditions on:

- Land tenure.
- Location.
- Provision of and effects on utilities and/or services.
- Landscaping.
- Setbacks and coverage.
- Height and sunlight access.
- Standard, construction and layout of vehicular access.
- Effects on character and amenity.
- Financial contributions.

18.30 Home occupations ancillary to residential activities carried out on the site which do not comply with the permitted activity standards

Policies 4.4.3, 4.4.6

Council will restrict its discretion to, and may impose conditions on:

- External storage.
- The number of non-resident workers employed on the site.
- The creation of dust, light, noise, vibration or other nuisance.
- Appearance of buildings.
- Size, number of location and appearance of signs.
- Car parking, traffic and pedestrian safety and the efficient functioning of the roading network.
- Financial contributions.

18.31 Buildings accessory to permitted and controlled activities which do not meet permitted or controlled activity standards

Policies 4.4.2, 4.4.4, 4.4.5

Council will restrict its discretion to, and may impose conditions on:

- Height and sunlight access.
- Setbacks and coverage.
- Landscaping and screening.
- Provision of and effects on utilities and/or services.
- Standard, construction and layout of vehicular access, manoeuvring and traffic safety.
- Streetscape effects.
- Effects on neighbourhood character and amenity.
- Financial contributions.

18.32 Early childhood centre(s)

Policies 4.4.3, 4.4.6, 4.4.7

Council will restrict its discretion to, and may impose conditions on:

- Location of the proposed early childhood centre.
- Bulk, location, appearance and design of the buildings.
- The extent to which the proposal will adversely affect traffic and pedestrian safety, and the efficient functioning of the roading network.
- Design and layout of car parking, loading, manoeuvring and access areas.
- Provision of and effects on utilities and/or services.
- Landscaping, including the retention of existing trees.

- Hours of operation.
- Financial contributions.

Restriction on notification

Subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of the Act, a resource consent application for an early childhood centre will be precluded from public notification under section 95A, but limited notification of an application will be determined in accordance with section 95B.

18.33 Subdivision within the ponding area of the Pinehaven Flood Hazard Extent, which creates any undeveloped lots that do not contain a dwelling and complies with the requirements of Rule 18.5.

Policies 9.4.4, 9.4.5

Standards

- Suitable future building platform area must be identified and must not be located within an Overflow Path, or Stream Corridor.

Council will restrict its discretion to, and may impose conditions on:

- The matters listed in Rule 18.6.
- The appropriateness of the proposed building platform in terms of area and location in relation to the flood hazard.
- Ability for a future dwelling to be constructed above the 1 in 100-year flood level.
- The effect of the future development of the building platform on the Pinehaven flood hazard extent.
- Consent notice restricting the future development to the identified platform.
- Matters addressing the standards for access under Rule 18.9 where any standards are not met.

18.34 Subdivision of a site within the Pinehaven Catchment Overlay is a Restricted Discretionary Activity.

Policy 9.4.10

Standards

- Achieves hydraulic neutrality.
- Provision of a report by a suitably qualified and experienced person providing an assessment of the ability for the site to achieve hydraulic neutrality in accordance with the requirements of 1.8.11.
- Compliance with the standards of Rule 18.5.

Council will restrict its discretion to, and may impose conditions on:

- The matters listed in Rule 18.6
- Ability for the subdivision and proposed design to ensure peak flow of stormwater discharge will be no greater than pre-subdivision levels and thus achieve hydraulic neutrality.
- The effect of the subdivision on the Pinehaven Flood Hazard Extent.
- Recommendations and mitigation measures of the hydraulic report.
- Consent notice restricting the future development of the lot to the design and recommendations of the hydraulic neutrality report.
- Matters addressing the standards for access under Rule 18.9 where any standards are not met.

18.35

Subdivision within the Ponding Area or Erosion Hazard Area of the Mangaroa Flood Hazard Extent, which results in any undeveloped lots that contain no dwelling or non-residential building, and complies with the requirements of Rule 18.5.

*Policies 9.4.4,
9.4.5*

Standards

- Suitable future building platform area must be identified and must not be located within the River Corridor.
- Where located within the Erosion Hazard Area, provision of a report by a suitably qualified and experienced person assessing the erosion risk to the proposed building platform in accordance with the requirements of 1.8.10.

Council will restrict its discretion to, and may impose conditions on:

- The matters listed in Rule 18.6.
- The appropriateness of the proposed building platform in terms of area and location and erosion risk in relation to the flood hazard.
- Ability for a future dwelling to be constructed above the 1 in 100 year flood level.
- The effect of the future development of the building platform on the function of the floodplain.
- Consent notice restricting the future development to the identified platform.
- Matters addressing the standards for access under Rule 18.9 where any standards are not met.

Matters for Consideration

18.36 Matters that may be relevant in the consideration of any resource consent, other than for a restricted discretionary activity, may include the following:

Subdivision

- The requirements of section 106 of the Act.
- Whether the proposed allotments are capable of accommodating a range of activities in compliance with zone standards.
- Whether the subdivision compromises future subdivision potential of the land.
- The cumulative effect on existing infrastructure as a result of the proposed subdivision.
- The extent of compliance with the Council's Code of Practice for Civil Engineering Works.
- For subdivisions with a net site area less than 400m² located in a Residential (Centres Overlay) Area, the extent to which the proposal meets the requirements for 'small site design and development' of the Design Guide for Residential (Centres Overlay) Areas;
- For subdivisions of a Comprehensive Residential Development, the extent to which the proposal meets the requirements of the Design Guide for Residential (Centres Overlay) Areas.
- The design and layout of the subdivision where any lot may affect the safe and effective operation and maintenance of, and access to, regionally significant network utilities (excluding the National Grid), located on or in proximity to the site.
- The outcome of consultation with the owner or operator of regionally significant network utilities (excluding the National Grid) located on or in proximity to the site.
Note: Rule 18.29 covers subdivision within the Electricity Transmission Corridor.
- The design and layout of the subdivision where any lot may affect the safe and effective operation and maintenance of, and access to, consented or existing renewable energy generation activities located on or in proximity to the site.
- The outcome of consultation with the owner or operator of consented or existing renewable energy generation activities located on or in proximity to the site.
- Account must be taken of the future development potential of adjoining or adjacent land.
- Account must be taken of any potential reverse sensitivity effects on regionally significant network utilities (excluding the National Grid).
- Where located within an identified flood hazard extent, any relevant restricted discretionary activity matters for subdivision.

Site layout, area and coverage

- The arrangement of buildings, car parking and vehicle movements on site.
- The extent of landscaping and screening.
- Whether the topography of the site has been taken into account.
- Whether a better standard of development can be achieved by varying the design standards.
- The ability to provide adequate outdoor living areas.
- The extent to which decreases in site size or increased site coverage would have an adverse effect on the amenity of the area.

Bulk and location of buildings
<ul style="list-style-type: none"> • Whether the buildings will cause a loss of privacy, interfere with sunlight access or create shadows on surrounding allotments. • Whether the building location, design, appearance and scale will detrimentally affect the character of the surrounding area.
Comprehensive Residential Development
<ul style="list-style-type: none"> • The extent to which the proposal meets the guidance for Comprehensive Residential Developments included in the Design Guide for Residential (Centres Overlay) Areas. • Matters listed under 'Site layout, area and coverage' in this rule. • Matters listed under 'Bulk and location of buildings' in this rule. • Matters listed under 'Sunlight access' in this rule. • Matters listed under 'Traffic generation and access' in this rule.
Development of two or more dwellings with a net site area less than 400m² in Residential (Centres Overlay) Areas that is not otherwise a Comprehensive Residential Development
<ul style="list-style-type: none"> • The extent to which the proposal meets the guidance on small site design and development contained in the Design Guide for Residential (Centres Overlay) Areas.
Traffic generation and access
<ul style="list-style-type: none"> • Accessibility for public transport, cyclists and pedestrians. • Whether activities which generate significant traffic flows have the necessary access, do not adversely impact upon the street environment, and maintain public safety.
On-site soakage
<ul style="list-style-type: none"> • Whether there are any factors that limit or preclude the provision of on-site soakage, and the extent to which any reasonable alternatives to providing on-site soakage have been explored.
Sunlight access
<ul style="list-style-type: none"> • Whether the building will adversely interfere with sunlight access or create adverse shading on surrounding sites. • Whether the topography of the site or the location of any built features on the site or other requirements, such as easements, impose constraints that make compliance impracticable.
Non-residential activities
<ul style="list-style-type: none"> • Whether the buildings, structures or other works are of a compatible scale having regard to the local environment and the nature of the surrounding development. • The extent to which the amenity values and the quality of the residential environment can be maintained and enhanced.

Work on trees in the Residential Conservation and Residential Hill Sub-zones
<ul style="list-style-type: none"> • The contribution the tree makes to the amenity of the area. • The health of the tree. • The function the tree may have in an ecosystem or habitat. • Whether the tree is causing or is likely to cause significant damage to buildings, structures or utilities. • Significant adverse environmental effects caused by the tree and the nature of works proposed to avoid, remedy or mitigate them.
Hours of operation
<ul style="list-style-type: none"> • The nature, extent and duration of noise and traffic effects from active recreation.
Nuisance
<ul style="list-style-type: none"> • The potential impacts of noise, dust, glare, vibration, fumes, smoke, other discharges or pollutants or the excavation or deposition of earth.
Infrastructure
<ul style="list-style-type: none"> • The capacity of the infrastructure.
Cumulative effects
<ul style="list-style-type: none"> • Whether cumulative effects such as pollution, risk to public safety and nuisances have been assessed.
Subdivision and/or development in the Wallaceville Structure Plan Area
<ul style="list-style-type: none"> • Relevant matters in the sections above
<ul style="list-style-type: none"> • The extent to which the subdivision and/or development is consistent with the Wallaceville Structure Plan
<ul style="list-style-type: none"> • The extent to which any subdivision and/or development that is not consistent with the Wallaceville Structure Plan will avoid, remedy or mitigate adverse effects on other areas of Upper Hutt City, does not detract from the vitality and vibrancy of the Upper Hutt CBD, will adequately provide for stormwater management, will contribute to the safe functioning of the road network and will integrate with adjoining development anticipated through the Structure Plan

Appendix Residential 1

99-105 Blue Mountains Road.



Appendix Residential 2

Residential (Centres Overlay) Area Design Guide

Design Guide for Residential (Centres Overlay) Areas

The Design Guide

The purpose of the design guide is to provide design criteria that will direct the delivery of well designed, good quality higher density housing in an Upper Hutt-specific context. The guide applies specifically to Comprehensive Residential Development and subdivision that produces small lots. These developments, because of their higher density and potential effect on residential amenity, will require resource consents. Applications will be required to demonstrate how the design of the development has addressed the criteria in this Design Guide, in addition to meeting the relevant standards and objectives and policies of the District Plan.

This design guideline is structured in three parts. The first focuses on the specific requirements of Comprehensive Residential Developments and the second concentrates on small site design – most relevant to infill style subdivision, or developments of small scale stand-alone dwellings. The two parts should be read as a whole, and the guidance provided should be considered to achieve improved urban outcomes for all forms of residential development.

The third part of the Design Guide contains Character Statements for the Residential (Centres Overlay) areas, to assist in understanding the elements of character in those areas and responding positively to the Design Guide with these in mind.

What is Comprehensive Residential Development?

Comprehensive residential development is a way of providing a greater degree of choice in housing in Upper Hutt. It involves developing sites in a planned and efficient way with a greater density of housing than has been done in the past. It delivers an alternative to traditional development patterns of houses on large sections, and is a way to make efficient use of land while still providing houses that are attractive, private and often, more affordable to buy and through improved design, providing lower cost of living. Different forms of housing also provide choice for those who do not want or need larger houses or sections, especially if they wish to remain in a community they have come to like.

Across the residential areas of Upper Hutt, several areas called Residential (Centres Overlay) Areas have been specifically identified as suitable locations for this sort of development to occur. These areas are in proximity to local amenities and public transport, and are ideal locations for housing developments at a greater density

As density increases, more thought needs to be given to creating good quality living spaces alongside pleasing streets and townscape. Higher density housing is often thought to lead to poor urban quality, overcrowding and reduced space standards. However, poor quality outcomes are often a result of poorly conceived or inflexible design rather than just increased density. The best sorts of outcomes are achieved by examining context and designing a carefully considered, specific solution for each site.

The design of higher density residential development needs to respond to the qualities of the street and the area, and to provide for the needs of the inhabitants. Good quality housing will meet current and future demand, and cater for the needs of the city's changing population.

Aims for comprehensive residential developments:

- Houses and open space are located and arranged on the site in an integrated and comprehensive manner.
- New development contributes positively to the character of the neighbourhood.
- Reasonable privacy for the residents and neighbours is provided through well considered siting and design of buildings.

- Housing provides a high quality and efficient living environment (both internal and external) for occupants.

Note: Where a development incorporates an existing house(s) the requirements of this Guide shall apply equally to that house(s).

What is a ‘small site’?

Within the Residential (Centres Overlay) Areas, the District Plan provides for a lower minimum net site area than in other residential areas.

Such small lots present design challenges, and simply ‘miniaturising’ more commonly seen forms of development may not produce the best outcomes for amenity either on-site or for the wider area. A careful approach is needed to ensure that small lots continue to create sites that are both developable, and able to accommodate houses that are well-designed and afford good amenity to occupants.

Aims for small site design:

- Lots are of an adequate width and suitable shape to accommodate a residential dwelling.
- Lots are oriented for access to sunlight and to take advantage of solar gain to internal spaces.
- Lots are designed to ensure that useable outdoor space will be readily accessible from future dwelling sites.
- Lots are laid out and designed, and building sites identified, so as to provide for the retention of significant trees and vegetation.
- Access to lots is designed so as to minimise its visual impact and dominance.
- Lots and dwelling sites are located and shaped to minimise adverse impact on existing development surrounding the site, and potential future development.

COMPREHENSIVE RESIDENTIAL DEVELOPMENTS

Integrated Buildings and Spaces

As housing density increases there is a corresponding need to make sure that buildings are arranged carefully across sites and that spaces around them fulfil useful and sensible functions. In Upper Hutt, the sense of space around buildings is valued as part of the townscape, so new developments should aim to enhance this wherever possible.

However, this does not mean that all houses need to be physically separate and have space on all sides. Well-designed attached housing can provide both on-site amenity and value to the wider area, by employing careful consideration of how buildings are arranged and outdoor spaces are allocated from the outset of the design process. The ability to accommodate landscaping on-site (particularly vegetation that grows to a mature height above fence level) will also have an impact on both the sense of spaciousness around houses and the character of the wider neighbourhood.

How vehicles are accommodated on sites also has an impact on amenity outcomes. Site design should aim to consider buildings, the spaces surrounding them, vehicles and landscaping as part of a comprehensive whole at the outset of the design process.

Guidelines

- The siting of buildings and open space should be designed in an integrated way so that buildings can connect with useful outdoor space that has reasonable privacy, good access to sunlight, and a sense of openness. (See figure 1)

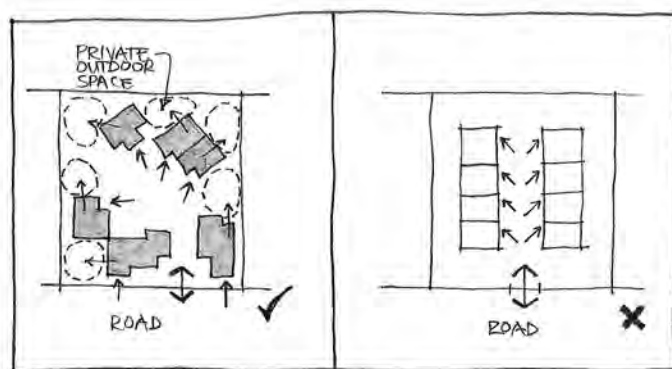


Figure 1: Carefully considered layout of buildings on sites helps to contribute to a more pleasant living environment.

- Each unit should have its own private outdoor space, for use exclusively as outdoor recreational space. Shared spaces as the principal means of providing outdoor living areas will only be considered in special circumstances.

Outdoor space within the site needs to be planned for at the design stage to ensure it is useable rather than residual to the buildings. It also needs to be easily accessible and connected to main living areas, and should not have any part of its area used for any other required function for the site i.e. as part of the on-site parking or manoeuvring requirements.

Shared spaces may be considered in situations such as for comprehensively planned elderly persons' housing, sheltered/community housing or papakainga. Such instances will be individually assessed to ensure the space provided is of the best quality possible and will meet the specific needs of residents, while also ensuring reasonable privacy to interior living spaces.

- The outdoor living area allocated to each dwelling should have within it a 'principal area' that is:
 - Directly accessible from the main indoor living area of that dwelling;
 - Positioned to have regard to shelter from the prevailing wind, or be detailed so as to minimise the worst effects of that wind;
 - Oriented with a northerly aspect to take advantage of natural sunlight;
 - Able to accommodate a square of 4m x 4m;
 - Nominally flat, with a gradient of no greater than 1 in 12;
 - Not located between the dwelling and any public street.

The allocation of a 'principal area' within the overall requirement of outdoor living space ensures that a minimum amount of the outdoor space for a dwelling is carefully considered, and of the highest quality for usability, access and privacy. Although one larger space is preferred, two or more smaller spaces will be considered acceptable where it is possible to demonstrate that this leads to a better outcome in terms of providing quality, useable outdoor living space. (See figure 2)

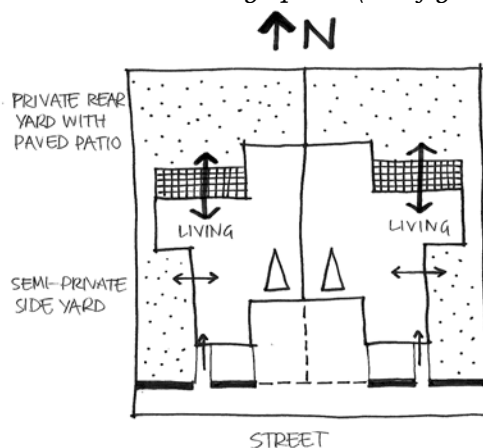


Figure 2: Different types of spaces can all contribute to creating a pleasant outdoor living environment.

- Landscaping of outdoor spaces should be comprehensively planned as part of the overall site design from an early stage.

Landscaping can play a role in helping to define spaces on a site. Landscaping plans should ideally be submitted as part of a resource consent application so the outcomes can be considered as part of a comprehensive whole.

- Where units are at first floor level or above, balconies or roof terraces may be appropriate to provide for outdoor space, subject to careful consideration of privacy. If adequate privacy cannot be obtained by orientation of the spaces or the placement of windows, screening should be used.
- Where there are common outdoor areas on a site, these should connect with the built development by ensuring windows overlook the space, doors to units open on to the space and the dominance of the area by garage doors or parked cars is avoided.

Common areas or shared spaces can contribute positively to the enjoyment of a development. They can be used for meeting places, barbeque areas and a place to kick a ball around. These spaces can be made more enjoyable and safe if people inside units can oversee activity in them. The dominance of cars within these areas will detract from their ability to be used for these activities and the amenity of the development.

- Outdoor rubbish, clothes drying, recycling and storage space should be located so that these facilities are not visually obtrusive, are not located within the 'principal area', do not dominate the entry to residences and are easily accessible to the unit which they serve.

Rubbish enclosures and storage can detract from the appearance of the development and the neighbourhood as well as the amenity of outdoor spaces and as with most existing houses, is most appropriately located in less visible areas and away from locations used for outdoor living.

Outdoor rubbish areas should be screened if they are located within sight of the principal outdoor area.

For terraced houses, where front yard rubbish/recycling storage may be the most appropriate to avoid the need to move these items through the interior of the house, a carefully designed enclosure with adequate ventilation, incorporated into the overall landscaping plan, will usually be the best solution.

Fitting in with the neighbourhood

Many areas of Upper Hutt have a well-developed sense of character. Much of the city's residential area (and the locations in which redevelopment is most likely to occur) is located on the flat valley floor. Older housing stock is often single storey, set back from the street edge and located near the centre of a large rectangular site. Housing displays a wide variety of architectural styles, and mature vegetation contributes to the sense of established neighbourhoods.

Comprehensive residential developments will introduce housing at a greater density into established neighbourhoods. In order for this to be successful, the essential elements of character in a neighbourhood must be understood, and where those elements create a positive contribution, they should be respected (but not necessarily replicated) in the new design. Understanding the key building patterns of the area will help guide new development so that it can sit comfortably within an established area and retain the amenity enjoyed by the neighbourhood and its residents.

Guidelines

- The siting and layout of buildings should respect the existing character and building patterns of the neighbourhood. This pattern may consist of the distance of elements such as front yard setbacks, the spacing between buildings, height and width of buildings, materials used, and types of buildings.

Respecting existing patterns in new development can be demonstrated by adopting similar patterns while not necessarily exactly replicating the detailed design of buildings in the neighbourhood. (See figure 3).



Figure 3: New houses respect the patterns set by existing ones.

- Where the development is in an area of single houses on single sites, the greater building bulk associated with comprehensive residential development should be arranged in terms of layout and form to relate to the scale of the neighbouring housing. This may be achieved by:
 - Modulating the appearance of larger buildings by using setbacks in alignment;
 - Varying the roof design to reduce the perception of bulk;
 - Varying the size of units to reflect the variation of house size in the neighbourhood, where this exists;
 - Varying the height and form of units to avoid a large or dominant form at the boundary;
 - Using complementary/contrasting materials or colours on exteriors to relieve the appearance of bulk;
 - Retaining existing mature trees and vegetation on the site, where possible, to assist the integration of the new development within the site and the neighbourhood.

New developments can fit into existing neighbourhoods by paying attention to existing details and patterns.

Mature trees benefit neighbourhood amenity beyond the development site and are often highly valued by the community. Unless they unreasonably hinder development or are in poor health they should be retained.

- Dwellings within a larger development should be designed and detailed to provide a sense of individuality, and provide opportunities for personalisation.

Most people like to identify their homes by some sense of individuality and this also adds to the visual interest of the development. Where design elements are replicated across a development, providing opportunities for individualisation of houses is important.

- Sites with wide frontages should have more than one connection to the adjoining road.

Vehicle and pedestrian access to sites in most established neighbourhoods is provided at regular intervals along the street edge. The benefits of this are providing good access to and from the street, and creating interesting and active 'fronts' along the street edge. Sites with wide frontages (or amalgamated sites) with shared/fewer driveways need to be carefully considered to ensure that the design will continue to provide these benefits. (See figure 4).

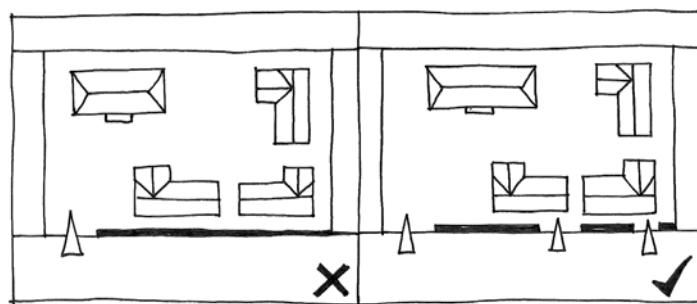


Figure 4: Multiple entrances activate site edges

- Houses on corner lots with frontage to two roads should be designed to provide interest and opportunities for passive surveillance on both facades.

Buildings on corner sites should have one front/primary façade facing the street. Attention should be given to ensuring that the other street-facing façade does not present a blank wall to a public space. Secondary facades could include things like bedroom or dining room windows.

- Dwellings and garages should be designed so that blank walls do not face the street. Any other large surfaces facing the street (e.g. fences) should be either minimised or suitably modulated.

Large blank walls usually have a detrimental effect on streetscape. While being generally unattractive to look at, they also restrict opportunities for passive surveillance of public spaces.

- Where an existing dwelling is proposed to form a part of a Comprehensive Residential Development, consideration should be given to the integration of the existing dwelling into the development through the specific consideration of the factors outlined in this section.

Whilst an existing dwelling can form a part of a Comprehensive Residential Development, this may not always be desirable where the existing dwelling cannot be adequately integrated into the proposed development. Factors such as architectural style, bulk and form, and the use of particular materials may affect the ability of a dwelling to be integrated.

Accommodating vehicles on sites

The accommodation of vehicles on sites can have a significant impact on external amenity. Driveways and paving, garages and garage doors all have the potential to dominate if not carefully considered with the view to minimising visual impact.

Driveways and paved areas within larger developments should be designed and detailed so that they are able to function more like 'shared spaces', where vehicles and people have equal priority. This will ensure that both visual amenity and vehicle and pedestrian safety are enhanced.

Note: The Code of Practice for Civil Engineering Works gives the specific technical requirements relating to the length, width, gradient and other geometric and construction aspects of driveways and parking spaces. Once these have been met, consideration should be given to the following guidelines.

Guidelines

- Accessways and vehicle manoeuvring spaces should be designed to ensure cars enter and leave the site slowly.

To ensure the safety of people within the development, it is important that the layout and landscaping requires vehicles to move slowly within the area and when coming and going. Areas used by cars should be designed so that it is clear to drivers that the spaces are shared with other activities.

- Open parking or vehicle manoeuvring areas should be designed and landscaped as an integral part of the development.
- Expanses of driveway and access areas should be relieved by contrasting patterns and materials to give interest, moderate the apparent scale of paving and add to the visual quality of the development.

Reducing the dominance of vehicle paving is particularly important on larger sites, and on narrow sites where a greater proportion of the width of the site must be dedicated to access and manoeuvring. Long driveways should be detailed with contrasting paving to break up the expanse of hard surfacing.

- The layout of buildings on the site should ensure that garages and car parking spaces are not visually dominant on either the street frontage or within the site.



Figure 5: Eliminating blank walls and rows of garages creates a more pleasant streetscape.

A row of garages at the street edge tends to block visibility between the buildings and the street. This usually has a negative impact on a site's attractiveness and reduces the

ability of the residents to oversee the street and thereby contribute to the safety and liveliness of the area. The monotony of a line of garages can also conflict with the pattern of existing development. (See figure 5).

- The design and materials of carports and garages should be integrated into the design of the overall development.

Garages should not be regarded as separate from the development or of lesser design importance.

- Car parking spaces and garages should be conveniently located for the dwelling they serve.
- Any open parking spaces not allocated to a dwelling should have adequate passive surveillance.

Open parking areas and visitor parking needs to be both convenient and safe.

- Access and circulation paths around the site should take into account the need to accommodate rubbish and recycling on collection days, without creating danger or nuisance to either pedestrians or vehicles.

Privacy and Safety

Residential privacy is a valued commodity in Upper Hutt. Past development patterns characterised by single-storey houses located near the centre of large flat sites, with outdoor space to the rear means that many houses enjoy high levels of both visual and acoustic privacy within both the dwelling and typically, for the rear yard.

Medium density housing can be well-designed to protect privacy both within the development site and to adjacent sites. Careful consideration of the placement of doors, windows and internal uses within the dwelling can continue to maintain highly reasonable levels of privacy while still allowing a pleasant outlook, opportunities for passive surveillance and adequate opportunities for solar gain.

Guidelines

- Front doors should be oriented to face the street where possible, or to face common areas within the development.
- Position windows adjacent to common areas so that they provide an outlook while maintaining privacy within the dwelling.

While privacy is important, locating entrances and windows adjacent to public or shared space means that residents can contribute to making the space active and safe. (See figure 6)

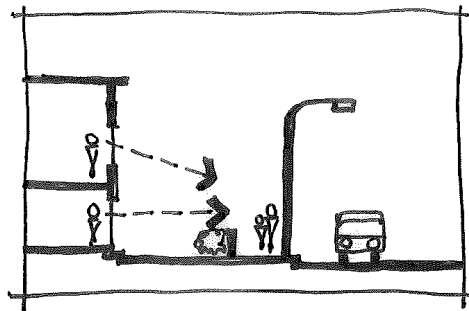


Figure 6: Window placement can enhance passive surveillance of public spaces.

- For dwellings that have a ground-floor level, position the main living areas on the ground floor. This will help maintain privacy to the outdoor areas of adjoining sites.
- Wherever possible, each unit should have its own entry that provides a sheltered threshold. It should be well lit and highly visible as the entrance to the unit. The entry should be able to provide for personalisation by the occupant, and should not be dominated by service areas.

Particularly, rubbish or wheelie bin storage should not be located adjacent to the front door due to potential smell, leakage or pest nuisance.

- Position windows or otherwise restrict or direct outlook so that the short-range view from the main indoor living area of one dwelling is not directly into the main indoor living area of any adjacent dwelling, either within the site or on adjacent sites.

Internal living rooms within dwellings are the most frequently used spaces and should have the highest consideration of privacy afforded to them (See figure 7).

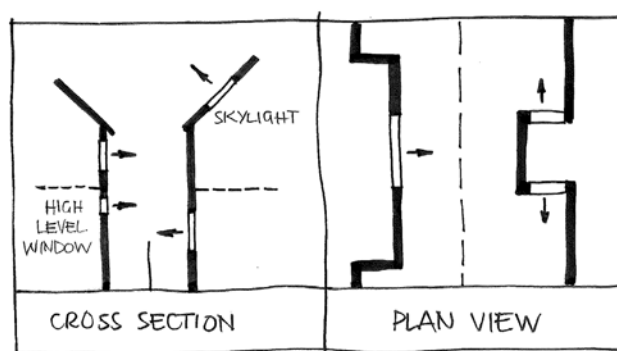


Figure 7: Window positioning can help maintain privacy

- The design and siting of buildings should take into account the potential for development on adjacent sites. The design of a development should therefore aim to maintain privacy and amenity on the site and at the boundaries taking into consideration possible future comprehensive residential development on adjacent sites.

It is important to consider what is permitted or could be developed on adjacent sites. They too could be redeveloped and the same issues of sunlight and privacy will be relevant.

- Housing should be clearly numbered both from the public street and within the site, to assist legibility for both visitors and emergency services.
- Front fences and walls should be designed of materials compatible with the overall development and should ideally incorporate opportunities for visual connection with the adjacent street.

Fences can enhance both the attractiveness of developments, and the ability to provide passive surveillance. The design of fences adjacent to the public street is particularly important (See figure 8).

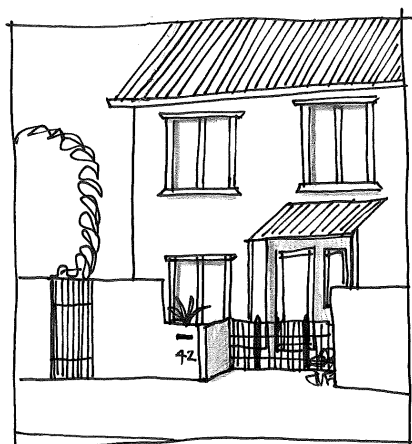


Figure 8: The front entry of a dwelling should be clearly visible.

- Provide lighting as required for night-time way finding and in situations where personal safety is likely to be important.

Lighting for night-time visibility should be energy-efficient, low-glare lighting along paths and accessways within the development and around shared areas. The design and placement of lighting should be included at the stage of developing a landscape plan.

- Mail boxes should be located in accordance with the requirements of NZ Post. Where houses do not have frontage to a public road, the mail boxes should be grouped in a visible location (See figure 9).

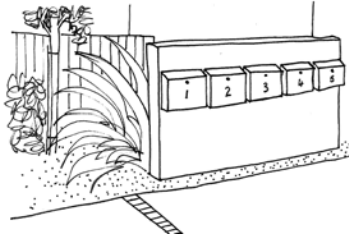


Figure 9: Grouped letter boxes at the front of a site can help strengthen the visibility of an entrance.

Sustainable Development

The inclusion of Overlay Areas in the District Plan aims to ensure that new higher-density housing will be located in the most efficient locations, close to local amenities and public transport. New housing design can also contribute to local infrastructure efficiency by being designed in a way that reduces service infrastructure requirements.

The topography and existing development pattern of much of Upper Hutt provides good opportunities for designing housing that is site-responsive and takes advantage of solar gain, energy efficiency measures and promoting alternative forms of transport such as walking and cycling.

Guidelines

- The orientation and construction methodology of new houses should maximise opportunities for passive solar gain in winter and adequate shade in summer, particularly to the main living areas and private outdoor spaces.

The main indoor living area of a dwelling should ideally receive midwinter sun for at least four hours per day, ideally falling on an interior surface that incorporates thermal mass.

- Opportunities for on-site disposal/soakage of stormwater should be included in the landscaping design.

Developments of multiple units often increase the amount of hard surfacing over a site area by a significant amount. On-site soakage of stormwater reduces the impact of multiple sites on stormwater infrastructure. On-site soakage can be provided by garden areas and lawns, or by using materials such as water-permeable paving or loose chip.

- Noise-sensitive areas of dwellings (such as bedrooms) should be located away from noise generating activities on adjacent sites (i.e. major roads, railway lines or non-residential uses).
- Attached dwellings should employ appropriate noise-resistant wall, ceiling and floor materials and construction details.
- The principles of Crime Prevention through Environmental Design should be applied to all developments.

Refer to Upper Hutt City Design Guidelines for Crime Prevention through Environmental Design, July 2009).



SMALL SITE DESIGN AND DEVELOPMENT

Within the Residential (Centres Overlay) Areas, the District Plan provides for a lower minimum net site area than in other residential areas. As part of the resource consent process for the subdivision of sites in these areas, or for the development of more than one dwelling on a site in these areas, some basic design considerations should be made and assessed against the criteria of this design guide.

Smaller sites require greater care and attention in the design of developments to ensure appropriate standards of on-site, streetscape and townscape amenity are maintained.

These guidelines can also be considered in other areas as a means to ensure fundamental 'good practice' aspects of site design are addressed.

Guidelines

Lot shape and size

- Lots should be designed to be predominantly square or rectangular in shape, and following this, avoiding the creation of areas and shapes that do not contribute to the usability of the lot.
- Lots should be designed to consider the location of outdoor living spaces and to ensure that these will be easily accessible from future buildings.

Site context

- The design and siting of buildings should take into account the existing and future potential for development on adjacent sites. The design of a development should therefore aim to maintain privacy, sunlight access and amenity on the site and at the boundaries taking into consideration existing and possible future residential development on adjacent sites.

It is important to consider what is permitted or could be developed on adjacent sites. They too could be redeveloped and the same issues of sunlight and privacy will be relevant.

On-site amenity

- Small site design and development should meet the matters contained in the guidelines for Comprehensive Residential Developments in respect of:
 - Outdoor living areas (qualitative attributes only);
 - Landscaping, including retention of existing trees, fences, walls, and planting;
 - Servicing and storage facilities;
 - Accommodating vehicles on site;
 - Privacy and safety;
 - Sustainable development.

Many of the quality issues relating to residential development are common to proposals irrespective of whether they are Comprehensive Residential Development or small site development. The same guidelines can be applied for both the sake of consistency, and to ensure that an equally high standard of development and amenity is achieved by small site proposals as is expected of Comprehensive Residential Development.

Character Assessment: CENTRAL AREA

The Central Residential (Centres Overlay) Area surrounds the CBD of Upper Hutt and represents a key opportunity for higher density redevelopment.

Residential development at an increased density around the Central Business District would create a variety of housing types close to the city centre, attracting and supporting a wide cross-section of the population to live and work in Upper Hutt.

The CBD offers a good range of attractions, from shops and bars to businesses and public services. Increasing the density of housing in the surrounding area would contribute to enlivening the CBD and providing a thriving centre to Upper Hutt.

The Central Area has a number of existing character elements that any new development should seek to maintain and enhance through good design and planning:

- Connection
- Dwelling Types
- Avenues
- Public spaces

Double-Storey Development

Two storey houses are frequently seen in the Central Area. This element of the existing character presents an opportunity to develop 1.5 or 2 storey development on smaller building footprints.

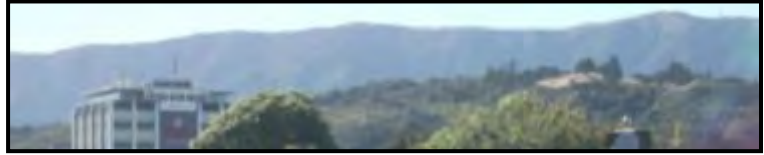
Dwelling Type

The Central Area is comprised of a range of different housing types from small cottage style development to large double-storey detached houses, multi-dwelling units and estate style development, mostly for the elderly and vulnerable.

The range of housing types is an important quality of the CBD and new development should seek to maintain this in order to offer a wide range of housing options. It also offers options for diversity in the style of new developments.

CBD Avenues

The roads leading into the CBD are an important aspect of the 'sense of arrival' in the CBD, and present an opportunity to develop multi-unit apartment dwellings close to the amenities of the city centre. Development here could be more 'urban' in appearance, with buildings creating a more positive street edge, use of more contemporary materials and of a similar scale to the retail and light industrial buildings that are present in the area.



Connection

The Central Area surrounds the CBD of Upper Hutt City and is therefore close to the numerous businesses and services located in the city centre.

The area is well-served by local bus connections and Upper Hutt Railway Station is within walking distance, connecting the city to Lower Hutt and Wellington.

The roadways in the Central Area are flat and wide and provide ample room for cycling and on street parking. The openness and spaciousness of the streets is an attractive element of the City Centre.

Many of the streets in the Central Area are tree-lined and this quality should be maintained and amplified through any new development.

Development should also seek to improve connections and promote sustainable methods of transport.



Streets & Open Space & Public Space

The Central area has a strong grid pattern of streets, with many short streets, parks and walking links enhancing the area's walkability and ease of access. New development should capitalise on these links and assist with providing passive surveillance.



Existing 1.5 & 2 storey development in the Central Area



Character Assessment: TRENTHAM



Trentham is a suburb located 3km southwest of the CBD. The area comprising the Residential (Centres Overlay) Area is located directly north of the railway station between Stafford Street and Fergusson Drive, from Ranfurly Street in the east to Bathurst Street in the west.

The general character of Trentham is a pleasant suburb with good local amenities such as Trentham Memorial Park, Trentham Racecourse and convenient access to public transport services.

Further to these amenities, Trentham has a number of existing character elements that any new development should seek to maintain and enhance through good design and planning:

- Connection
- Dwelling Style / Materials
- Layout
- Dwelling Type
- Boundaries

Connection

The train connects Trentham to Upper Hutt CBD in 5 minutes and southern connections to Lower Hutt and Wellington are regular, with travel times of around 30mins and 40mins respectively.

To the south of the train line is the Trentham Racecourse, and to the north of Fergusson Drive is Trentham Memorial Park which provides both local landscape amenity, sports grounds and local recreation activities.

The streets around Trentham are tree-lined, wide and open, which allows for good views to the north and south and visual links to the park and the racecourse. Opportunities exist to improve these links and the quality of public space with high quality developments and good street design.

Style Materials

There are a number of well-maintained cottage-style properties in the area that could inform a general style for any future development in Trentham. This style' incorporates timber construction clad in weatherboards, with pitched roofs, bargeboards and carved detailing.



Example of timber cottage detailing

Site boundaries

A large number of existing properties along Ararino Street have a high fence adjacent to the street boundary. This is a feature that should be discouraged in future as it creates an inactive edge to the public space and reduces the opportunity for passive surveillance of the street.

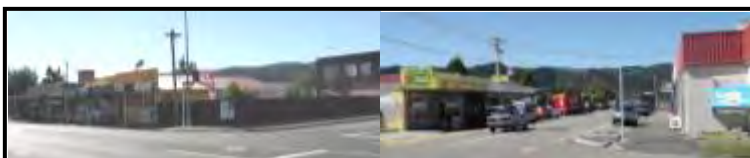


Dwelling Type

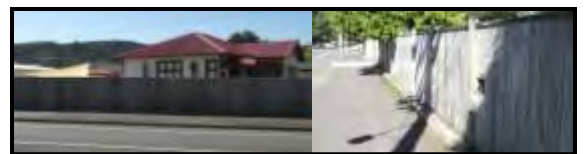
Variety in the type of housing in Trentham is not great and any new development should seek to provide a range of housing types to encourage a wider diversity of people to live in Trentham.

Layout

The main Trentham shops are located on Camp Street but there are additional shops and businesses on Ararino Street and along Fergusson Drive, interspersed with housing. Any future development of the area should seek to encourage and support one of these areas to develop into a more coherent centre. A key opportunity would be to provide a greater density of housing within the walking catchment of shops.



Local shops on the corner of Islington St. and Fergusson Dr. (left) and on Camp St. (right)



Inactive edges along Ararino St.

Character Assessment: WALLACEVILLE



The Wallaceville Residential (Centres Overlay) Area is located to the south of the Upper Hutt CBD on the south side of the train line. The area is comprised of a mix of residential and industrial uses.

Assessment of Wallaceville has identified a number of local characteristics that should influence future development.

The assessment identified the following elements as having particular qualities that are important to the character of Wallaceville:

- Setting
- Connections
- Housing

Any future development of sites in this area should seek to retain the following qualities through good design and planning.

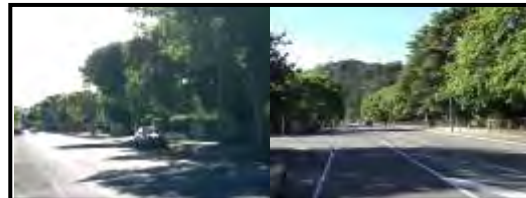
Setting

Physical features play an important part in the character of Wallaceville. Views of the hillsides are prominent to the north and, even more so, the south. Seddon Street and Wilford Street are long, straight roads that run east-west with clear sight lines and minimal signage.

Views of the hills to the south of Wallaceville are visible between the houses on Seddon Street and through and over the dwellings on Wilford Street. This is an important part of the character and amenity of the area and any future development should seek to maximise this aspect from both public and private locations.



View of Southern Hills from Wilford St



Seddon Street and Ward Street, lined with trees

Connections

The area is well served by public transport links and is within walking distance of the Upper Hutt CBD. The road layout is simple and legible, with street trees and a wide carriageway and footpaths. Development should seek to improve connections and encourage sustainable methods of travel within the area such as walking and cycling.



Style and Materials

There is no particular architectural style that can be attributed to the Wallaceville area. The housing stock is varied in scale, style, type, material and detailing. The variation of styles and materials allows for individuality within the street scene which should be retained.

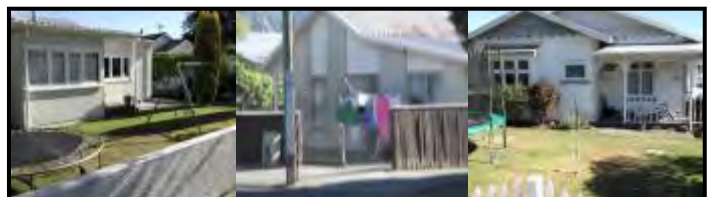
The proximity to the industrial zone and the former AgResearch site give an opportunity for a more contemporary design style to be introduced in this area.

Dwelling Type

Current housing stock includes many small to medium sized one-storey dwellings, some of which have been converted into flats. Smaller dwellings are therefore common in the area and this housing type can be encouraged in new forms in the future.

Setbacks

The large majority of properties have generous building setbacks from the front boundary, which has given rise to a prevalence of activity occurring in front yards. This gives the streets in this area a unique sense of vitality and should be encouraged in any future development. Front boundaries are generally marked with low level wooden fences, which allow for surveillance and further contribute to a general feeling of openness and space.



Front yard uses in Wallaceville

Appendix Residential 3

Maidstone Terrace Residential



18**RESIDENTIAL ZONE RULES****Activities Tables**

Policies 3.4.1, 4.4.3, 4.4.11, 4.4.13, 9.4.4, 9.4.5, 9.4.10, 16.4.3, 16.4.7

18.1 Subdivision Activities	
Subdivision excluding unit title subdivision	
Subdivision which complies with the standards in rules 18.5 and 18.9 unless specified below	C
Subdivision in the Wallaceville Structure Plan Area (Chapter 39: Wallaceville) which complies with the standards in rules 18.5 and 18.9 unless specified below	RD
Subdivision in the Wallaceville Structure Plan Area that does not comply with the standards of rule 18.5 and 18.9	D
Subdivision which does not comply with the standards specified in rule 18.5	D
Subdivision which complies with the standards of rule 18.5 but not rule 18.9	RD
Subdivision around any existing lawfully established dwelling which does not result in the creation of any new undeveloped site that contains no dwelling Note: this form of subdivision does not need to comply with the minimum net site area requirements of rule 18.5, but does need to meet the access standards of rule 18.9	C
Subdivision around any existing lawfully established dwelling that does not result in the creation of any new undeveloped site that contains no dwelling, that does not comply with the access standards of rule 18.9	RD
Subdivision of land for utilities, reserves or conservation purposes	C
Subdivision of a site identified in Schedules 26.8 or 27.7	D
Creation of a lot that does not have formed legal access to a formed legal road, unless the proposal is for a paper road or other access to be formed as a condition of subdivision approval in accordance with the Code of Practice for Civil Engineering Works	NC
Subdivision which creates building platforms within 20m of high voltage (110kV or greater) electricity transmission lines as shown on the Planning Maps *(refer to the definition of <i>transmission line</i>)	RD
Subdivision within the Residential (Centres Overlay) Area which complies with the standards of rule 18.5 but not rule 18.9	RD
Subdivision within the Residential (Centres Overlay) Area which does not comply with the standards specified in rule 18.5	D
Subdivision within the Pinehaven Flood Hazard Extent and Pinehaven Catchment Overlay	
Subdivision within the ponding area of the Pinehaven Flood Hazard Extent, which creates any undeveloped lots that do not contain a dwelling, and complies with the requirements of Rule 18.5.	RD

20**BUSINESS ZONE RULES****Activities Tables**

Policies 6.4.1, 9.4.4, 9.4.5, 16.4.7

20.1 Subdivision Activities	
Subdivision excluding unit title subdivision	
Subdivision which complies with the standards in rules 20.5 and 20.8 unless specified below	C
Subdivision in the Wallaceville Structure Plan Area that does not comply with the standards in rules 20.5 and 20.8 unless specified below	RD
Subdivision which does not comply with the standards specified in rule 20.5	D
Subdivision which complies with the standards of rule 20.5 but not 20.8	RD
Subdivision in the Wallaceville Structure Plan Area that does not comply with the standards of rule 20.5 and 20.8	D
Subdivision around any existing lawfully established dwelling or commercial unit which does not result in the creation of any new undeveloped site that contains no dwelling or commercial unit Note: this form of subdivision does not need to comply with the minimum net site area requirements of rule 20.5, but does need to meet the access standards of rule 20.8	C
Subdivision around any existing lawfully established dwelling or commercial unit which does not result in the creation of any new undeveloped site that contains no dwelling or commercial unit, that does not comply with the access standards of rule 20.8	RD
Subdivision of land for utilities, reserves or conservation purposes	C
Subdivision of a site identified in Schedules 26.8 or 27.7	D
Creation of a lot that does not have formed legal access to a formed legal road, unless the proposal is for a paper road or other access to be formed as a condition of subdivision approval in accordance with the Code of Practice for Civil Engineering Works	NC
Subdivision which creates building platforms within 20m of high voltage (110kV or greater) electricity transmission lines as shown on the Planning Maps *(refer to the definition of <i>transmission line</i>)	RD
Subdivision within the Pinehaven Flood Hazard Extent	
Subdivision within the ponding area of the Pinehaven Flood Hazard Extent, which results in any undeveloped site that contains no building, and complies with the requirements of Rule 20.5	RD

19 RURAL ZONE RULES

Activities Tables

Policies 5.4.1, 5.4.2, 5.4.3, 5.4.9, 5.4.10, 9.4.4, 9.4.5, 9.4.10, 14.4.6, 16.4.7

19.1 Subdivision Activities	
Subdivision excluding unit title subdivision	
Subdivision which complies with the standards in rules 19.5 and 19.8 unless specified below	C
Subdivision which does not comply with the standards specified in rule 19.5	D
Subdivision which complies with the standards of rule 19.5 but not rule 19.8	RD
Subdivision around any existing lawfully established dwelling which does not result in the creation of any new undeveloped site that contains no dwelling Note: this form of subdivision does not need to comply with the minimum net site area requirements of rule 19.5, but does need to comply with the access standards of rule 19.8	C
Subdivision around any existing lawfully established dwelling which does not result in the creation of any new undeveloped site that contains no dwelling, that does not comply with the access standards of rule 19.8	RD
Subdivision of land for utilities, reserves or conservation purposes	C
Subdivision of a site identified in Schedules 26.8 or 27.7	D
Subdivision in the Blue Mountains Area	NC
Creation of a lot that does not have formed legal access to a formed legal road, unless the proposal is for a paper road or other access to be formed as a condition of subdivision approval in accordance with the Code of Practice for Civil Engineering Works	NC
Subdivision which creates building platforms within 32m of high voltage (110kV or greater) electricity transmission lines as shown on the Planning Maps *(refer to the definition of <i>transmission line</i>)	RD
Subdivision of a site within the Pinehaven Catchment Overlay	
Subdivision of a site within the Pinehaven Catchment Overlay	RD
Subdivision of a site within the Pinehaven Catchment Overlay that does not meet the standard of 19.24	NC
Subdivision in the Mangaroa Flood Hazard Extent	
Subdivision within the Ponding Area and Erosion Hazard Area of the Mangaroa Flood Hazard Extent, which results in any undeveloped lots that contain no dwelling or non-residential building.	RD

<p>Subdivision within the Ponding Area and Erosion Hazard Area of the Mangaroa Flood Hazard Extent which results in any undeveloped lots that contain no dwelling or non-residential building, where one or more of the following occurs;</p> <ul style="list-style-type: none"> • the proposed access is below the 1 in 100-year flood level; • proposed access is located within an Overflow Path; • proposed lots do not comply with standard 19.5. 	D
<p>Subdivision within the Mangaroa Flood Hazard Extent which results in any new undeveloped lots that contain no dwelling, where one or more of the following occurs;</p> <ul style="list-style-type: none"> • the proposed building platform is located within an Overflow Path or River Corridor; • access to the building platform is within a River Corridor 	NC
Updates of existing company lease and cross lease, and all unit title subdivision	
<p>Subdivision which is a unit title subdivision or an alteration to a company lease, unit title or cross lease title to include a building extension or alteration or accessory building on the site (excluding an additional dwelling) that has been lawfully established in terms of the Building Act 2004</p>	C
Advice note:	
<p>For any activity within the Stream/River Corridor, Overflow Path, Ponding Area or Erosion Hazard Area, applicants are advised to consult the Wellington Regional Council to determine if regional consent is also required.</p>	

Key	P	Permitted activity which complies with standards for permitted activities specified in the Plan
	C	Controlled activity which complies with standards for controlled activities specified in the Plan
	RD	Restricted discretionary activity
	D	Discretionary activity
	NC	Non complying activity

19.2 Land Use Activities	Rural Lifestyle	Rural Valley Floor	Rural Hill
Rural Activities			
Farming activities (unless otherwise specified in this table)	P	P	P
Intensive animal farming, including pig farming	NC	D	D
Forestry	P	P	P
Topsoil removal	D	D	D
Field based agricultural research and ancillary buildings and activities (including field days and open days) on the Kaitoke Agricultural Research Farm legally described as Pt DP 12431 Lot 2 DP 22844 & sec 41 Pt secs 1, 2, 29 Pakuratahi Dist Blk XV Akatarawa SD - Animal Research Farm Sec 1 SO 24123 Sec 43 SO 23658 - Animal Research Station, Sec 3 Pakuratahi Dist Blk XV Akatarawa SD.	-	P	-
Residential Activities			
One dwelling per site	P	P	P
One family flat in conjunction with a dwelling	P	P	P
Family flat which does not meet permitted or controlled activity standards	RD	RD	RD
Two or more dwellings on any one site	NC	NC	NC
Other Activities			
Home occupations incidental to residential activities carried out on the site	P	P	P
Home occupations, ancillary to residential activities carried out on the site, which do not meet permitted or controlled activity standards	RD	RD	RD
Visitor accommodation, other than as part of any home occupation	D	D	D
Veterinary clinics	D	P	P
Educational institutions and places of assembly	D	D	D
Community facilities	D	D	D

Land Use Activities	Rural Lifestyle	Rural Valley Floor	Rural Hill
Tourism facilities	D	D	D
Passive recreation activities	P	P	P
Active recreation activities	D	C	C
Removal of a building from a site	P	P	P
Establishment of a relocated building from another site	C	C	C
Buildings accessory to a permitted or controlled activity which do not comply with permitted or controlled activity standards	RD	RD	RD
Gang fortifications	Prohibited		
Buildings or structures within 12m of high voltage (110kV or greater) electricity transmission lines as shown on the Planning Maps *(refer to the definition of <i>transmission line</i>)	NC	NC	NC
Buildings or structures within 12-32m of high voltage (110kV or greater) electricity transmission lines as shown on the Planning Maps *(refer to the definition of <i>transmission line</i>)	RD	RD	RD
Activities listed as permitted or controlled which do not comply with the relevant standards in this chapter, except as specified below	D	D	D
Activities listed as permitted or controlled which do not comply with the access standards in 19.8	RD	RD	RD
Activities which are not listed in this Table unless otherwise covered in the City-wide provisions of the Plan	NC	NC	NC
Advice note:			
For any activity within the Stream/River Corridor, Overflow Path, Ponding Area or Erosion Hazard Area, applicants are advised to consult the Wellington Regional Council to determine if regional consent is also required.			

19.3

City-wide provisions

Each activity including subdivision in the Rural Zone shall comply with the relevant permitted activity standards in the City-wide provisions of the Plan as listed below.

Chapter	City-wide provisions
8A	General Rules
23	Earthworks
24	Esplanade Reserves and Strips
25	Reserves and Leisure Facilities Contributions
26	Heritage Features
27	Notable Trees
27A	Urban Tree Groups and Removal of Indigenous Vegetation
28	Southern Hills Overlay Area and Protected Ridgelines
29	Water Bodies
30	Utilities
31	Car Parking
32	Noise and Vibration
33	Flooding and Fault Band Hazards
34	Hazardous Substances and Contaminated Land

19.4 Controlled activities – restrictions on notification

Subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of the Act, a resource consent application for a controlled activity is precluded from public notification under section 95A and, subject to section 95B(3), is precluded from limited notification under section 95B(2) of the Act.

Standards for Permitted and Controlled Activities

19.5 Minimum requirements for subdivision

Policies 5.4.1, 5.4.9

Zone	Minimum net site area	Shape factor
Rural Lifestyle	1ha	50m
Rural Valley Floor	4ha	N/A
Rural Hill	20ha	N/A
Exemptions		
These standards shall not apply to any lot for utility, reserve or conservation purposes.		

19.6

Subdivision which complies with the standards in rule 19.5 and 19.8, and subdivision of land for utilities, reserves or conservation purposes

Policies 5.4.12, 9.4.3, 10.4.1

Council may impose conditions over the following matters:

- Design, appearance and layout of the subdivision.
- Landscaping.
- Provision of and effects on utilities and/or services.
- Standard, construction and layout of vehicular access.
- Earthworks.
- Provision of esplanade reserves and strips.
- Protection of any special amenity feature.
- Financial contributions.
- In addition to the above, within the Mount Marua Structure Plan Area – consistency with the Mount Marua Structure Plan.

19.7

Subdivision which is a company lease, cross lease or unit title subdivision

Policies 9.4.3, 10.4.1

In addition to the matters listed in rule 19.6, Council may impose conditions over the following matters:

- Allocation of accessory units to principal units and covenant areas to leased areas to ensure compliance with car park provisions and to ensure practical physical access to units.
- Allocation of areas.

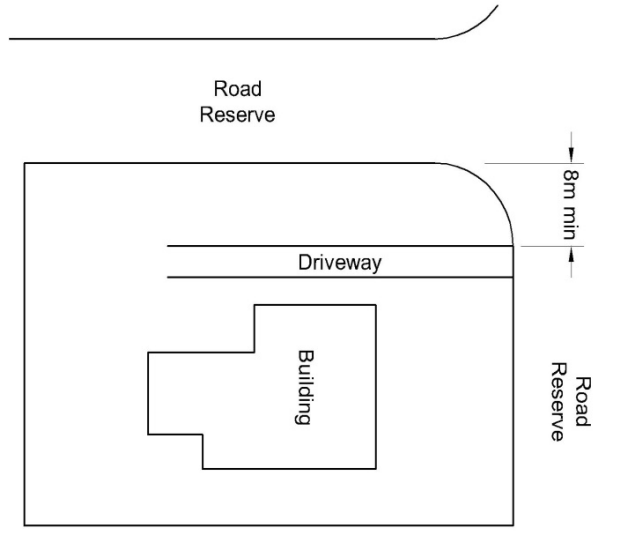
19.8

Access standards for subdivision and land use activities

Policies 5.4.6, 9.4.3

- Access to any allotment, including rear lots, shall be sited at least 20m, measured along the road carriageway, from any access on an adjoining lot, unless the two access provisions join the road carriageway at a common point.
- All accessways and manoeuvring areas shall be formed and surfaced in accordance with the Code of Practice for Civil Engineering Works. Exemption – the requirement for accessways serving sites solely occupied by unstaffed utilities shall be that the accessway shall be surfaced with permanent all weather surfacing for a minimum length of 5m from the edge of the road carriageway seal.
- All sites shall have practical vehicle access to car parking and loading spaces, in accordance with the Code of Practice for Civil Engineering Works. This requirement does not apply to sites solely occupied by unstaffed utilities, provided that vehicles associated with utilities shall not obstruct the footpath or create a traffic hazard on the road.
- Vehicular access to a corner lot shall be located no closer than 8m from the street corner. Where a site is located on an

intersection of a primary or secondary arterial route (identified in Chapter 37), the siting of the vehicular access shall be located as far as practicable from the corner of the street. The 8 metre setback shall be measured from where the two front boundaries of the site (refer to the definition of a corner lot) join, or in accordance with the diagram below.



- Where a corner site is located at an intersection of a national, primary or secondary arterial traffic route, as identified in Chapter 37, no building, fence or other structure is to be erected and no vegetation allowed to grow so as to obstruct a traffic sight line.
- At the intersection of a road or rail level crossing, no building, fence or other obstructions which block sight lines for trains shall be erected, placed or grown in the hatched area marked in Diagram A in Chapter 38.
- Subdivision and land use activities with direct access to a State Highway shall comply with the access and visibility standards set out in Diagrams B to E in Chapter 38.
- In addition to the above, access associated with subdivision and development within the Mount Marua Structure Plan Area shall comply with the Mount Marua Structure Plan.

19.9

Setbacks

Policies 5.4.1,
5.4.11

The setback distance for buildings from boundaries shall not be less than:

Rural Hill Sub-zone - all boundaries:	12m
Rural Valley Floor Sub-zone - all boundaries:	12m
Rural Lifestyle Sub-zone - front boundary:	8m
Rural Lifestyle Sub-zone - all other boundaries:	3m

Notes:

- Sites of less than 1500m² in all Rural Sub-zones shall comply with the setback standards of the Residential Conservation Sub-zone.
- New dwellings shall not be built within 10m of an existing forest.

Exemptions:

- Eaves, bay windows or similar features, may encroach into boundary setbacks by up to 0.7m.
- Non-enclosed and uncovered decks of 1.0m or less in height above ground level.

19.10

Building height

*Policies 5.4.1,
5.4.11, 5.4.12*

The maximum height of any building shall not exceed 8m.

Exemption:

Chimneys, flues and minor decorative features may exceed the maximum height by up to 1m.

19.11

Sunlight Access

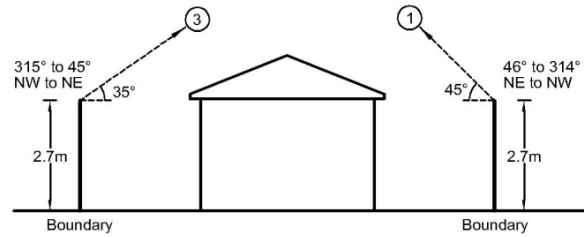
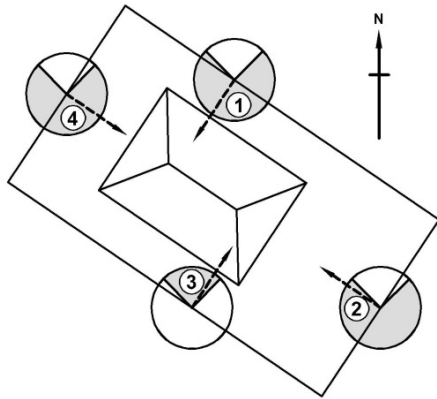
*Policies 4.4.4,
5.4.11, 5.4.12*

Height control planes apply to all buildings:

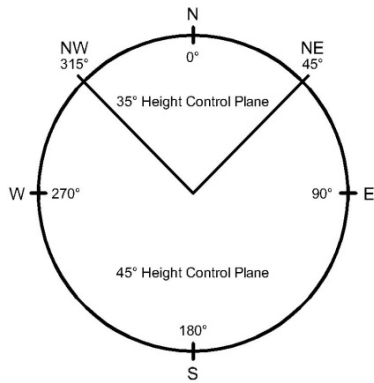
- Adjacent to a Residential Zone.
- On sites smaller than 1500m² in a Rural Zone.

Buildings shall be designed so that they fit within the height control planes defined below:

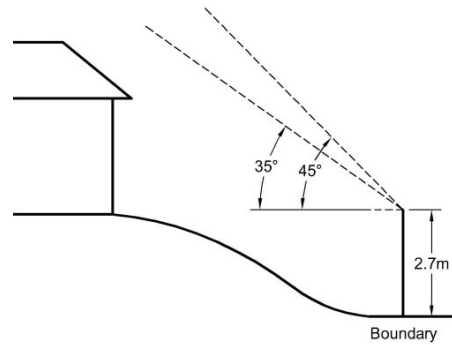
a) Height control planes in relation to site boundaries:



b) Determining which height control plane to use:



c) Application of height control planes to a sloping site:



Exemptions:

- Chimneys, flues, and minor decorative features may extend beyond the height control plane by up to 1m.
- The top of a dormer or gable, but not the eaves, may extend beyond the height control plane by up to 0.5 m provided that the aggregate length of all projections through the plane does not exceed 25% of the total building length.
- Where the boundary involved in the measurement of the height control plane adjoins an access strip or right-of-way to a rear lot, the outside boundary of such an access strip or right-of-way may be substituted for the nearest site boundary.

19.11A

New buildings within the Mount Marua Structure Plan Area

Policies

Building Height:

The maximum height of any building shall not exceed 6m.

Exemption:

Chimneys, flues and minor decorative features may exceed the maximum height by up to 1m.

Location:

Any new buildings shall be located within the identified building platforms as defined by the Mount Marua Structure Plan.

External Appearance:

All exterior building materials shall be finished in a recessive colour palette of greens, browns and greys with a reflective value of 40% or less.

Firefighting Water Supply:

Prior to occupation, all new buildings shall be provided with firefighting water supply in accordance with the Fire and Emergency New Zealand Code of Practice SNZ PAS 4509:2008.

19.12

Water supply, stormwater and wastewater

Policies 9.4.3, 13.4.1

All activities shall comply with the water supply, stormwater and wastewater standards in the Code of Practice for Civil Engineering Works.

In addition to the above, within the Mount Marua Structure Plan Area, all activities shall comply with the Mount Marua Structure Plan.

19.13

Artificial light

Policies 5.4.1, 15.4.1

- Light emissions from a site shall not exceed a measurement of 8 lux (lumens per m²) measured 1.5m above the ground at the boundary in both horizontal and vertical planes.
- Light emissions from a site shall not spill directly onto roads.
- Light emissions shall be measured by an instrument that meets NZSS CP22 (1962) requirements and amendments.

19.14

Forestry

Policies 5.4.2, 5.4.4, 5.4.7, 5.4.8, 5.4.11

- a) Forest owners and managers are expected to comply with the management and operational practices in the New Zealand Forest Code of Practice.
- b) There shall be a 10m non-millable buffer from any water body with a width greater than 1m.
- c) A buffer width of at least 10m is to be provided to any existing dwelling on another site.
- d) No less than 20 working days before harvesting any forest or section of a forest, the harvester shall submit a Forestry Harvesting Notice to the Council. This Notice shall contain the following information:
 - A description of the extent of the area to be harvested and the method of tree removal from the site.
 - The date of commencement and duration of the harvesting.
 - The expected volume of timber to be extracted.
 - The regularity of logging truck movements.
 - The roads proposed to be used for the cartage of timber or logs or machinery used in harvesting.
 - Appropriate measures to manage the adverse impacts of road use resulting from harvesting.

19.15

Home occupations ancillary to residential activities carried out on the site

Policies 5.4.11, 15.4.1

- At least one of the persons engaged in the home occupation shall live on the site as their principal place of residence.
- No more than three non-resident persons may be engaged in the home occupation at any one time.
- The repair or maintenance of vehicles or engines, other than those belonging to the residents, is not permitted.
- The site shall not be used as a depot for any heavy vehicle associated with a trade.
- Only goods produced or grown on the site may be sold from the site, provided that no retailing activity shall take place where access is to the State Highway.
- Homestay activities, where accommodation and meals are provided in a family type environment, are permitted provided the total number of persons accommodated on the site at any one time, including persons normally resident on the site, does not exceed twelve.
- Equipment used shall not interfere with radio and television reception.

19.16

Active recreation

Policy 5.4.11

Council may impose conditions on:

- Avoiding, remedying or mitigating adverse effects of the use on the locality.
- Traffic generation, car parking, access arrangements and on-site vehicle movements.
- Bulk, location, design and appearance of buildings.
- Hours of operation.
- Signage.
- Landscaping and screening.
- Servicing and infrastructure.
- Mitigation of noise effects.
- Financial contributions.

19.17

Relocated Buildings

Policy 5.4.12

Council may impose conditions on:

- a) Reinstatement works to the condition and appearance of the building relating to:
 - Works to the exterior fabric of the building to repair, replace or renovate damaged, defective or substandard elements;
 - Painting and/or cleaning of the exterior fabric of the building if necessary;
 - Cladding or other means of enclosing open subfloor areas below the building;
 - Alterations required to ensure that the reinstated exterior of any relocated building is not likely to detract from the amenity values of the surrounding area.
- b) The timeframe for the work to be completed;
- c) Landscaping, screening and boundary treatment;
- d) Execution of a performance bond to provide security for exterior reinstatement works required as a condition of resource consent.
- e) Provision of and effects on utilities and/or services.
- f) Standard, construction and layout of vehicular access.

Notes in respect of d):

- A bond is not mandatory. It will only be required when Council considers it necessary in view of the scale and/or nature of exterior reinstatement works required. The requirement for a bond and its value will be determined in the context of the building assessment report submitted at resource consent stage.
- The bond shall be executed at the time application is made for a building consent, and security shall be in the form of either money or a guarantee by an institution approved by Council as guarantor.
- The bond shall be cancelled upon completion of exterior reinstatement works required in the conditions of the resource consent. The verification method for completion of these works shall be the issuing of a full or interim Code Compliance Certificate as defined in the Building Act. In the event that conditions relating to exterior reinstatement works are not complied with, the bond may be used in whole or in part to complete the works.

Restricted Discretionary Activities

19.18

Subdivision which creates building platforms within 32m of high voltage (110kV or greater) electricity transmission lines as shown on the Planning Maps

*Policies 16.4.1,
16.4.7*

In addition to the matters listed in rule 19.6, Council will restrict its discretion to, and may impose conditions on:

- The extent to which the subdivision design manages potential conflicts with existing lines by locating roads and reserves under the route of the line.
- The extent to which maintenance and inspections of transmission lines are affected including access.
- The extent to which potential adverse effects including risk or injury, property damage and visual impact are mitigated through the location of building platforms and landscaping.
- The outcome of any consultation with the affected utility operator.
- Separation distances between trees and conductors and the location and mature size of trees planted near the transmission lines.

- Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances 2001 (NZECP 34:2001).
- Measures necessary to avoid, remedy or mitigate the potential adverse effects of earthworks, dust generation and construction activities, including provision of appropriate separation distances, managing the risks to structural integrity, and safety risks associated with the use of mobile machinery.

Restriction of notification

Subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of the Act, a resource consent application under this rule will be precluded from public notification under section 95A, and limited notification will be served on Transpower New Zealand Limited as the only affected party under section 95B.

19.19

Buildings or structures within 12-32m of high voltage (110kV or greater) electricity transmission lines as shown on the Planning Maps

Policy 16.4.7

Council will restrict its discretion to, and may impose conditions on:

- a) Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances 2001 (NZECP 34:2001).
- b) The location, height, scale, orientation and use of buildings and structures to ensure the following are addressed:
 - The risk to the structural integrity of the transmission line.
 - The effects on the ability of the transmission line owner to operate, maintain and upgrade the transmission network.
 - The risk of electrical hazards affecting public or individual safety, and risk of property damage.
 - The extent of earthworks required, and use of mobile machinery near the transmission line which may put the line at risk.
 - Minimising the visual effects of the transmission line.
 - The outcome of any consultation with the affected utility operator.

Restriction on notification

Subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of the Act, a resource consent application under this rule will be precluded from public notification under section 95A, and limited notification will be served on Transpower New Zealand Limited as the only affected party under section 95B.

19.20

Subdivision and land use activities which do not comply with the access standards in 19.8

Policy 16.4.6

Council will restrict its discretion to, and may impose conditions on:

- The extent to which the activity will adversely affect traffic and pedestrian safety.
- The extent to which the activity will adversely affect the efficient functioning of the roading network.

For subdivision, Council's discretion is also restricted to the matters listed in rule 19.6.

19.21

Family flats which do not comply with the permitted activity standards

Policy 15.4.1

Council will restrict its discretion to, and may impose conditions on:

- Land tenure.
- Location.
- Provision of and effects on utilities and/or services
- Landscaping
- Setbacks and coverage.
- Height and sunlight access.
- Standard, construction and layout of vehicular access.
- Effects on character and amenity
- Financial contributions

19.22

Home occupations incidental to residential activities carried out on the site which do not meet permitted activity standards

*Policies 5.4.11,
15.4.1*

Council will restrict its discretion to, and may impose conditions on:

- External storage.
- The number of non-resident workers employed on the site.
- The creation of dust, light, noise, vibration or other nuisance.
- Appearance of buildings.
- Size, number of, location and appearance of signs.
- Car parking, traffic and pedestrian safety and the efficient functioning of the roading network.
- Financial contributions.

19.23

Buildings accessory to a permitted or controlled activity which do not meet permitted or controlled activity standards

*Policies 5.4.12,
15.4.1,*

Council will restrict its discretion to, and may impose conditions on:

- Height and sunlight access.
- Setbacks and coverage.
- Landscaping and screening.
- Provision of and effects on utilities and/or services.
- Standard, construction and layout of vehicular access, manoeuvring and traffic safety.
- Streetscape effects.
- Effects on rural character and amenity.
- Financial contributions.

19.24

Subdivision of a site within the Pinehaven Catchment Overlay.

Policy 9.4.10

Standards:

- Achieves hydraulic neutrality.
- Provision of a report by a suitably qualified and experienced person providing an assessment of the ability for the site to achieve hydraulic neutrality in accordance with the requirements of 1.8.11.
- Compliance with the standards of Rule 19.5.

Council will restrict its discretion to, and may impose conditions on:

- The matters contained in Rule 19.6.
- Ability for the subdivision and proposed design to ensure peak flow of stormwater discharge will be no greater than pre-subdivision levels and thus achieve hydraulic neutrality.
- The effect of the subdivision on the Pinehaven Flood Hazard Extent.
- Recommendations and mitigation measures of the hydraulic report.
- Consent notice restricting the future development of the lot to the design and recommendations of the hydraulic neutrality report.
- Matters addressing the standards for access under Rule 19.8 where any standards are not met.

19.25

*Policies 9.4.4, 9.4.5,
14.4.6*

Subdivision within the Ponding Area or Erosion Hazard Area of the Mangaroa Flood Hazard Extent which results in any undeveloped lots that contain no dwelling or non-residential building.

Standards:

- Where the proposed building platform is located within the Erosion Hazard Area, provision of a report by a suitably qualified and experienced person to determine the erosion risk is required in accordance with 1.8.10.
- Suitable future building platform area for the dwelling must be identified and must not be located within an Overflow Path or River Corridor.
- Access serving the building platform is above the 1 in 100-year flood level and does not cross an Overflow Path or River Corridor.
- Complies with the standards of Rule 19.5.

Council will restrict its discretion to, and may impose conditions on:

- The matters contained in Rule 19.6.
- The appropriateness of the proposed building platform in terms of area and location in relation to the flood hazard and/or erosion risk.
- Ability for a future dwelling to be constructed above the 1 in 100 year flood level.
- The effect of the future development of the building platform on the function of the floodplain.
- Consent notice restricting the future development to the identified platform.
- The suitability of the proposed access to the future building platform to facilitate access during a 1 in 100-year flood event and does not obstruct or divert floodwater flows within the Flood Hazard Extent.

Matters for Consideration

19.26

Matters that may be relevant in the consideration of any Discretionary or Non-Complying Activity resource consent may include the following:

Subdivision

- The requirements of section 106 of the Act.
- Whether the proposed allotments are capable of accommodating a range of activities in compliance with zone standards.
- Whether the subdivision compromises future subdivision potential of the land.
- The cumulative effect on existing infrastructure as a result of the proposed subdivision.
- The extent of compliance with Council's Code of Practice for Civil Engineering Works.
- Where located within the Mangaroa Flood Hazard Extent:
 - An assessment of the proposed access to the building platform to achieve suitable access during a 1 in 100-year flood event, and its effect on obstructing or diverting Overflow Paths or floodwater flows within the Flood Hazard Extent.
 - ability for the building platform to accommodate a future building with a finished floor level above the 1 in 100-year level.
 - suitability of the proposed lot areas to accommodate future activities.
 - Consent notice restricting the future development to the identified building platform area.
- In addition to the above, the extent to which any subdivision within the Mount Marua Structure Plan Area is consistent with the Mount Marua Structure Plan.

Access

- Accessibility for public transport, cyclists and pedestrians.
- Compliance with the Code of Practice for Civil Engineering Works.
- Whether the topography, size or shape of the site or the location of any natural or built feature(s) on the site or other requirements such as easements, rights-of-way or restrictive covenants impose constraints that make compliance impracticable.
- Whether the activities proposed will not generate a demand for servicing facilities.
- Whether suitable alternative provision for servicing can be made.
- Whether the nature of adjacent roads is such that the entry, exit and manoeuvring of vehicles can be conducted safely.
- In addition to the above, the extent to which any subdivision and/or development within the Mount Marua Structure Plan Area is consistent with the Mount Marua Structure Plan.

Intensive animal farming, including pig farming
<ul style="list-style-type: none"> • Whether amenities of the surrounding environment can be maintained. • Whether the effluent from the site can be discharged appropriately.
Forestry
<ul style="list-style-type: none"> • The method and timing of the activity. • The area to be cleared at any one time. • Traffic and access considerations and financial contributions regarding these. • Effects on the amenity of neighbouring residential properties.
Topsoil removal
<ul style="list-style-type: none"> • Whether the activity is to be the subject of a Management Plan to provide certainty as to the nature, timing and duration of ongoing activity, and a Rehabilitation Plan to show how the land will be restored to a state that respects the natural landform and ensures its long term sustainability for plant growth. • The nature and extent of effects on visual amenity or on sites or features of ecological, cultural or heritage value. • The nature and extent of effects on water bodies, including effects on water quality and the potential for flooding. • The extent to which the activity causes or exacerbates soil erosion or compromises the versatility of the soil resource. • Whether the activity includes measures to deal with the effects of wind blown soil and dust. • The effects of vehicle movements to, from and within the site. • Regard for the provisions of the Regional Soil Plan (including Appendix 3 'Guidelines for Topsoil Mining'). • The nature and effectiveness of measures to avoid, remedy or mitigate adverse effects. • Noise. • Financial contributions.
Active recreation
<ul style="list-style-type: none"> • The location, hours of operation and layout of facilities in relation to their noise effects on adjoining land uses. • Access and parking. • Timing and frequency of events.
Non-rural activities
<ul style="list-style-type: none"> • Whether the activity, buildings, structures or other works are of an appropriate scale having regard to the local landforms and the nature of the surrounding environment. • Whether the amenities and the quality of the rural environment can be maintained. • The potential impacts of noise, dust, glare, vibration, fumes, smoke, discharges or pollutants or the excavation or deposition of earth. • Traffic effects and access to formed, sealed roads. • Whether the site of any non-rural or residential use is appropriately located having regard to the scale of the building development proposed and the intensity of the activity. The Council will consider the extent to which any non-rural activity, building, dwelling or structure may hinder the continued operation of any lawfully established activity. • The extent to which landscape character and ecological values will be maintained or enhanced.

Dwellings

- Provision for effluent treatment, disposal and water supply.
- The necessity for the number of dwellings proposed.
- Whether the form, scale and character of the new buildings are compatible with those of the buildings in the immediate vicinity of the site.

Scale, bulk, location and appearance of buildings

- Whether the building design, appearance, location and scale detrimentally affects the character of the surrounding area.
- Whether a better standard of development can be achieved by varying the design, location or size of the buildings.
- The arrangement of buildings, car parks and vehicle movements on site.
- Whether the topography of the site has been taken into account.
- In addition to the above, the extent to which any development within the Mount Marua Structure Plan Area is consistent with the Mount Marua Structure Plan.

Amenity values

- Whether the proposed activity will have more than minor effect on the amenity values of the area in which it is to be located.

Sunlight access

- Whether the building will adversely interfere with sunlight access or create adverse shading on surrounding sites.
- Whether the topography of the site or the location of any built features on the site or other requirements, such as easements, impose constraints that make compliance impracticable.

Subdivision within the Pinehaven Flood Hazard Extent which results in any undeveloped lots that contain no building, and does not comply with the requirements of Rule 20.5	NC
Subdivision within the Mangaroa Flood Hazard Extent	
Subdivision within the Erosion Hazard Area of the Mangaroa Flood Hazard Extent, which results in any undeveloped lots that contain no building, and complies with the requirements of Rule 20.5.	RD
Subdivision within the Mangaroa Flood Hazard Extent which results in any undeveloped lots that contain no building, where one or more of the following occurs; <ul style="list-style-type: none"> • does not comply with the requirements of Rule 20.5; • the proposed building platform is located within a River Corridor. 	NC
Updates of existing company lease and cross lease, and all unit title subdivision	
Subdivision which is a unit title subdivision or an alteration to a company lease, unit title or cross lease title to include a building extension or alteration or accessory building on the site (excluding an additional dwelling) that has been lawfully established in terms of the Building Act 2004	C
Any subdivision not provided for in this table	D
Advice note:	
For any activity within the Stream/River Corridor, Overflow Path, Ponding Area or Erosion Hazard Area, applicants are advised to consult the Wellington Regional Council to determine if regional consent is also required.	

Key	P Permitted activity which complies with standards for permitted activities specified in the Plan
	C Controlled activity which complies with standards for controlled activities specified in the Plan
	RD Restricted discretionary activity
	D Discretionary activity
	NC Non complying activity

20.2 Land Use Activities	Business Commercial	Business Industrial
All activities other than those identified below are permitted provided they meet the standards specified in the Plan for permitted activities	P	P
Large format retail activities on land identified in Appendix Business 1	-	P
Any other retail activity on land identified in Appendix Business 1, unless otherwise provided for below	-	D
Any retail activity unless otherwise provided for below	P	D
<p>The following retail activities:</p> <ul style="list-style-type: none"> • The sale and maintenance of heavy machinery; • Garden centres; • Building improvement centres; • Yard oriented retail activities; • The sale of goods manufactured on the site, provided that the retail component is ancillary to the manufacturing activity; • The sale of kit-set buildings and framing. 	P	P
Retail activity, restaurants, offices, early childhood centres, and residential accommodation (including at ground level) on land identified in Appendix Business 2	P	-
Retail activity, restaurants, offices, early childhood centres, and residential accommodation above ground level on land identified in the Gateway Precinct of Wallaceville Structure Plan	P	-
Garden centres and all activities other than retail activity, restaurants, offices, early childhood centres and residential accommodation (including at ground level) on land identified in Appendix Business 2	D	-
Garden centres and all activities other than retail activity, restaurants, offices, early childhood centres, and residential accommodation above ground level and not otherwise provided for as non-complying in Table 20.2 in the Gateway Precinct of the Wallaceville Structure Plan Area	D	-
Visitor accommodation	P	NC
Warehouses	D	P
Service stations and motor vehicle garages	D	C
Motor vehicle wrecking	NC	D
Public car parks	D	D
Every activity listed as an offensive trade in the third schedule of the Health Act 1956	NC	D

20.2 Land Use Activities	Business Commercial	Business Industrial
The sale and hire of motor vehicles, boats, caravans, motor homes and accessories and motor vehicle spare parts	D	P
Churches	C	P
Establishment of a relocated building from another site	C	C
Residential accommodation at ground floor level	D	D
Residential accommodation for a caretaker, where the caretaker is required to live on the site	P	P
Residential accommodation not otherwise provided for in this table	P	D
Signs in the heritage covenant in the Gateway Precinct of the Wallaceville Structure Plan Area	RD	-
Buildings which do not comply with permitted or controlled activity standards	RD	RD
In the Wallaceville Structure Plan Area all new buildings or significant exterior alterations to existing buildings not listed as significant heritage feature in Chapter 26	RD	-
In the Wallaceville Structure Plan Area demolition of buildings not listed as a significant heritage feature in Chapter 26	P	-
Any activity other than conservation and passive recreation in the area identified as "Hulls Creek Overlay" within the Business Industrial zone on Eastern Hutt Road as shown in Appendix Business 3	-	NC
Initial landscaping of the front boundary setback required by rule 20.9 within the Business Industrial zone on Eastern Hutt Road	-	C
Residential activity (except for caretaker accommodation) within the Business Industrial zone on Eastern Hutt Road	-	NC
Gang fortifications	Prohibited	
Activities otherwise permitted or controlled which do not comply with the access standards in 20.9	RD	RD
Activities otherwise permitted or controlled, which do not comply with the relevant standards in this Chapter, except where otherwise specified in this table or in the City-wide provisions of the Plan	D	D
Advice note:		
For any activity within the Stream/River Corridor, Overflow Path, Ponding Area or Erosion Hazard Area, applicants are advised to consult the Wellington Regional Council to determine if regional consent is also required.		

20.3 City-wide provisions

Each activity including subdivision in the Business Zone shall comply with the relevant permitted activity standards in the City-wide provisions of the Plan as listed below.

Chapter	City-wide provisions
8A	General Rules
23	Earthworks
24	Esplanade Reserves and Strips
25	Reserves and Leisure Facilities Contributions
26	Heritage Features
27	Notable Trees
27A	Urban Tree Groups and Removal or Indigenous Vegetation
28	Southern Hills Overlay Area and Protected Ridgelines
29	Water Bodies
30	Utilities
30A	Renewable Energy Generation
31	Car Parking
32	Noise and Vibration
33	Flooding and Fault Band Hazards
34	Hazardous Substances and Contaminated Land

20.4 Controlled activities – restrictions on notification

Subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of the Act, a resource consent application for a controlled activity is precluded from public notification under section 95A and, subject to section 95B(3), is precluded from limited notification under section 95B(2) of the Act.

Standards for Permitted and Controlled Activities

Note:

The following standards for Permitted and Controlled Activities apply to all properties in the respective Sub-Zone throughout the Business Zone unless otherwise specified in the text of the standard in question.

20.5 Minimum requirements for subdivision

Policy 6.4.1

Business Sub-Zone	Minimum net site area	Shape factor
Business Commercial	300m ²	7.5m
Business Industrial	500m ²	20m
Exemptions		
These standards shall not apply to any lot for utility, reserve or conservation purposes.		

20.6 Subdivision which complies with the standards in rule 20.5 and 20.8, and subdivision of land for utilities, reserves or conservation purposes

Policies 6.4.3,
6.4.4, 9.4.3,
16.4.3

Council may impose conditions over the following matters:

- Design, appearance and layout of the subdivision.
- Landscaping.
- Provision of and effects on network utilities and/or services.
- Standard, construction and layout of vehicular access.
- Earthworks.
- Provision of esplanade reserves and strips.
- Protection of any special amenity feature.
- Financial contributions.
- The outcome of consultation with the owner or operator of consented or existing renewable energy generation activities located on or in proximity to the site.
- The outcome of consultation with the owner or operator of regionally significant network utilities (excluding the National Grid) located on or in proximity to the site.

Note: Rule 20.28 covers subdivision within the Electricity Transmission Corridor.

20.7 Subdivision which is a company lease, cross lease or unit title subdivision

Policies 6.4.3, 6.4.4, 9.4.3

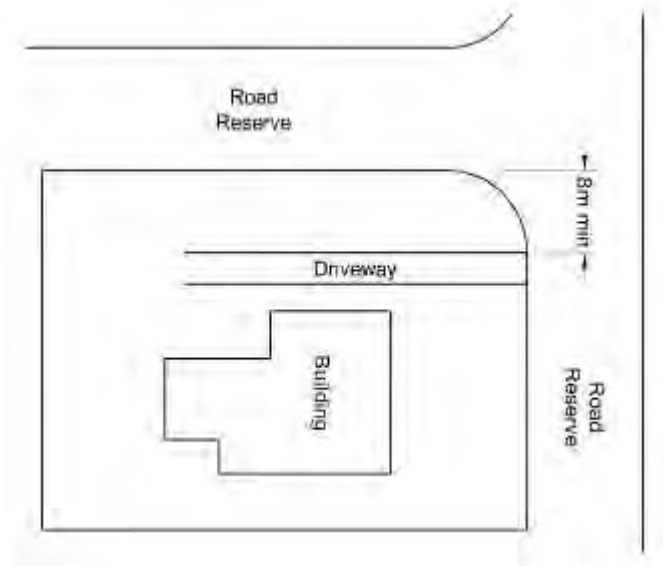
In addition to the matters outlined in rule 20.6, Council may impose conditions over the following matters:

- Allocation of accessory units to principal units and covenant areas to leased areas to ensure compliance with car park provisions and to ensure practical physical access to units.
- Allocation of areas.

20.8 Access standards for subdivision and land use activities

Policies 6.4.1, 6.4.2, 9.4.3

- All accessways and manoeuvring areas shall be formed and surfaced in accordance with the Code of Practice for Civil Engineering Works. Exemption – the requirement for accessways serving sites solely occupied by unstaffed utilities shall be that the accessway shall be surfaced with permanent all weather surfacing for a minimum length of 5m from the edge of the road carriageway seal.
- All sites shall have practical vehicle access to car parking and loading spaces, in accordance with the Code of Practice for Civil Engineering Works. This requirement does not apply to sites solely occupied by unstaffed utilities, provided that vehicles associated with utilities shall not obstruct the footpath or create a traffic hazard on the road.
- Adequate vehicular access shall be made available to the rear of every new building in accordance with the Code of Practice for Civil Engineering Works.
- Vehicular access to a corner lot shall be located no closer than 8m from the street corner. Where a site is located on an intersection of a primary or secondary arterial traffic route (as identified in Chapter 37) the siting of the vehicular access shall be located as far as practicable from the corner of the street. The 8 metre setback shall be measured from where the two front boundaries of the site (refer to the definition of a corner lot) join, or in accordance with the diagram below.



- Where a corner lot is located at an intersection of a national, primary or secondary arterial traffic route, as identified in Chapter 37, no building, fence or other structure is to be erected and no vegetation allowed to grow so as to obstruct a traffic sight line.
- At the intersection of a road or rail level crossing, no building, fence or other obstructions which block sight lines for trains shall be erected, placed or grown in the hatched area marked in Diagram A in Chapter 38.
- Subdivision and land use activities with direct access to a State Highway shall comply with the access and visibility standards set out in Diagrams B to E in Chapter 38.

20.9

Setbacks from boundaries

Policies 6.4.3,
6.4.4

The setback distance for buildings from boundaries shall be not less than:

	Business Commercial Sub-zone	Business Industrial Sub-zone
Front boundary	8m	8m
Side and rear boundaries except where adjoining a Residential or Open Space Zone	0m	0m
Side and rear boundaries adjoining a Residential or Open Space Zone	3m	5.5m
Front boundary on land identified in Appendix Business 2	4m	-

Front boundary setback on land identified in Appendix Business 2 for residential accommodation at ground floor level	6m	-
Side boundaries on land identified in Appendix Business 2	0m	-
Minimum building setback from the power pylon and electricity transmission lines on land identified in Appendix Business 2	12m	-
Rear boundaries on land identified in Appendix Business 2 except where the rear boundary adjoins a Reserve in which case an exemption from the rear boundary setback applies.	3m	-
Exemptions:		
<ul style="list-style-type: none"> • Service station canopies are exempt from the front boundary setback requirement. 		
<ul style="list-style-type: none"> • Pole signs are exempt from the front boundary setback requirement. 		
<ul style="list-style-type: none"> • Properties within the CBD are exempt from all boundary setback requirements, except where sites adjoin a Residential or Open Space Zone, then the setback requirements shall apply along the adjoining boundary. 		
<ul style="list-style-type: none"> • Within the Business Industrial zone located on Eastern Hutt Road, buildings shall be set back from the front boundary with Eastern Hutt Road by 6m, and this setback area shall be landscaped prior to the construction of any buildings. <p>Note: the setback area may also be developed for flood protection purposes if necessary.</p>		

20.10 Building height

Policy 6.4.4

The maximum height of any building in the following areas shall not exceed:

Business Commercial (except CBD)	8m
CBD (except for northern side of Main Street)	40m
CBD (northern side of Main Street only)	20m
Business Industrial	12m
Business Industrial zone located on Eastern Hutt Road	15m

Exemption:

Chimneys, smoke stacks and similar structures in the Business Industrial Sub-zone shall not exceed 30m in height.

20.11 Sunlight access

*Policies 4.4.4,
6.4.3, 6.4.4*

All buildings on sites adjoining, or separated by a road from a site in the Residential or Open Space Zone, shall comply with the height control planes defined in rule 18.16 along the adjoining boundary or the boundary or boundaries separated by a road.

For sites within the CBD, all buildings shall comply with the height control planes defined in rule 18.16 along all boundaries adjoining a Residential or Open Space Zone, or along all boundaries which face and are within 25 metres of a site within the Residential or Open Space Zone.

20.11A Site coverage on land identified in Appendix Business 2

The maximum coverage by buildings on the net area of a site shall not exceed 20% for land identified in Appendix Business 2.

20.12 Loading provisions

*Policies 6.4.2,
6.4.3*

The number of loading spaces needed for any building in the Business Zone shall be as follows:

Floor area	Loading spaces required
Between 100m ² and 1000 m ²	1 space
Between 1001m ² and 2000m ²	2 spaces
More than 2000m ²	2 spaces or 4 spaces if the building is used as a retail store
Notes	
<ul style="list-style-type: none"> • Every loading space requires a manoeuvring space for ingress and egress. The extent of the manoeuvring space is to be in accordance with the Code of Practice for Civil Engineering Works. 	
<ul style="list-style-type: none"> • Loading areas must be kept clear and must be available at all times for vehicles used in association with the building during which time the building is being used for the activity to which the car parking and loading spaces relate. 	
<ul style="list-style-type: none"> • Direct access to each loading space may be allowed from any vested service lane. 	

<ul style="list-style-type: none"> • All loading spaces are required to be formed and surfaced in accordance with the Code of Practice for Civil Engineering Works.
<ul style="list-style-type: none"> • Loading spaces required do not apply to the floor area of residential activities located in the Gateway Precinct of the Wallaceville Structure Plan Area

20.13 Water supply, stormwater and wastewater

Policies 9.4.3, 13.4.1

All activities shall comply with the water supply, stormwater and wastewater standards in the Code of Practice for Civil Engineering Works.

20.14 Artificial light

Policies 6.4.3, 15.4.1

- Light emissions from a site which adjoins a Residential or Open Space Zone shall not exceed a measurement of 8 lux (lumens per m²) measured in both the horizontal and vertical planes, 1.5m above the ground at the site boundary.
- Light emissions from a site shall not spill directly onto roads.
- Light emissions will be measured by an instrument that meets NZSS CP22 (1962) requirements and amendments.

20.14A Ventilation

Within the Wallaceville Structure Plan Area, habitable rooms must have a positive supplementary source of fresh air ducted from outside is required at the time of fit-out. The supplementary source of air is to achieve a minimum of 7.5 litres per second per person.

For the purposes of this standard a habitable room means a space used for activities normally associated with domestic living, but excludes any bathroom, laundry, watercloset, pantry, walk-in wardrobe, corridor, hallway, lobby, clothes-drying room, or other space of a specialised nature occupied neither frequently nor for extended periods.

20.15 Dust

Policies 6.4.3, 15.4.1, 15.4.2

Activities shall not create a dust nuisance. A dust nuisance may occur if:

- There is visible evidence of suspended solids in the air beyond the site boundary.

- There is visible evidence of suspended solids, traceable from a dust source, settling on the ground, building or structure on a neighbouring property or on water.

20.16

Screening

*Policies 6.4.3,
15.4.1*

Sites adjoining a Residential or Open Space Zone shall be fenced on the common boundary by a solid 2m high fence.

Exemption:

The land identified in Appendix Business 2 and in the Gateway Precinct of the Wallaceville Structure Plan Area is exempt from the screening specified above, but outdoor storage areas on land identified in Appendix Business 2 shall be screened as follows:

- Outdoor storage areas shall be screened by a close-boarded fence, a solid wall or dense planting of vegetation. The screening shall be no less than 1.8m in height.

20.17

Landscaping

*Policies 6.4.2,
6.4.3, 6.4.4*

- If a building is required to be set back from the road boundary, the set back area between the road boundary and the building shall be landscaped unless it is used for access or car parking purposes. If car parking or accessways are provided between the road boundary and the building, a landscape strip with a minimum width of 0.6m shall be provided within the site along the road boundary.
- Where a site adjoins a non-Business Zone (excluding road boundaries) or is within 25m of a Residential or Open Space Zone, a landscape buffer with a minimum width of 0.6m shall be provided within the site between the zone boundary and the buildings.

Exemption:

The land identified in Appendix Business 2 and in the Gateway Precinct of the Wallaceville Structure Plan Area is exempt from the landscaping specified in the second bullet point above except that it shall apply to the common rear boundary of the land identified in Appendix 2 and Lots 8 to 11 DP 399832 of the Cosgrove Rise subdivision.

20.17A

Fencing

Within the Wallaceville Structure Plan Area a 2m high close boarded fence shall be erected along the boundaries of a site where it adjoins a site designated as MPI1. The fence shall be constructed of materials having superficial mass of not less than 10kg per square metre and shall be constructed prior to occupation of dwellings on the site.

20.18

Requirements for buildings on sites adjoining Main Street

*Policies 6.4.2,
6.4.4*

- All buildings on sites adjoining Main Street shall provide continuous building frontage onto the boundary with Main Street.
- All yards, outdoor storage, outdoor retail areas, or other unbuilt areas on a site shall not be located adjoining the boundary with Main Street.
- All buildings fronting Main Street shall ensure that at least 50% of the ground floor frontage is glazed.
- For sites fronting onto Main Street, all vehicle access or egress shall be via alternative streets or service lanes or other accesses which do not connect on to Main Street.

20.19

Main Street verandahs

*Policies 6.4.2,
6.4.4*

Buildings fronting Main Street shall provide verandahs for pedestrian cover, meeting the following standards:

- The lowest part of a verandah, not including signage, shall be at least 2.9m above the footpath.
- The verandah shall extend for the full length of the frontage of the site.
- The verandah shall cover the full width of the footpath less 500mm.
- Any new or refurbished verandah shall provide in its design for a visual continuity between any existing adjoining verandah(s) and the proposed verandah.

20.20 Car parking areas

Policies 6.4.2, 6.4.3

Any car parking provided on a site shall be primarily for the purposes of meeting the car parking demand generated by the use of that site.

20.21 Hours of operation for activities adjoining the Residential Zone

Policy 6.4.3

Any activity which is open to the public (including licenced premises, places of assembly, shops, restaurants and takeaway food outlets) and adjoins a site which is zoned Residential, shall not be open to the public outside the hours of 7am - 11pm Sunday to Thursday (inclusive) and until 1am the following day on Friday, Saturday, Christmas Eve and New Year's Eve.

20.22 Initial landscaping of the front yard setback of the Business Industrial zone located on Eastern Hutt Road required under rule 20.9

Policy 6.4.5

Council may impose conditions over the following matters:

- Design, appearance and layout of the landscaping, and its ongoing management and maintenance.
- The extent to which the landscaping will screen buildings and structures viewed from Eastern Hutt Road.
- The extent to which the landscaping can contribute to the provision of an ecological corridor between the eastern and western Hutt hills.
- Effects on flood protection works.

20.23 Service stations and motor vehicle garages

*Policies 6.4.3,
6.4.4*

Council may impose conditions on:

- Traffic generation, car parking, access arrangements and on-site vehicle movements.
- Bulk, location, design and appearance of buildings.
- Hours of operation.
- Landscaping and screening.
- Health and safety issues.
- Noise.
- Lighting.
- Signage.
- Provision of and effects on utilities and/or services.
- Financial contributions.

20.24 Churches

*Policies 6.4.3,
6.4.4*

Council may impose conditions on:

- Avoiding, remedying or mitigating adverse effects on the business function of the area.
- Location and nature of activities within the site.
- Traffic generation, car parking, access arrangements and on-site vehicle movements.
- Bulk, location, design and appearance of buildings.
- Hours of operation.
- Landscaping and screening.
- Noise.
- Lighting.
- Signage.
- Provision of and effects on utilities and/or services.
- Financial contributions.

20.24A

Relocated Buildings

Policy 6.4.4

Council may impose conditions on:

- a) Reinstatement works to the condition and appearance of the building relating to:
 - Works to the exterior fabric of the building to repair, replace or renovate damaged, defective or substandard elements;
 - Painting and/or cleaning of the exterior fabric of the building if necessary;
 - Cladding or other means of enclosing open subfloor areas below the building;
 - * Alterations required to ensure that the reinstated exterior of any relocated building is not likely to detract from the amenity values of the surrounding area.
- b) The timeframe for the work to be completed;
- c) Landscaping, screening and boundary treatment;
- d) Execution of a performance bond to provide security for exterior reinstatement works required as a condition of resource consent.
- e) Provision of and effects on utilities and/or services.
- f) Standard, construction and layout of vehicular access.

Notes in respect of d):

- A bond is not mandatory. It will only be required when Council considers it necessary in view of the scale and/or nature of exterior reinstatement works required. The requirement for a bond and its value will be determined in the context of the building assessment report submitted at resource consent stage.
- The bond shall be executed at the time application is made for a building consent, and security shall be in the form of either money or a guarantee by an institution approved by Council as guarantor.
- The bond shall be cancelled upon completion of exterior reinstatement works required in the conditions of the resource consent. The verification method for completion of these works shall be the issuing of a full or interim Code Compliance Certificate as defined in the Building Act. In the event that conditions relating to exterior reinstatement works are not complied with, the bond may be used in whole or in part to complete the works.

Restricted Discretionary Activities

20.25 Subdivision which creates building platforms within 20m of high voltage (110kV or greater) electricity transmission lines as shown on the Planning Maps

*Policies 16.4.1,
16.4.7*

In addition to the matters listed in rule 20.6, Council will restrict its discretion to, and may impose conditions on:

- The extent to which the subdivision design manages potential conflicts with existing lines by locating roads and reserves under the route of the line.
- The extent to which maintenance and inspections of transmission lines are affected including access.
- The extent to which potential adverse effects including risk or injury, property damage and visual impact are mitigated through the location of building platforms and landscaping.
- The outcome of any consultation with the affected utility operator.
- Separation distances between trees and conductors and the location and mature size of trees planted near the transmission lines.
- Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances 2001 (NZECP 34:2001).
- Measures necessary to avoid, remedy or mitigate the potential adverse effects of earthworks, dust generation and construction activities, including provision of appropriate separation distances, managing the risks to structural integrity, and safety risks associated with the use of mobile machinery.

Restriction on notification

Subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of the Act, a resource consent application under this rule will be precluded from public notification under section 95A, and limited notification will be served on Transpower New Zealand Limited as the only affected party under section 95B.

20.25A Subdivision in the Wallaceville Structure Plan Area

Standards and terms for Subdivision in the Wallaceville Structure Plan Area

- Compliance with the minimum requirements for subdivision of rule 20.5
- Compliance with the access standards of rule 20.8

Council will restrict its discretion to, and may impose conditions on:

- The extent to which the subdivision is consistent with the

- Wallaceville Structure Plan (Chapter 39: Wallaceville)
- Design, appearance and layout of the subdivision
 - Landscaping that complements existing species.
 - Standard, construction and layout of roads (including intersections) and vehicular access.
 - Provision of and effects on utilities and/or services
 - Earthworks and land stability.
 - Provision of reserves
 - Protection of any special amenity feature.
 - Provision of pedestrian and cycleway connections
 - The alignment of proposed subdivision boundaries with Precinct boundaries as identified in the Wallaceville Structure Plan
 - Financial contributions.

Restriction on notification

In respect of rule 20.28A, and subject to sections 95A(2)(b), 95A(4) and 95C of the Act, an application which meets the standards and terms of rule 18.28B will be decided without the need for public notification under section 95A and any application that is consistent with the Wallaceville Structure Plan will be decided without the need for limited notification under section 95B.

Note:

Failure to comply with this rule will require resource consent as a Discretionary Activity

20.26 Subdivision and land use activities which do not comply with the access standards in 20.8

Policy 16.4.6

Council will restrict its discretion to, and may impose conditions on:

- The extent to which the activity will adversely affect traffic and pedestrian safety.
- The extent to which the activity will adversely affect the efficient functioning of the roading network.

For subdivision, Council's discretion is also restricted to the matters listed in rule 20.6.

20.27 Buildings which do not comply with the standards for permitted and controlled activities.

Policies 6.4.2, 6.4.3, 6.4.4

Council will restrict its discretion to, and may impose conditions on:

- Height, boundary setbacks and sunlight access.
- Provision of and effects on utilities and/or services.
- Landscaping and screening.
- Standard, construction and layout of vehicular access.
- Car parking.

- Effects on adjoining residential properties.
- Effects on the amenity of the surrounding area.
- Requirements for buildings on sites adjoining Main Street.
- Financial contributions.

20.28

New buildings and significant exterior alteration to existing non-heritage listed buildings in the Gateway Precinct of the Wallaceville Structure Plan Area that comply with the standards for permitted and controlled activities

Council will restrict its discretion to, and may impose conditions on:

- The extent to which the development is consistent with the Wallaceville Structure Plan (Chapter 39: Wallaceville)
- Height, proportion, materials, boundary setbacks and sunlight access
- Effects on significant heritage features included in Schedule 26.8
- Provision of and effects on utilities and/or services.
- Landscaping and screening.
- Standard, construction and layout of roads (including intersections) and vehicular access.
- Car parking.
- Effects on adjoining properties.
- Provision for retail buildings to have an active street frontage
- Financial contributions.

Restriction on notification

In respect of rule 20.30A, and subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of the Act, an application which meets the standards and terms of rule 20.30A will be decided without the need for public notification under section 95A and any-application that is consistent with the Wallaceville Structure Plan without the need for limited notification under Section 95B and for new buildings within the heritage covenant area limited notification will only be served on Heritage New Zealand (unless affected party approval is provided) under section 95B of the Act.

Note:

Failure to comply with this rule will require resource consent as a Discretionary Activity

20.29

Signs in the heritage covenant area within the Gateway Precinct of the Wallaceville Structure Plan Area

Council will restrict its discretion to, and many impose conditions on:

- Sign design, location and placement
- Area, height and number of signs proposed and already located in the covenant area
- Illumination

- Fixing and methods of fixing
- The extent to which any sign including supporting structure detracts from any significant heritage feature in Schedule 26.8

Exemptions:

- Temporary signs are subject to compliance with the rules for temporary signs in Chapter 8A.3- Signs.

Restriction on notification

In respect of rule 20.30B, and subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of the Act, an application which meets the standards and terms of rule 20.30A will be decided without the need for public notification under section 95A and any application that is consistent with the Wallaceville Structure Plan without the need for limited notification under Section 95B and for new buildings within the heritage covenant area limited notification will only be served on Heritage New Zealand (unless affected party approval is provided) under section 95B of the Act.

20.30

Subdivision within the ponding area of the Pinehaven Flood Hazard Extent, which results in any undeveloped site that contains no building, and complies with the requirements of Rule 20.5.

Policy 9.4.5

Council will restrict its discretion to, and may impose conditions on:

- The matters contained in Rule 20.6.
- The appropriateness of the proposed building platform in terms of area and location in relation to the flood hazard.
- Ability for a future building to be constructed above the 1 in 25-year flood level.
- The effect of the future development of the building platform on the function of the floodplain.
- Consent notice restricting the future development to the identified platform.
- Matters addressing the standards for access under Rule 20.8 where any standards are not met.

20.31

Subdivision within the Erosion Hazard Area of the Mangaroa Flood Hazard Extent, which results in any undeveloped lots that contain no building, and complies with the requirements of Rule 20.5.

Policies 9.4.4, 9.4.5

Standards:

- Suitable future building platform area must be identified and must not be located within the River Corridor.

- Where the proposed building platform is located within the Erosion Hazard Area, provision of a report by a suitability qualified and experienced person to determine the erosion risk to the proposed building platform is required in accordance with 1.8.10.

Council will restrict its discretion to, and may impose conditions on:

- The matters contained in Rule 20.6.
- The appropriateness of the proposed building platform in terms of area and location in relation to the flood hazard.
- Ability for a future building to be constructed above the 1 in 100-year flood level.
- The effect of the future development of the building platform on the function of the floodplain.
- Consent notice restricting the future development to the identified platform.
- The suitability of the proposed access to the future building platform to facilitate access during a 1 in 100-year flood event and does not obstruct or divert floodwater flows within the Flood Hazard Extent.

Matters for Consideration

20.32 Matters that may be relevant in the consideration of any Discretionary or Non-Complying Activity resource consent may include the following:

Subdivision

- The requirements of section 106 of the Act.
- Whether the proposed allotments are capable of accommodating a range of activities in compliance with zone standards.
- Whether the subdivision compromises future subdivision potential of the land.
- The cumulative effect on existing infrastructure as a result of the proposed subdivision.
- The extent of compliance with Council's Code of Practice for Civil Engineering Works.
- The design and layout of the subdivision where any lot may affect the safe and effective operation and maintenance of, and access to, regionally significant network utilities (excluding the National Grid), located on or in proximity to the site.
- The outcome of consultation with the owner or operator of regionally significant network utilities (excluding the National Grid) located on or in proximity to the site.
Note: Rule 20.28 covers subdivision within the Electricity Transmission Corridor.
- The design and layout of the subdivision where any lot may affect the safe and effective operation and maintenance of, and access to, consented or existing renewable energy generation activities located on or in proximity to the site.
- The outcome of consultation with the owner or operator of consented or existing renewable energy generation activities located on or in proximity to the site.
- Account must be taken of the future development potential of adjoining or adjacent land.
- Account must be taken of any potential reverse sensitivity effects on regionally significant network utilities (excluding the National Grid).
- Where located within an identified flood hazard extent, any relevant matters of discretion identified under Rules 20.32 and 20.33.

Access

- Accessibility for public transport, cyclists and pedestrians.
- Compliance with the Code of Practice for Civil Engineering Works.
- Whether the topography, size or shape of the site or the location of any natural or built feature(s) on the site or other requirements such as easements, rights-of-way or restrictive covenants impose constraints that make compliance impracticable.
- Whether the activities proposed will not generate a demand for servicing facilities.
- Whether suitable alternative provision for servicing can be made.
- Whether the nature of adjacent roads is such that the entry, exit and manoeuvring of vehicles can be conducted safely.

Site layout
<ul style="list-style-type: none"> • The arrangement of buildings, car parks and vehicle movements on site. • The nature and extent of landscaping and screening. • Whether the topography of the site has been taken into account. • Whether a better standard of development can be achieved by varying the design.
Bulk and location of buildings
<ul style="list-style-type: none"> • Whether the buildings will cause a loss of privacy, interfere with sunlight access or create shadows on dwellings on adjoining Residentially zoned sites. • Whether the building design, appearance and scale will detrimentally affect the character of the surrounding area.
Traffic generation
<ul style="list-style-type: none"> • Whether activities which generate significant traffic flows have the necessary access, do not adversely impact upon the street environment, and maintain public safety.
Non-business activities
<ul style="list-style-type: none"> • Whether the buildings, structures or other works are of an appropriate scale having regard to the local amenity. • The extent to which the amenities and the quality of the business environment can be maintained and enhanced.
Nuisance
<ul style="list-style-type: none"> • The potential impacts of noise, dust, glare, vibration, fumes, smoke, other discharges or pollutants or the excavation or deposition of earth.
Infrastructure
<ul style="list-style-type: none"> • The existing capacity of the infrastructure.
Cumulative effects
<ul style="list-style-type: none"> • Whether cumulative effects such as pollution, risks to public safety and nuisances have been assessed.
Retail activities
<ul style="list-style-type: none"> • The effects of retail activities on the vitality and economic viability of the Central Business District, and neighbourhood centres. • Whether the nature and scale of retail activities compliments activities occurring on surrounding sites.

Subdivision and/or Development in the Gateway Precinct of the Wallaceville Structure Plan Area

- The extent to which the subdivision and/or development is consistent with the Wallaceville Structure Plan
- The nature of the activity to be carried out within the building and its likely generated effects.
- The extent to which the area of the site and the proposed activities thereon are in keeping with the scale and form of the existing built environment and activities in the surrounding area
- The extent to which the protection and/or sustainable use of existing listed heritage buildings will be achieved
- The extent to which adjacent properties will be adversely affected in terms of visual obtrusiveness, overshadowing, and loss of access to sunlight and daylight.
- The extent of the building area and the scale of the building and the extent to which they are compatible with both the built and natural environments in the vicinity.

Appendix Business 1

Former South Pacific Tyres site.



Appendix Business 2

Riverstone Terraces site.



Appendix Business 3

Eastern Hutt Road site.



21 OPEN SPACE ZONE RULES

Activities Tables

Policies 3.4.1, 7.4.2, 7.4.3, 7.4.5, 16.4.7

21.1 Subdivision Activities (Zone wide)	
All subdivision, other than that identified below, is non complying	NC
Subdivision around any existing lawfully established dwelling or commercial unit which does not result in the creation of any new undeveloped site that contains no dwelling or commercial unit	C
Subdivision of land for utilities, reserves or conservation purposes	C
Subdivision which is a unit title subdivision or an alteration to a company lease, unit title or cross lease title to include a building extension or alteration or accessory building on the site (excluding an additional dwelling) that has been lawfully established in terms of the Building Act 2004	C
Subdivision provided for as a Controlled Activity which complies with the access standards in 21.6	C
Subdivision provided for as a Controlled Activity which does not comply with the access standards in 21.6	RD

21.2 Subdivision Activities (Speedway Area only)	
Subdivision in the Speedway Area which complies with the standards in rule 21.6 and 21.27	C
Subdivision which does not comply with the standards in rule 21.27	D
Subdivision provided for as a Controlled Activity which does not comply with the access standards in 21.6	RD

Key	<p>P Permitted activity which complies with standards for permitted activities specified in the Plan</p> <p>C Controlled activity which complies with standards for controlled activities specified in the Plan</p> <p>RD Restricted discretionary activity</p> <p>D Discretionary activity</p> <p>NC Non complying activity</p>
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21.3 Land use Activities	
Zone-wide (excluding the Speedway Area)	
Passive recreation activities (unless otherwise specified in this table)	P
Residential accommodation for persons whose employment requires them to live on site	D
Active recreation	D
Organised fireworks display at Trentham Memorial Park	P
Organised fireworks display not otherwise provided for in this table or which does not comply with the standards in 21.14A	D
Removal of a building from a site	P
The establishment of a relocated building from another site which is accessory to a recreation activity	C
Buildings accessory to a permitted activity	P
Buildings which do not meet permitted and controlled activity standards	RD
Buildings or structures within 12m of high voltage (110kV or greater) electricity transmission lines as shown on the Planning Maps *(refer to the definition of <i>transmission line</i>)	NC
Buildings or structures within 12-32m of high voltage (100kV or greater) electricity transmission lines as shown on the Planning Maps *(refer to the definition of <i>transmission line</i>)	RD
Activities listed as permitted or controlled which do not comply with the access standards in 21.6	RD
Gang fortifications	Prohibited
Speedway Area only	
Motorsports for racing, performance, training or exhibition which are undertaken for up to 24 days in any one year	P
Motorsports for racing, performance, training or exhibition which are undertaken for more than 24 days in any one year	C
Organised sports and equestrian events	P
Circus, fairs and field days	P
Organised fireworks displays	P
Concession stands and takeaway foodbars	P
Landscaping, earthmounding and track maintenance	P

Residential accommodation for persons whose employment requires that they live on site	C
Removal of a building from a site	P
The establishment of a relocated building from another site	C
Clubrooms, stands and related facilities	P
Activities and buildings ancillary to permitted activities	P

Speedway Area only	
Activities listed as permitted or controlled which do not comply with the access standards in 21.6	RD
Activities which do not meet the permitted or controlled activity standards (unless otherwise specified in this table as restricted discretionary)	D
Gang fortifications	Prohibited
Activities which are not listed in this Table unless otherwise covered in the City-wide provisions of the Plan	NC

21.4 City-wide provisions

Each activity including subdivision in the Open Space Zone shall comply with the relevant permitted activity standards in the City-wide provisions of the Plan as listed below.

Chapter	City-wide provisions
8A	General Rules
23	Earthworks
24	Esplanade Reserves and Strips
25	Reserves and Leisure Facilities Contributions
26	Heritage Features
27	Notable Trees
27A	Urban Tree Groups and Removal of Indigenous Vegetation
28	Southern Hills Overlay Area and Protected Ridgelines
29	Water Bodies
30	Utilities
30A	Renewable Energy Generation
31	Car Parking
32	Noise and Vibration

33	Flooding and Fault Band Hazards
34	Hazardous Substances and Contaminated Land

21.5 Controlled activities – restrictions on notification

Subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of the Act, a resource consent application for a controlled activity is precluded from public notification under section 95A and, subject to section 95B(3), is precluded from limited notification under section 95B(2) of the Act.

Zone-wide provisions (including Speedway Area)

Permitted and Controlled Activities

Unless otherwise specified, all permitted and controlled activities within the Open Space Zone shall comply with the standards specified below.

21.5A All subdivision provided for as a controlled activity in Table 21.1

*Policy 9.4.3,
16.4.3*

Council may impose conditions over the following matters:

- Design, appearance and layout of the subdivision.
- Landscaping.
- Provision of and effects on network utilities and/or services.
- Earthworks.
- Provision of esplanade reserves and strips.
- Protection of any special amenity feature.
- Financial contributions.
- The outcome of consultation with the owner or operator of regionally significant network utilities (excluding the National Grid) located on or in proximity to the site.

Note: Rule 21.16 covers subdivision within the Electricity Transmission Corridor.

- The outcome of consultation with the owner or operator of consented or existing renewable energy generation activities located on or in proximity to the site.

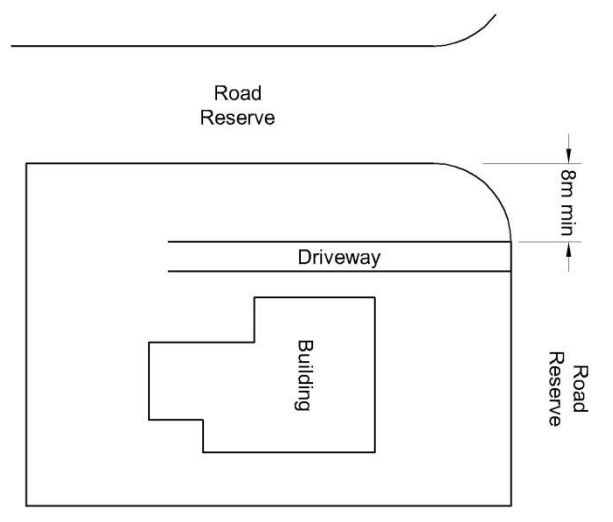
21.6 Access standards for subdivision and land use activities

Policy 9.4.3

- All accessways and manoeuvring areas shall be formed and surfaced in accordance with the Code of Practice for Civil Engineering Works. Exemption – the requirement for accessways serving sites solely occupied by unstaffed utilities shall be that the accessway shall be surfaced with permanent all weather surfacing for a minimum length of 5m from the edge of the road carriageway

seal.

- All sites shall have practical vehicle access to car parking and loading spaces, in accordance with the Code of Practice for Civil Engineering Works. This requirement does not apply to sites solely occupied by unstaffed utilities, provided that vehicles associated with utilities shall not obstruct the footpath or create a traffic hazard on the road.
- Vehicular access to a corner lot shall be located no closer than 8m from the street corner. Where a site is located on an intersection of a primary or secondary arterial traffic route (as identified in Chapter 37) the siting of the vehicular access shall be located as far as practicable from the corner of the street. The 8 metre setback shall be measured from where the two front boundaries of the site (refer to the definition of a corner lot) join, or in accordance with the diagram below.



- Where a corner lot is located at an intersection of a national, primary or secondary arterial traffic route, as identified in Chapter 37, no building, fence or other structure is to be erected and no vegetation allowed to grow so as to obstruct a traffic sight line.
- At the intersection of a road or rail level crossing, no building, fence or other obstructions which block sight lines for trains shall be erected, placed or grown in the hatched area marked in Diagram A in Chapter 38.
- Subdivision and land use activities with direct access to a State Highway shall comply with the access and visibility standards set out in Diagrams B to E in Chapter 38.

21.7

Sunlight access

Policies 4.4.4, 7.4.2, 7.4.4

All buildings on sites adjoining, or separated by a road from a site in the Residential or Open Space Zone, shall comply with the height control planes defined in rule 18.16 along the adjoining boundary or the boundary or boundaries separated by a road.

21.8

Water supply, stormwater and wastewater

Policies 9.4.3,
13.4.1

All activities shall comply with the water supply, stormwater and wastewater standards in the Code of Practice for Civil Engineering Works.

21.9

Dust

Policies 7.4.2,
15.4.1

Activities shall not create a dust nuisance. A dust nuisance may occur if:

- There is visible evidence of suspended solids in the air beyond the site boundary.
- There is visible evidence of suspended solids, traceable from a dust source, settling on the ground, building or structure on a neighbouring property or on water.

21.10

Relocated Buildings

Policy 7.4.4

Council may impose conditions on:

- a) Reinstatement works to the condition and appearance of the building relating to:
 - Works to the exterior fabric of the building to repair, replace or renovate damaged, defective or substandard elements;
 - Painting and/or cleaning of the exterior fabric of the building if necessary;
 - Cladding or other means of enclosing open subfloor areas below the building;
 - Alterations required to ensure that the reinstated exterior of any relocated building is not likely to detract from the amenity values of the surrounding area.
- b) The timeframe for the work to be completed;
- c) Landscaping, screening and boundary treatment;
- d) Execution of a performance bond to provide security for exterior reinstatement works required as a condition of resource consent.
- e) Provision of and effects on utilities and/or services.
- f) Standard, construction and layout of vehicular access.

Notes in respect of d):

- A bond is not mandatory. It will only be required when Council considers it necessary in view of the scale and/or nature of exterior reinstatement works required. The requirement for a bond and its value will be determined in the context of the building assessment report submitted at resource consent stage.
- The bond shall be executed at the time application is made for a building consent, and security shall be in the form of either money or a guarantee by an institution approved by Council as guarantor.

- The bond shall be cancelled upon completion of exterior reinstatement works required in the conditions of the resource consent. The verification method for completion of these works shall be the issuing of a full or interim Code Compliance Certificate as defined in the Building Act. In the event that conditions relating to exterior reinstatement works are not complied with, the bond may be used in whole or in part to complete the works.

21.11 Organised fireworks display at Trentham Memorial Park

*Policies 7.4.3,
7.4.4*

One organised fireworks display may be undertaken at Trentham Memorial Park in any calendar year. Such an event is exempt from the noise and vibration standards provided for in Chapter 32 of the Plan provided that the fireworks display is no longer than 30 minutes in duration and has ceased by no later than 10:00pm.

No later than 3 days before the undertaking of an organised fireworks display, a sign shall be placed on the Trentham Memorial Park site. The sign shall state the date, location and time of the display and shall be placed on the site so that it can be seen from outside of the site by the general public. A notice shall similarly be placed in a locally circulated newspaper outlining the date, location and time of the fireworks display.

The operator arranging the organised fireworks display shall consult with and notify the Upper Hutt Chief Fire Officer of the organised fireworks display a minimum three (3) working days prior to the event.

Restricted Discretionary Activities

21.12 Buildings or structures within 12-32m of high voltage (110kV or greater) electricity transmission lines as shown on the Planning Maps.

Policy 16.4.7

Council will restrict its discretion to, and may impose conditions on:

- a) Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances 2001 (NZECP 34:2001).
- b) The location, height, scale and orientation and use of buildings and structures to ensure the following are addressed:
 - The risk to the structural integrity of the transmission line.
 - The effects on the ability of the transmission line owner to operate, maintain and upgrade the transmission network.
 - The risk of electrical hazards affecting public or individual safety, and risk of property damage.
 - The extent of earthworks required, and use of mobile machinery near the transmission line which may put the line at risk.

- Minimising the visual effects of the transmission line.
- The outcome of any consultation with the affected utility operator.

Restriction on notification

Subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of the Act, a resource consent application under this rule will be precluded from public notification under section 95A, and limited notification will be served on Transpower New Zealand Limited as the only affected party under section 95B.

21.13 Subdivision and land use activities which do not comply with the access standards in 21.6

Policy 16.4.6

Council will restrict its discretion to, and may impose conditions on:

- The extent to which the activity will adversely affect traffic and pedestrian safety.
- The extent to which the activity will adversely affect the efficient functioning of the roading network.

For subdivision, Council's discretion is also restricted to the matters listed in rule 21.5A.

Zone wide provisions (outside Speedway Area only)

Permitted and Controlled Activities

Unless otherwise specified, all permitted and controlled activities within the Open Space Zone (outside the Speedway Area) shall comply with the standards specified below.

21.14 Setbacks from boundaries

Policy 7.4.2

The setback distance for buildings from boundaries shall be not less than:

Boundary	Minimum setback
Front boundary	6m
Boundaries adjoining a Residential Zone	3m
All other boundaries	0m
Exemptions:	

- Eaves, bay windows or similar features, may encroach into boundary setbacks by up to 0.7m.
- Non-enclosed and uncovered decks of 1.0m or less in height above ground level.

21.15 Building height

Policies 7.4.2, 7.4.4

The maximum height of any building shall not exceed 8m.

Exemption:

Chimneys, flues and minor decorative features may exceed the maximum height by up to 1m.

21.16 Sunlight access

Policies 4.4.4, 7.4.2, 7.4.4

All buildings shall comply with the height control planes defined in rule 18.16.

21.17 Floor area

Policies 7.4.2, 7.4.4

The gross floor area for any building shall not exceed:

Principal buildings -	200m ²
Accessory buildings -	100m ²

21.18 Artificial light

Policies 7.4.4, 15.4.1

- Light emissions from a site shall not exceed a measurement of 8 lux (lumens per m²) measured, in both horizontal and vertical planes, 1.5m above the ground at the site boundary.
- Light emissions from a site shall not spill directly onto roads.
- Light emissions will be measured by an instrument that meets NZSS CP22 (1962) requirements and amendments.

21.19 Screening

Policies 7.4.2, 7.4.4, 15.4.1

Car parking areas and accessways shall be screened by a close-boarded fence, a solid wall or dense planting of vegetation from all boundaries adjoining land zoned residential. The screening shall be no less than 1.6m in height.

21.20 Landscaping

Policies 7.4.2,
7.4.4, 15.4.1

All sites shall be landscaped according to the following:

- If a building is required to be set back from the road boundary, the set back area between the road boundary and the building shall be landscaped unless it is used for access or car parking purposes. If car parking or accessways are provided between the road boundary and the building, a landscape strip with a minimum width of 0.6m shall be provided within the site along the road boundary.
- Where a site adjoins a site outside the Open Space Zone (excluding road boundaries), a landscape buffer with a minimum width of 0.6m shall be provided between the zone boundary and the building.

Restricted Discretionary Activities
--

21.21

Activities and buildings which do not meet permitted and controlled activity standards

Policies 7.4.2,
7.4.4

Council will restrict its discretion to, and may impose conditions on:

- Height, boundary setbacks and sunlight access.
- Provision of and effects on utilities and/or services.
- Landscaping and screening.
- Standard, construction and layout of vehicular access.
- Car parking.
- Effects on the amenity of the surrounding area.
- Financial contributions.

21.22

Subdivision and land use activities which do not comply with the access standards in 21.6

Policy 16.4.6

Council will restrict its discretion to, and may impose conditions on:

- The extent to which the activity will adversely affect traffic and pedestrian safety.
- The extent to which the activity will adversely affect the efficient functioning of the roading network.

For subdivision in the Speedway area, Council's discretion is also restricted to the matters listed in rule 21.28.

Provisions for the Speedway Area only
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Permitted and Controlled Activities
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Unless otherwise specified, all permitted and controlled activities within the Speedway Area of the Open Space Zone shall comply with the standards specified below.

21.23 Minimum requirements for subdivision

Open Space	Minimum site area	Shape factor
Speedway area	5000m ²	50m
Exemptions		
These standards shall not apply to any lot for utility, reserve or conservation purposes.		

21.24 Subdivision which complies with the standards in rule 21.6 and 21.27, and subdivision of land for utilities, reserves or conservation purposes

*Policies 7.4.3,
7.4.5, 9.4.3,
16.4.3*

Council may impose conditions over the following matters:

- Design, appearance and layout of the subdivision.
- Landscaping.
- Provision of and effects on network utilities and/or services.
- Standard, construction and layout of vehicular access.
- Earthworks.
- Provision of esplanade reserves and strips.
- Protection of any special amenity feature.
- Financial contributions.
- The outcome of consultation with the owner or operator of regionally significant network utilities (excluding the National Grid) located on or in proximity to the site.

Note: Rule 21.16 covers subdivision within the Electricity Transmission Corridor.

- The outcome of consultation with the owner or operator of consented or existing renewable energy generation activities located on or in proximity to the site.

21.25 Subdivision which is a company lease, cross lease or unit title subdivision.

Policies 7.4.3, 9.4.3

In addition to the matters listed in rule 21.28, Council may impose conditions over the following matters:

- Allocation of accessory units to principal units and covenant areas to leased areas to ensure compliance with car park provisions and to ensure practical physical access to units.
- Allocation of areas.
-

21.26 Site coverage

Policies 7.4.2, 7.4.5

The coverage by buildings on the net area of a site shall not exceed 60%.

21.27 Setbacks from boundaries

Policies 7.4.2, 7.4.4

The setback distance for buildings from boundaries shall be not less than:

Boundary	Minimum setback
Front boundary	20m
Side boundary	10m
Rear boundary	20m

21.28 On-site separation of buildings

Policies 7.4.2, 7.4.4

The minimum on-site separation of buildings shall be 3m plus 0.5m for every 1m that the building is over 5m in height.

21.29 Building height

Policies 7.4.2, 7.4.4

The maximum height of any building shall not exceed 20m.

21.30 Screening

Policies 7.4.2, 7.4.4

Outdoor storage areas shall be located to the rear of the Speedway site and shall be screened by a close-boarded fence, a solid wall or dense planting of vegetation. The screening shall be no less than 1.8m in height.

21.31 Landscaping

*Policies 7.4.2,
7.4.5*

- The speedway site shall be landscaped resulting in a park-like setting.
- Landscaping shall be undertaken on the perimeters of the site to reduce the effects of Speedway noise and for site aesthetics.

21.32 Car parks

*Policies 7.4.3,
7.4.5*

An area capable of holding a minimum of 1000 car parks shall be provided on-site.

21.33 Noise

Policies 7.4.4, 7.4.5, 7.4.6

Activity	Maximum Noise (dBA)			
	Mon to Sat 7:00am - 7:00pm except where stated otherwise		All other times, and Sundays and public holidays except where stated otherwise	
	L ₁₀	L _{MAX}	L ₁₀	L _{MAX}
Racing activities on non-race days	55	70	40	70
Racing activities on race days	Mon to Fri 7.30pm-10.30pm 70	Mon to Fri 7.30pm-10.30pm 85	70	85
Practice racing sessions on non-race days	10.00am-7.00pm 70	10.00am-7.00pm 85	70	85
Practice racing sessions on race days	10.00am-7.00pm 70	10.00am-7.00pm 85	10.00am-7.30pm 70	10.30am-7:30pm 85
Track grading	Mon to Fri 9.00pm-7.00am 55	Mon to Fri 9.00am-7.00pm 70	55	-
Use of amplified music and public address system on any day	65	80	65	80
Activities other than those outlined above on any day	55	70	55	70
Notes:				
<ul style="list-style-type: none"> Racing activities refers to motorsport for racing, performance and exhibition. Practice racing sessions refers to the practice or training necessary to undertake motorsport for racing, performance and exhibition. All noise readings shall be undertaken in accordance with the provisions for noise measurement set out in Rule 32.5. Notice of race days (including days programmed in the event of bad weather or other unforeseen circumstances) shall be submitted to Council no less than one month before the speedway season begins. Council shall be advised of dates altered prior to the event because of weather or other unforeseen circumstances. 				

21.34 Organised fireworks displays at Te Marua Speedway

*Policies 7.4.3,
7.4.4*

Organised fireworks displays undertaken on the Speedway site are exempt from the noise and vibration standards applicable to the Speedway site provided that the fireworks display on any given night does not exceed an overall duration of 30 minutes and has ceased by no later than 10:30pm. On New Years Eve an organised fireworks display may be undertaken between 12:00 midnight and 12:15am on New Years Day.

No later than 3 days before the undertaking of an organised fireworks display, a sign shall be placed on the Speedway site. The sign shall state the date, location and time of the display and shall be placed on the site so that it can be seen from outside of the site by the general public. A notice shall similarly be placed in a locally circulated newspaper outlining the date, location and time of the fireworks display.

The operator arranging the organised fireworks display shall consult with and notify the Upper Hutt Chief Fire Officer of the organised fireworks display a minimum of three (3) working days prior to the event.

21.35 Artificial light

*Policies 7.4.2,
7.4.4, 7.4.5*

- Security or advertising lighting shall not spill directly onto neighbouring properties.
- External lighting shall not spill directly onto roads, nor be a hazard to motorists. Light emissions will be measured by an instrument that meets NZSS CP22 (1962) requirements and amendments.

21.36 Motorsports for racing, performance, training or exhibition for more than 24 days in any one year

*Policies 7.4.4,
7.4.5*

Council may impose conditions over noise and whether bonds or covenants are required to enforce compliance with conditions.

21.37 Ancillary residential accommodation

Policy 7.4.3

Council may impose conditions on:

- Relationship to operation of Speedway site.
- Bulk, location, design and appearance of buildings.
- Standard, construction and layout of vehicular access.

- Landscaping and screening.
- Provision of and effects on utilities and/or services.
- Mitigation of noise effects.
- Financial contributions.

Matters for Consideration

21.38 Matters that may be relevant in the consideration of any resource consent, other than for a restricted discretionary activity, may include the following:

Subdivision

- The requirements of section 106 of the Act.
- Whether the proposed allotments are capable of accommodating a range of activities in compliance with zone standards.
- Whether the subdivision compromises future subdivision potential of the land.
- The cumulative effect on existing infrastructure as a result of the proposed subdivision.
- The extent of compliance with the Council's Code of Practice for Civil Engineering Works.
- The design and layout of the subdivision where any lot may affect the safe and effective operation and maintenance of, and access to, regionally significant network utilities located on or in proximity to the site.
- The outcome of consultation with the owner or operator of regionally significant network utilities located on or in proximity to the site.
- The design and layout of the subdivision where any lot may affect the safe and effective operation and maintenance of, and access to, consented or existing renewable energy generation activities located on or in proximity to the site.
- The outcome of consultation with the owner or operator of consented or existing renewable energy generation activities located on or in proximity to the site.
- Account must be taken of the future development potential of adjoining or adjacent land.
- Account must be taken of any potential reverse sensitivity effects on regionally significant network utilities (excluding the National Grid).

Access
<ul style="list-style-type: none"> • Accessibility for public transport, cyclists and pedestrians. • Compliance with the Code of Practice for Civil Engineering Works. • Whether the topography, size or shape of the site or the location of any natural or built feature(s) on the site or other requirements such as easements, rights-of-way or restrictive covenants impose constraints that make compliance impracticable. • Whether the activities proposed will not generate a demand for servicing facilities. • Whether suitable alternative provision for servicing can be made. • Whether the nature of adjacent roads is such that the entry, exit and manoeuvring of vehicles can be conducted safely.
Site layout
<ul style="list-style-type: none"> • Impact on the recreation potential of the open space. • Conflict between different users. • On-site safety. • Natural character and landscape.
Bulk, location and appearance of buildings
<ul style="list-style-type: none"> • The location, scale, design and appearance of buildings does not detrimentally affect adjoining properties and the neighbourhood generally. • Detraction from the character or purpose of the open space. • Impact on the current or future recreation potential of the open space. • Loss of privacy and sunlight, and the creation of shadows on adjoining areas.
Speedway Area
<ul style="list-style-type: none"> • Maintenance of residential amenity levels. • Maintaining noise standards within the time frames and adhering to the schedule of fixtures. • Avoidance of dust nuisance.
Water based activities
<ul style="list-style-type: none"> • Noise Levels • Whether any conflict will occur between users • The natural state of the water body
Landscaping
<ul style="list-style-type: none"> • Whether planting reduces the impact of buildings, structures and car parking areas on amenity values.
Artificial light
<ul style="list-style-type: none"> • Effects on traffic safety • Overspill of light onto surrounding properties • Whether the lighting will assist in the safety, security and efficient use of the open space.

Nuisance factors
<ul style="list-style-type: none">• The potential impacts of noise, dust, glare, vibration, fumes, smoke, other discharges or pollutants or the excavation or deposition of earth.
Management plans
<ul style="list-style-type: none">• The relevant provisions of any management plan or conservation management strategy.

22**SPECIAL ACTIVITY ZONE RULES****Activities Tables**

Policies 3.4.1, 8.4.1, 8.4.4, 16.4.3

22.1 Subdivision Activities	
Subdivision excluding unit title subdivision	
Subdivision which complies with the standards in rules 22.6 and 22.9 unless specified below	C
Subdivision which does not comply with the standards specified in rule 22.6	D
Subdivision which complies with the standards in rule 22.6 but not rule 22.9	RD
Subdivision around any existing lawfully established dwelling or commercial unit which does not result in the creation of any new undeveloped site that contains no dwelling or commercial unit Note: this form of subdivision does not need to comply with the minimum net site area requirements of rule 22.6, but does need to meet the access standards of rule 22.9	C
Subdivision around any existing lawfully established dwelling or commercial unit which does not result in the creation of any new undeveloped site that contains no dwelling or commercial unit, that does not comply with the access standards of rule 22.9	RD
Subdivision of land for utilities, reserves or conservation purposes	C
Subdivision of a site identified in Schedules 26.8 or 27.7	D
Creation of a lot that does not have formed legal access to a formed legal road, unless the proposal is for a paper road or other access to be formed as a condition of subdivision approval in accordance with the Code of Practice for Civil Engineering Works	NC
Subdivision which creates building platforms within 32m of high voltage (110kV or greater) electricity transmission lines as shown on the Planning Maps *(refer to the definition of <i>transmission line</i>)	RD
Updates of existing company lease and cross lease, and all unit title subdivision	
Subdivision which is a unit title subdivision or an alteration to a company lease, unit title or cross lease title to include a building extension or alteration or accessory building on the site (excluding an additional dwelling) that has been lawfully established in terms of the Building Act 2004	C
Any subdivision not provided for in this table	D

Key	P	Permitted activity which complies with standards for permitted activities specified in the Plan
	C	Controlled activity which complies with standards for controlled activities specified in the Plan
	RD	Restricted discretionary activity
	D	Discretionary activity
	NC	Non complying activity

**Special Activity Zone
(except for the St Patrick's Estate Area)**

22.2 Land Use Activities	
Activities relating to the institutional functions of the Rimutaka Prison	P
Activities relating to the military functions of the Trentham Military Camp	P
Activities relating to educational functions on the site of the New Zealand International Campus (former Central Institute of Technology)	P
Visitor accommodation, tourist facilities, active and passive recreation, restaurants and licensed premises on the site on Lot 1, Lot 6 and Pt Lot 8 DP 28647	P
Activities relating to the Police Dog Training Facility	P
Railway museum and ancillary facilities	P
Active and passive recreation and ancillary activities and buildings	P
Removal of a building from a site	P
Establishment of a relocated building from another site	C
Buildings or structures within 12m of high voltage (110kV or greater) electricity transmission lines as shown on the Planning Maps *(refer to the definition of <i>transmission line</i>)	NC
Buildings or structures within 12-32m of high voltage (110kV or greater) electricity transmission lines as shown on the Planning Maps *(refer to the definition of <i>transmission line</i>)	RD
Activities which do not comply with the permitted and controlled activity standards, unless otherwise specified	D
Activities listed as permitted or controlled which do not comply with the access standards in 22.9	RD
Gang fortifications	Prohibited
Activities which are not listed in this table unless otherwise covered in the City-wide provisions of the Plan	NC

Special Activity Zone (St Patrick's Estate Area only)			
22.3	Land Use Activities	Managed Development Area*	St Patrick's College Area*
	Car parks (not including buildings)	C	C
	Commercial development, excluding retailing	C	C
	Business and professional offices	C	C
	Educational facilities, early childhood centres	C	P
	Residential and visitor accommodation	C	P
	Passive recreation	P	P
	Active recreation and places of entertainment	C	C
	Medical facilities	C	NC
	Places of assembly (including community facilities), and conference centres	C	C
	Garden centres	C	C
	Retailing excluding garden centres	NC	NC
	Removal of a building from a site	P	P
	Establishment of a relocated building from another site	C	C
	Gang fortifications	Prohibited	Prohibited
	Activities which do not comply with the permitted or controlled activity standards or which are not listed in this table unless otherwise covered in the City-wide provisions of the Plan	NC	NC
* Identified on the Planning Maps			

22.4 City-wide provisions

Each activity including subdivision in the Special Activity Zone shall comply with the relevant permitted activity standards in the City-wide provisions of the Plan as listed below.

Chapter	City-wide provisions
8A	General Rules
23	Earthworks
24	Esplanade Reserves and Strips
25	Reserves and Leisure Facilities Contributions
26	Heritage Features
27	Notable Trees
27A	Urban Tree Groups and Removal of Indigenous Vegetation
28	Southern Hills Overlay Area and Protected Ridgelines
29	Water Bodies
30	Utilities
30A	Renewable Energy Generation
31	Car Parking
32	Noise and Vibration
33	Flooding and Fault Band Hazards
34	Hazardous Substances and Contaminated Land

22.5 Controlled activities – restrictions on notification

Subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of the Act, a resource consent application for a controlled activity is precluded from public notification under section 95A and, subject to section 95B(3), is precluded from limited notification under section 95B(2) of the Act.

**Zone-wide provisions
(including St. Patrick’s Estate Area)**

Standards for Permitted and Controlled Activities

22.6 Minimum requirements for subdivision

Policies 3.4.1, 8.4.3

	Minimum net site area	Shape factor
All areas	1000m ²	25m
Exemptions		
These standards shall not apply to any lot for utility, reserve or conservation purposes.		

22.7 Subdivision which complies with the standards in rule 22.6 and 22.9, and subdivision of land for utilities, reserves or conservation purposes

Policies 8.4.3, 9.4.3, 16.4.3

Council may impose conditions over the following matters:

- Design, appearance and layout of the subdivision.
- Landscaping.
- Provision of and effects on network utilities and/or services.
- Standard, construction and layout of vehicular access.
- Earthworks.
- Provision of esplanade reserves and strips.
- Protection of any special amenity feature.
- Financial contributions.
- The outcome of consultation with the owner or operator of regionally significant network utilities (excluding the National Grid) located on or in proximity to the site.
 Note: Rule 22.18 covers subdivision within the Electricity Transmission Corridor.
- The outcome of consultation with the owner or operator of consented or existing renewable energy generation activities located on or in proximity to the site.

22.8 Subdivision which is a company lease, cross lease or unit title subdivision.

Policies 8.4.3, 9.4.3

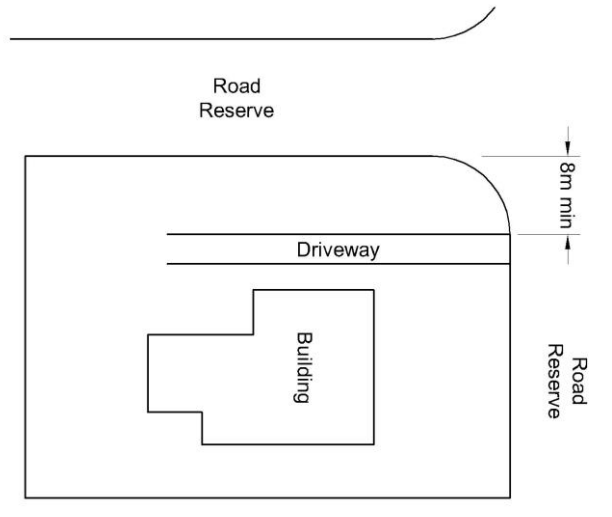
In addition to the matters outlined in rule 22.7, Council may impose conditions over the following matters:

- Allocation of accessory units to principal units and covenant areas to leased areas to ensure compliance with car park provisions and to ensure practical physical access to units.
- Allocation of areas.

22.9 Access standards for subdivision and land use activities

Policy 9.4.3

- All accessways and manoeuvring areas shall be formed and surfaced in accordance with the Code of Practice for Civil Engineering Works. Exemption – the requirement for accessways serving sites solely occupied by unstaffed utilities shall be that the accessway shall be surfaced with permanent all weather surfacing for a minimum length of 5m from the edge of the road carriageway seal.
- All sites shall have practical vehicle access to car parking and loading spaces, in accordance with the Code of Practice for Civil Engineering Works. This requirement does not apply to sites solely occupied by unstaffed utilities, provided that vehicles associated with utilities shall not obstruct the footpath or create a traffic hazard on the road.
- Adequate vehicular access shall be made available to the rear of every new building in accordance with the Code of Practice for Civil Engineering Works.
- Vehicular access to a corner lot shall be located no closer than 8m from the street corner. Where a site is located on an intersection of a primary or secondary arterial traffic route (as identified in Chapter 37) the siting of the vehicular access shall be located as far as practicable from the corner of the street. The 8 metre setback shall be measured from where the two front boundaries of the site (refer to the definition of a corner lot) join, or in accordance with the diagram below.



- Where a corner lot is located at an intersection of a national, primary or secondary arterial traffic route, as identified in Chapter 37, no building, fence or other structure is to be erected and no vegetation allowed to grow so as to obstruct a traffic sight line.
- At the intersection of a road or rail level crossing, no building, fence or other obstructions which block sight lines for trains shall be erected, placed or grown in the hatched area marked in Diagram A in Chapter 38.
- Subdivision and land use activities with direct access to a State Highway shall comply with the access and visibility standards set out in Diagrams B to E in Chapter 38.

22.10 Sunlight access

Policies 4.4.4, 8.4.2, 8.4.3

All buildings on sites adjoining, or separated by a road from a site in the Residential or Open Space Zone, shall comply with the height control planes defined in rule 18.16 along the adjoining boundary or the boundary or boundaries separated by a road.

22.11 Artificial light

Policies 8.4.2, 15.4.1

- Light emissions from a site shall not exceed a measurement of 8 lux (lumens per m²) measured in both the horizontal and vertical planes, 1.5m above the ground at the site boundary.
- Light emissions from a site shall not spill directly onto roads.
- Light emissions shall be measured by an instrument that meets NZSS CP22 (1962) requirements and amendments.

22.12 Dust

Policies 8.4.2, 15.4.2

Activities shall not create a dust nuisance. A dust nuisance may occur if:

- There is visible evidence of suspended solids in the air beyond the site boundary.

- There is visible evidence of suspended solids, traceable from a dust source, settling on the ground, building or structure on a neighbouring property or on water.

22.13 Screening

*Policies 8.4.3,
15.4.1*

Outdoor storage areas shall be screened by a close-boarded fence, a solid wall or dense planting of vegetation. The screening shall be no less than 1.8m in height.

22.14 Relocated Buildings

Council may impose conditions on:

- a) Reinstatement works to the condition and appearance of the building relating to:
 - Works to the exterior fabric of the building to repair, replace or renovate damaged, defective or substandard elements;
 - Painting and/or cleaning of the exterior fabric of the building if necessary;
 - Cladding or other means of enclosing open subfloor areas below the building;
 - Alterations required to ensure that the reinstated exterior of any relocated building is not likely to detract from the amenity values of the surrounding area.
- b) The timeframe for the work to be completed;
- c) Landscaping, screening and boundary treatment;
- d) Execution of a performance bond to provide security for exterior reinstatement works required as a condition of resource consent.
- e) Provision of and effects on utilities and/or services.
- f) Standard, construction and layout of vehicular access.

Notes in respect of d):

- A bond is not mandatory. It will only be required when Council considers it necessary in view of the scale and/or nature of exterior reinstatement works required. The requirement for a bond and its value will be determined in the context of the building assessment report submitted at resource consent stage.
- The bond shall be executed at the time application is made for a building consent, and security shall be in the form of either money or a guarantee by an institution approved by Council as guarantor.
- The bond shall be cancelled upon completion of exterior reinstatement works required in the conditions of the resource consent. The verification method for completion of these works shall be the issuing of a full or interim Code Compliance Certificate as defined in the Building Act. In the event that conditions relating to exterior reinstatement works are not complied with, the bond may be used in whole or in part to complete the works.

Restricted Discretionary Activities

22.15

Subdivision which creates building platforms within 32m of high voltage (110kV or greater) electricity transmission lines as shown on the Planning Maps

*Policies 16.4.1,
16.4.7*

In addition to the matters listed in rule 22.7, Council will restrict its discretion to, and may impose conditions on:

- The extent to which the subdivision design manages potential conflicts with existing lines by locating roads and reserves under the route of the line.
- The extent to which maintenance and inspections of transmission lines are affected including access.
- The extent to which potential adverse effects including risk or injury, property damage and visual impact are mitigated through the location of building platforms and landscaping.
- The outcome of any consultation with the affected utility operator.
- Separation distances between trees and conductors and the location and mature size of trees planted near the transmission lines.
- Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances 2001 (NZECP 34:2001).
- Measures necessary to avoid, remedy or mitigate the potential adverse effects of earthworks, dust generation and construction activities, including provision of appropriate separation distances, managing the risks to structural integrity, and safety risks associated with the use of mobile machinery.

Restriction on notification

Subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of the Act, a resource consent application under this rule will be precluded from public notification under section 95A, and limited notification will be served on Transpower New Zealand Limited as the only affected party under section 95B.

22.16 Buildings or structures within 12-32m of high voltage (110kV or greater) electricity transmission lines as shown on the Planning Maps

Policy 16.4.7

Council will restrict its discretion to, and may impose conditions on:

- a) Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances 2001 (NZECP 34:2001).
- b) The location, height, scale, orientation and use of buildings and structures to ensure the following are addressed:
 - The risk to the structural integrity of the transmission line.
 - The effects on the ability of the transmission line owner to operate, maintain and upgrade the transmission network.
 - The risk of electrical hazards affecting public or individual safety, and risk of property damage.
 - The extent of earthworks required, and use of mobile machinery near the transmission line which may put the line at risk.
 - Minimising the visual effects of the transmission line.
 - The outcome of any consultation with the affected utility operator.

Restriction on notification

Subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of the Act, a resource consent application under this rule will be precluded from public notification under section 95A, and limited notification will be served on Transpower New Zealand Limited as the only affected party under section 95B.

22.17 Subdivision and land use activities which do not comply with the access standards in 22.9

Policy 16.4.6

Council will restrict its discretion to, and may impose conditions on:

- The extent to which the activity will adversely affect traffic and pedestrian safety.

- The extent to which the activity will adversely affect the efficient functioning of the roading network.

For subdivision, Council's discretion is also restricted to the matters listed in rule 22.7.

Zone-wide provisions (outside St. Patrick's Estate Area only)

Permitted and Controlled Activities

22.18 Site coverage

Policy 8.4.3 The coverage by buildings on a site shall not exceed 40% of the net site area.

22.19 Setbacks from boundaries

Policy 8.4.3 The setback distance for buildings shall not be less than:

Boundary	Minimum setback
Front boundary	6m
Side and rear boundaries	3m
Boundaries directly adjoining a Residential Zone	3m + 0.5m for every 1m the building is over 5m in height

22.20 Building height

Policy 8.4.3 The maximum height of any building shall not exceed 15m.

22.21 Landscaping

Policies 8.4.3,
8.4.5

All sites shall be landscaped according to the following:

- If a building is required to be set back from the road boundary, the set back area between the boundary and the building shall be landscaped, provided that where it is used for access or parking purposes, then a landscape strip with a minimum width of 0.6m shall be provided within the site along the road boundary.
- If parking or accessways are provided between the road boundary and the building, a landscape strip with a minimum width of 0.6m shall be provided within the site along the road boundary.
- Where a site adjoins a non-Open Space Zone (excluding road boundaries), a landscape buffer with a minimum width of 0.6m shall be provided between the zone boundary and the buildings.
- Car park areas for more than 25 vehicles shall be landscaped.

Provisions for the St Patrick's Estate Area only

Permitted Activities

In addition to compliance with the zone-wide provisions and the City-wide rules, all permitted activities within the St Patrick's Estate Area shall also comply with the following standards.

22.22 Bulk and location requirements

Policies 8.4.3, 8.4.4

	Managed Development Area*	St Patrick's College Area*
Setbacks:		
Front boundary - Fergusson Drive	10m	10m
Any other front boundary	5m	5m
Side boundary	5m	10m
Rear boundary	10m	10m
Maximum site coverage	40%	10%
Maximum building height	8m	8m
*Identified on Planning Maps		

22.23**Screening**

*Policies 8.4.3,
8.4.5*

Outdoor storage areas shall be screened by a close-boarded fence, a solid wall or dense planting of vegetation. The screening shall be no less than 1.8m in height.

22.24**Landscaping**

*Policies 8.4.3,
8.4.5*

- Front boundary setback areas along Fergusson Drive and County Lane shall be landscaped into a partial screen through earth shaping and permanent plantings of trees and shrubs.
- If parking or accessways are provided between the road boundary and the building, a landscape strip with a minimum width of 0.6m shall be provided within the St Patrick's Estate site along the road boundary.

22.25**Building restriction**

*Policies 14.4.1,
14.4.2*

No building, structure or earthworks shall be located or undertaken within 200m of the southern bank of the Hutt River and to the north of the Mawaihakona Stream.

Controlled Activities**22.26**

Council may impose conditions over the following matters:

*Policies 8.4.2,
8.4.3, 16.4.3*

- Bulk, location and design of the buildings.
- Design and layout of car parks, loading, manoeuvring, pedestrian links and access.
- Provision of and effects on utilities and/or services.
- Landscaping.
- Flood mitigation measures.
- Screening.
- Financial contributions.
- The outcome of consultation with the owner or operator of regionally significant network utilities (excluding the National Grid) located on or in proximity to the site.

Note: Rule 22.18 covers subdivision within the Electricity Transmission Corridor

- The outcome of consultation with the owner or operator of consented or existing renewable energy generation activities located on or in proximity to the site.

Matters for Consideration

- 22.27** Matters that may be relevant in the consideration of any resource consent other than for a restricted discretionary activity may include the following:

Subdivision

- The requirements of section 106 of the Act.
- Whether the proposed allotments are capable of accommodating a range of activities in compliance with zone standards.
- Whether the subdivision compromises future subdivision potential of the land.
- The cumulative effect on existing infrastructure as a result of the proposed subdivision.
- The extent of compliance with the Council's Code of Practice for Civil Engineering Works.
- The design and layout of the subdivision where any lot may affect the safe and effective operation and maintenance of, and access to, regionally significant network utilities (excluding the National Grid) located on or in proximity to the site.
- Note: Rule 22.18 covers subdivision within the Electricity Transmission Corridor.
- The design and layout of the subdivision where any lot may affect the safe and effective operation and maintenance of, and access to, consented or existing renewable energy generation activities located on or in proximity to the site.
- The outcome of consultation with the owner or operator of consented or existing renewable energy generation activities on or in proximity to the site.
- Account must be taken of the future development potential of adjoining or adjacent land.
- Account must be taken of any potential reverse sensitivity effects on regionally significant network utilities (excluding the National Grid).

Access

- Accessibility for public transport, cyclists and pedestrians.
- Compliance with the Code of Practice for Civil Engineering Works.
- Whether the topography, size or shape of the site or the location of any natural or built feature(s) on the site or other requirements such as easements, rights-of-way or restrictive covenants impose constraints that make compliance impracticable.
- Whether the activities proposed will not generate a demand for servicing facilities.
- Whether suitable alternative provision for servicing can be made.
- Whether the nature of adjacent roads is such that the entry, exit and manoeuvring of vehicles can be conducted safely.

Traffic generation

- Whether activities which generate significant traffic flows have satisfactory access arrangements.
- Impacts on public safety.

Site layout
<ul style="list-style-type: none"> • The arrangement of buildings, car parks and vehicle movements on site. • The extent of landscaping and screening particularly where sites adjoin Residential or Open Space Zones. • Whether the topography of the site has been taken into account. • Whether a better standard of development can be achieved by varying the design.
Bulk and location of buildings
<ul style="list-style-type: none"> • Whether the buildings will cause a loss of privacy, interfere with sunlight access or create shadows on dwellings on adjoining allotments. • Whether the building location, design, appearance and scale will detrimentally affect the character of the surrounding area.
Sunlight access
<ul style="list-style-type: none"> • Whether the building will adversely interfere with sunlight access or create adverse shading on adjoining sites. • Whether the topography of the site or the location of any built features on the site or other requirements, such as easements, impose constraints that make compliance impracticable.
Nuisance
<ul style="list-style-type: none"> • The potential impacts of noise, dust, glare, vibration, fumes, smoke, odour, other discharges or pollutants or the excavation or deposition of earth.
Infrastructure
<ul style="list-style-type: none"> • The capacity of the infrastructure.
Cumulative effects
<ul style="list-style-type: none"> • Whether cumulative effects such as pollution, any risk to public safety and nuisances have been assessed to avoid, remedy or mitigate adverse effects.
Additional matters for the St Patrick's Estate Area
<ul style="list-style-type: none"> • Whether flooding effects have been adequately addressed. • Whether the proposal maintains a landscaped gateway to the City, a low density, open development and contains screening from residential areas and Fergusson Drive. • Whether the landscaping will maintain and enhance the amenity of the area. • Whether pedestrian linkages to the Hutt River walkway and Silverstream Railway Station are provided.

23 RULES FOR EARTHWORKS

Activities Tables

Policies 9.4.1, 9.4.2, 9.4.6, 9.4.7, 9.4.8, 9.4.9, 12.4.8, 16.4.7

23.1 Earthworks	All Zones
Earthworks which meet the standards under rules 23.2 – 23.17	P
<p>Earthworks on a site identified in Schedule 26.8 or affecting a tree identified in Schedule 27.7 or 27A.14</p> <p>For the purposes of this rule, the following exclusion applies: Earthworks undertaken by a network utility operator affecting a tree identified in Schedule 27A.14 when undertaken in compliance with the rules of Chapters 27A.</p>	D
Earthworks which do not meet the standards under rules 23.2 – 23.17 unless specifically identified as a Discretionary or Non-Complying Activity.	RD
Earthworks within an area identified as Southern Hills Overlay Area which meet the standards under rules 23.2 to 23.13	P
Earthworks within an area identified as Southern Hills Overlay Area which do not meet any one or more of the standards under rules 23.2 to 23.11, but meet the standards under rules 23.12 and 23.13	RD
Earthworks within an area identified as Southern Hills Overlay Area which do not meet any one or more of the standards under rules 23.2 to 23.13	D
Earthworks within the Pinehaven Flood Hazard Extent	
Earthworks within the ponding area of the Pinehaven Flood Hazard Extent which are directly required for the building platform associated with the alteration and addition to existing buildings, including new accessory buildings, and are less than 20m ² in area.	P
Earthworks associated with the flood mitigation works within the Pinehaven Flood Hazard Extent.	P
Earthworks associated with the maintenance, upgrade or installation of network utilities within the Ponding Area, Overflow Path or Stream Corridor of the Pinehaven Flood Hazard Extent where earthworks are located within the legal road reserve and complies with standards under Rule 23.17.	P
All earthworks not associated with permitted building extensions (up to 20m ²) or flood mitigation works within the Ponding Area of the Pinehaven Flood Hazard Extent.	RD

Earthworks within the Pinehaven Flood Hazard Extent (excluding those associated with flood protection works and network utilities that area otherwise provided for as permitted activities), which are within the Overflow Path or Stream Corridor.	NC
Earthworks within the Mangaroa Flood Hazard Area	
Earthworks within the Ponding Area of the Mangaroa Flood Hazard Extent, except in the Residential Zone, are a Permitted Activity where the proposal complies with the relevant zone standards for Permitted Activities	P
Earthworks associated with flood mitigation works within the Mangaroa Flood Hazard Extent	P
Earthworks associated with the maintenance, upgrade or installation of network utilities within the Overflow Path or River Corridor of the Mangaroa Flood Hazard Extent where earthworks are located within the legal road reserve, and complies with the standards under Rule 23.17.	P
Earthworks within the Ponding Area (excluding the Erosion Hazard Area) of the Mangaroa Flood Hazard Extent where one of the following applies; <ul style="list-style-type: none"> the proposal does not meet the Permitted Activity earthworks standards for the relevant zone, or the proposal is within the Residential Zone; 	RD
Earthworks within the Erosion Hazard Area of the Mangaroa Flood Hazard Extent.	RD
Earthworks within an Overflow Path of the Mangaroa Flood Hazard Extent (excluding those associated with network utilities that are otherwise provided for as a Permitted Activity).	D
Earthworks within the River Corridor of the Mangaroa Flood Hazard Extent (excluding those associated with network utilities that are otherwise provided for as a Permitted Activity).	NC
Note:	
For the purposes of this Plan, earthworks are defined as: <i>‘the removal, relocation or depositing of soil, earth or rock from, to or within a site, including quarrying or mining and the deposition of cleanfill, but excluding land disturbance resulting exclusively from domestic gardening and planting, cropping or drainage of land in connection with farming and forestry operations’.</i>	
Advice note:	
For any activity within the Stream/River Corridor, Overflow Path, Ponding Area or Erosion Hazard Area, applicants are advised to consult the Wellington Regional Council to determine if regional consent is also required.	

Key	P Permitted activity which complies with standards for permitted activities specified in the Plan
	RD Restricted discretionary activity
	D Discretionary activity
	NC Non-complying activity

Standards for Permitted Activities

Earthworks

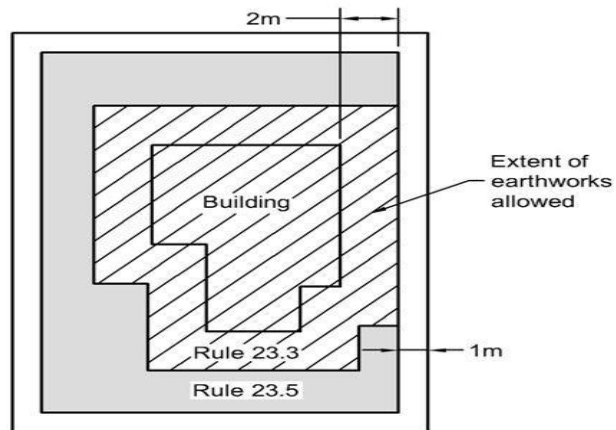
23.2

Policies 9.4.1, 9.4.2

In the Residential, Business and Special Activity Zones, existing ground level shall not be altered by cutting by a vertical height of more than 1.5m, or filling by a vertical height of more than 0.5m.

Exemption:

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 Chapter 2) measured from a height of 1.5 metres at the ground level boundary and an angle of 45° into the site.



23.3

Policies 9.4.1, 9.4.2

In the Open Space and Rural Zones, existing ground level shall not be altered by cutting or filling by a vertical height of more than 1.5m.

Exemption:

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 Chapter 2) measured from a height of 1.5 metres at the ground level boundary and an angle of 45° into the site.

23.4

Policies 9.4.1,
9.4.2

The physical extent of earthworks shall not exceed 150m² in surface area on any one site within any continuous 12 month period.

Exemption:

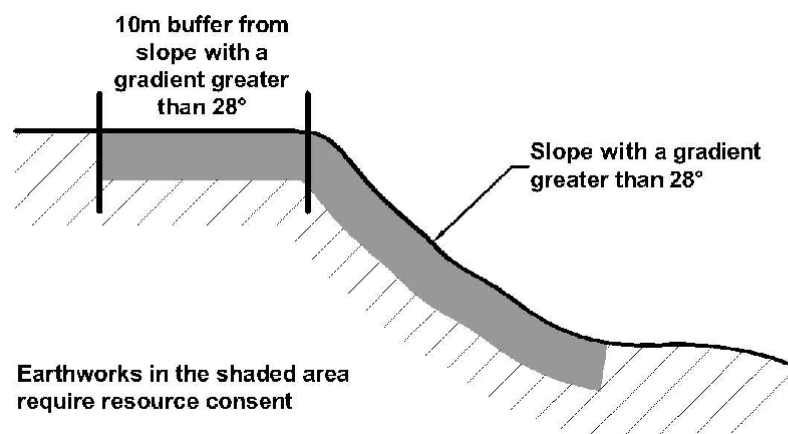
In the Residential, Business, Special Activity and Rural Zones, earthworks exceeding the foundations of a specific building by more than 2 metres are exempt from the 150m² surface area limit provided that the earthworks beyond the 2 metre foundation line of a building:

- do not exceed a vertical cut height of 1.5m or a vertical fill height of 0.5m; and
- do not go closer than 1 metre to any boundary; and
- comply with an earthworks plane (as defined in Chapter 2) measured from a height of 1.5 metres at the ground level boundary and an angle of 45° into the site.

23.5

Policies 9.4.1,
9.4.2

Earthworks shall not be undertaken on erosion prone land, identified as land with a gradient steeper than 28 degrees, or within 10m of a downhill slope with a gradient steeper than 28 degrees (see diagram below).



23.6

Earthworks shall not be undertaken within 10m of any water body (measured from the bank of the water body), or within the 1 in 100 year

*Policies 9.4.1,
9.4.2*

flood extent of the Hutt River (as defined on the Planning Maps).

23.7

*Policies 9.4.1,
9.4.2*

Sediment retention and run-off controls shall be implemented to ensure there is no contamination of natural water by sediment.

23.8

*Policies 9.4.1,
9.4.2*

Earthworks which are not being worked for three months or more, shall be hydroseeded or sown in order to achieve ground cover.

23.9

*Policies 9.4.1,
9.4.2*

Earthworks shall be undertaken in accordance with the relevant provisions of the Code of Practice for Civil Engineering Works.

Exemption:

The above standards shall not apply to earthworks for flood mitigation purposes undertaken or approved by a local authority.

23.10

*Policies 9.4.1,
9.4.2*

Stormwater resulting from earthworks development is to be controlled and managed so as to avoid, remedy or mitigate adverse effects on other land.

23.11

Policy 16.4.7

Within 12m of high voltage (110kV or greater) electricity transmission lines, earthworks shall not be undertaken that:

- a) Are at a depth greater than 300mm within 6m of the outer visible edge of a tower support structure; or
- b) Are at a depth greater than 3m between 6m and 12m of the outer visible edge of a tower support structure; or
- c) Create an unstable batter; or
- d) Result in a reduction of the existing conductor clearance distances.

Exemptions:

- The above standard shall not apply to earthworks undertaken by utility operators.
- The above standard shall not apply to normal agricultural or domestic cultivation or repair, sealing, resealing of an existing road, footpath or driveway.

Restriction on notification

Subject to sections 95A(2)(b), 95A(2)(c), 94A(4) and 95C of the Act, a resource consent application under this rule will be precluded from public notification under section 95A, and limited notification will be served on Transpower New Zealand Limited as the only affected party under section 95B.

Earthworks within an area identified as Southern Hills Overlay Area

23.12

*Policy 9.4.1,
9.4.2 & 12.4.8*

Within an area identified as Southern Hills Overlay Area, existing ground level shall not be altered by cutting or filling by a vertical height of more than 2.5m.

23.13

*Policy 9.4.1,
9.4.2 & 12.4.8*

Within an area identified as Southern Hills Overlay Area, the physical extent of earthworks shall not exceed 300m² in surface area on any one site within any continuous 12 month period.

23.14

Policy 9.4.9

Earthworks associated with flood mitigation works within the Pinehaven or Mangaroa Flood Hazard Extents.

Must be undertaken by Greater Wellington Regional Council, Upper Hutt City Council or their nominated contractor and be for the express purpose of mitigating the identified flood hazard and, where applicable, achieving the design and objectives of the relevant floodplain mitigation plan.

23.15

*Policies 9.4.7,
9.4.8*

Within the ponding area of the Pinehaven Flood Hazard Extent, earthworks directly required for the building platform associated with the alteration and addition to existing buildings, including new accessory buildings, are a permitted activity provided they are 20m² or less in area providing they comply with the following standards;

- Earthworks must be directly associated with the building platform of the proposed extension or alteration or new accessory building provided for as a permitted activity under Rule 33.2, and,
- The earthworks cannot exceed 20m² in area; and,
- The earthworks must not be within the Stream Corridor or an Overflow Path.

23.16

*Policy 9.4.6,
9.4.7, 9.4.8*

Earthworks within the Ponding Area of the Mangaroa Flood Hazard Extent, except in the Residential Zone, where the proposal complies with the relevant zone standards for Permitted Activities.

The earthworks are required to comply with the following standards:

- Must not be within the Erosion Hazard Area, River Corridor or Overflow Path; and;

- Must not be located in a Residential Zone; and,
- Complies with the relevant earthworks zone standards for Permitted Activities.

23.17

Policy 9.4.6, 9.4.7, 9.4.8, 16.4.18

Earthworks associated with the maintenance, upgrade or installation of network utilities within the identified Pinehaven and Mangaroo Flood Hazard Extents where earthworks are located within the legal road reserve;

Standards

- Ground levels are reinstated to those existing prior to the works; or,
- Earthworks are associated with the installation of underground utilities using directional drilling or thrusting techniques.

Restricted Discretionary Activity

23.18

Policies 9.4.1, 9.4.2, 16.4.7

Earthworks which do not meet the standards under rules 23.2 – 23.11

Council will restrict its discretion to, and may impose conditions on:

- Avoiding, remedying or mitigating effects related to the standard in question.
- Financial contributions.
- In addition to the above, within the Mount Marua Structure Plan Area, consistency with the Mont Marua Structure Plan.

23.19

Policies 9.4.1, 9.4.2, 12.4.8

Earthworks within an area identified as Southern Hills Overlay Area which do not meet the standards under rules 23.2- 23.11, but meet the standards under rules 23.12 and 23.13

Council will restrict its discretion to, and may impose conditions on:

- Avoiding, remedying or mitigating effects relating to the standard in question.
- Effects on visual values.
- Effects on landscape values.
- Effects on ecological values.
- Measures to avoid, remedy or mitigate potential adverse effects.
- In addition to the above, within the Mount Marua Structure Plan Area, consistency with the Mont Marua Structure Plan.

23.20

Policies 9.4.2, 9.4.6,
9.4.7, 9.4.8

All earthworks not associated with permitted building extensions (up to 20m²) or flood mitigation works within the ponding area of the Pinehaven Flood Hazard Extent

Standard:

- Must not be within the Stream Corridor or an Overflow Path.

Council will restrict its discretion to, and may impose conditions on:

- Height of cut or fill and area of earthworks above ground level.
- Earthworks stability.
- Erosion and sediment control.
- Effect on the flooding risk to people and property.
- Permanent surface treatment of earthwork area.
- Avoiding, remedying or mitigating effects related to the standard in question.
- Financial contributions.

23.21

Policies 9.4.6,
9.4.7, 9.4.8

Earthworks within the Ponding Area (excluding the Erosion Hazard Area) of the Mangaroa Flood Hazard Extent where one of the following applies;

- **the proposal does not meet the Permitted Activity earthworks standards for the relevant zone, or**
- **the proposal is within the Residential Zone;**

Standards:

- Must not be within the Erosion Hazard Area, an Overflow Path or the River Corridor.

Council will restrict its discretion to, and may impose conditions on:

- Height of cut or fill and area of earthworks above ground level.
- Earthworks stability.
- Erosion and sediment control.
- Effect on the flood risk to people and property.
- Permanent surface treatment of earthwork area.
- Avoiding, remedying or mitigating effects related to the standard in question.
- Financial contributions.

23.22

Policies 9.4.6, 9.4.7, 9.4.8

Earthworks within the Erosion Hazard Area of the Mangaroa Flood Hazard Extent are a Restricted Discretionary Activity in all zones.

Standards:

- Where the proposal is located within the Erosion Hazard Area, provision of a report by a suitably qualified and experienced person to determine the erosion risk is required in accordance with the requirements of 1.8.10;
- Must not be within the River Corridor or an Overflow Path (but includes ponding areas within the Erosion Hazard Area).

Council will restrict its discretion to, and may impose conditions on:

- Effect on slope stability and appropriateness of the works based on the provided report required by 1.8.10
- Height of cut or fill and area of earthworks above ground level
- Erosion and sediment control
- Effect on the flood risk to people and property
- Permanent surface treatment of earthwork area

Matters for Consideration

23.23

Matters that may be relevant in the consideration of any resource consent may include the following:

Earthworks
<ul style="list-style-type: none"> • The extent to which any cut or fill will remove existing vegetation, alter existing landforms, affect water quality, cause or contribute to land instability, soil erosion or affect existing natural features, such as water bodies. • The effect of any cut or fill on any stands of important indigenous vegetation, or sites, buildings or places of scientific, cultural or heritage value. • The extent to which any cut or fill can be restored or treated to resemble natural landforms. • The extent to which the proposed earthworks will impact on prominent or visually sensitive features, such as ridgelines, escarpments, water bodies, or high visual and/or landscape value areas identified within the Southern Hills Overlay Area. • The proposed methods and timing to avoid, remedy or mitigate potential adverse effects including rehabilitation, re-contouring and re-vegetation or retention of existing vegetation. • The necessity for carrying out the work, and extent to which the earthworks are required. • Whether the earthworks proposed increase or decrease flood hazards. • The time period when the soil will be exposed. • Traffic movements. • Noise. • Dust.

- The findings of any assessment prepared by a suitably qualified expert ecologist or landscape planner, either commissioned by Council or accompanying a resource consent application.
- The Southern Hills Environmental Management Study prepared for Upper Hutt City Council by Boffa Miskell Ltd July 2008
- Effect on the diversion or obstruction of flood waters in the Overflow Path and Stream/River corridors and proposed measures to mitigate the effect on the function of the floodplain.
- Effect of the flood risk to people and property.
- In addition to the above, within the Mount Marua Structure Plan Area, consistency with the Mount Marua Structure Plan.

24 RULES FOR ESPLANADE RESERVES AND STRIPS

Activity Table

Policy 13.4.4

24.1	Activity	All Zones
	To reduce or waive the width of an esplanade reserve or strip below the requirements outlined in rules 24.2 and 24.3	D

Key **D** Discretionary activity

Esplanade Reserves

24.2 When any land being subdivided adjoins any of the following rivers or streams, an esplanade reserve shall be set aside according to the provisions of the following table and Part 77 of the Act:

Policy 13.4.4

River/stream	Width of esplanade reserve
<ul style="list-style-type: none"> • Hutt River • Whakatiki River from its junction with the Hutt River to 1km upstream from the junction of the Whakatiki River and Wainui Stream • Akatarawa River West for that part of the river passing through Wellington Regional Council land • Pakuratahi River for that part of the river passing through Wellington Regional Council land 	20m (both banks)
<ul style="list-style-type: none"> • Mangaroa River for that part of the river where sites are within 50m from the road on a walkable grade 	8m (minimum) (both banks)
<ul style="list-style-type: none"> • Mawaihakona Stream for that part of the river passing through the St Patrick's Estate Area where the adjoining land is reserve 	5-12m (both banks) with the width being determined having regard to the criteria set out in 24.4

<ul style="list-style-type: none"> Collins Creek from its intersection with the Mangaroa River to the Tunnel Gully Recreation Area 	<p>Varying width suitable for access purposes along one side of the creek for its full length, except along its lower reaches near Mangaroa Road where the environmental qualities of the bush clad gorge are significant, and an esplanade reserve shall be provided along both banks of the creek. The width shall be determined having regard to the criteria set out in 24.4</p>
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Esplanade Strips

24.3 When any land being subdivided adjoins any of the following rivers or streams, an esplanade strip shall be set aside according to the provisions of the following table and Part 77 of the Act:

Policy 13.4.4

River/stream	Width of esplanade strip
<ul style="list-style-type: none"> Hulls Creek from its junction with the Hutt River to Field Street Cooleys Creek from its junction with the Mangaroa River to Mangaroa Valley Road Huia Stream from its junction with the Mangaroa River to Whitemans Valley Road Narrow Neck Stream from its junction with the Mangaroa River to Whitemans Valley Road 	<p>5-12m with the width being determined having regard to the criteria set out in 24.4</p>
<ul style="list-style-type: none"> Akatarawa River from its junction with the Hutt River to its entry into Wellington Regional Council land at the City boundary with Kapiti District Mangaroa River for that part of the river where sites are not easily accessible from existing roads, (i.e., more than 50m from the road or of a difficult grade), running from the junction of Mangaroa River with the Hutt River to Russells Road 	<p>Varying width (minimum of 5m or as otherwise determined by Council) to reflect the width of the river and having regard to the criteria set out in 24.4</p>
<ul style="list-style-type: none"> Mawaihakona Stream for that part of the river passing through the Wellington Golf Club land extending from Trentham Memorial Park to Heretaunga Park, and also for that part of Mawaihakona Stream passing through the St Patrick's Estate Area, where the adjoining land is not a reserve 	<p>5-12m being a width suitable for access purposes having regard to the criteria set out in 24.4</p>
<ul style="list-style-type: none"> Pakuratahi River for that part of its lower reaches not passing through Wellington Regional Council land 	<p>10-15m with the width being determined having regard to the criteria set out in 24.4</p>

24.4 In determining the width of esplanade reserves or strips where no definite figure is provided, the Council shall consider:

Policy 13.4.4

- Ecological values, including the riparian vegetation, water quality, potential for erosion, the impact of flooding and the enhancement of aquatic and terrestrial habitat.
- The need for public access to and along the water body.
- The rights of property owners and the security of private property.
- The benefits and costs of the provision and maintenance of esplanade reserves and strips.
- Public health.
- The benefit to the local landscape.
- The width of any adjoining esplanade reserve or strip.
- The width of the river or stream concerned.

Matters for Consideration

24.5 Matters that may be relevant in the consideration of any resource consent may include the following:

Reduction or waiver of esplanade reserves and strips
<ul style="list-style-type: none"> • Availability of alternative public access. • Other means of protecting water quality and conservation values. • Recreational values of the water body in question. • Information provided to support any proposal to waive or vary esplanade reserve requirements.

25	RULES FOR RESERVES AND LEISURE FACILITIES CONTRIBUTIONS
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25.1 A Reserve and Leisure Facilities Contribution is required where:

Policy 10.4.1

- Any additional site is created as part of a subdivision;
- Two or more dwellings/units are erected on a vacant site;
- One or more additional dwellings/units are erected on a site.

A Reserves and Leisure Facilities Contribution will be required in the form of money, land or a combination of money and land in accordance with the following table:

Reserves and Leisure Facilities Contribution (All Zones)
Money
4% of market value of each additional allotment created
4% of market value of the net site area identified for each additional dwelling on a site
Land in lieu of money (if applicable)
Council will only accept land in lieu of money in accordance with the matters identified in Rule 25.3
Notes:
For clarity, the amount of Reserves and Leisure Facilities Contribution will always be based on 4% of the market value of each additional allotment or where a dwelling is created without subdivision, 4% of the market value of the net site area identified for the dwelling, regardless of whether money, land, or a combination of money and land is accepted.
Where the market value of the land to be accepted is less than the money contribution due, then the balance shall be paid to Council. Conversely, if the land accepted is of greater market value than the money contribution due, Council will compensate the developer/subdivider the balance.

25.2 Requirements for financial contributions

Policy 10.4.1

- All financial contributions on subdivisions are payable prior to the release of the completion certificate for the subdivision.
- All financial contributions for any additional dwelling/unit or multiple dwelling/unit development, where a subdivision has not taken place, are payable prior to the issuing of the Building Consent(s) for the second or more dwelling/unit.

- The valuation shall apply to the land only. For the purposes of the valuation, where the size of the site is larger than 1000m² the valuation will be based on a hypothetical 1000m² building site.
- Where staged and further development takes place within 10 years, then a credit will apply against the reserves and leisure facilities contribution for the earlier payment, but no refunds will be given.
- Contributions in accordance with the above are exclusive of GST.

Exemptions:

The following forms of subdivision will not be required to provide financial contributions:

- Subdivision around any existing principal buildings lawfully established prior to 4 August 2006 that do not create any vacant sites.
- Lots set aside as reserves or for conservation purposes.
- Access lots.
- Rural lots where there is a legal instrument preventing use of the lot for residential purposes (eg – a forestry lot).
- Lots created for unstaffed utility services up to 200m² in area.
- Boundary adjustments or amalgamation of lots with no resulting increase in titles.

25.3

Guidelines for accepting land

Policy 10.4.1

Generally, the contribution will be required in the form of money, however Council, at its complete discretion, may consider accepting a contribution of land instead of money, or a combination of land and money. Land may be accepted if it is designated for a reserve or if the land furthers Council's objectives relating to the City's open space network. Council may also accept land for the protection of ecological, scenic, historical or scientific values or to provide for the active or passive recreational needs of the community.

In determining whether land will be accepted by Council, a number of matters may be taken into account, including but not limited to the following:

- The size and nature of the land.
- The topography of the land.
- Whether the land contributes to Council's objectives for the City's open space network.

- Whether the land is designated for proposed reserve purposes.
- Whether the land has been identified as a Council reserve in a structure plan.
- The accessibility of the land for users.
- The ecological, recreational, historic, scenic or scientific values associated with the land.
- The cost of acquiring and maintaining the land.

25A

[Vacant]

26**RULES FOR HERITAGE FEATURES****Activities Table**

Policy 11.4.1

26.1	Activities	All Zones
	Any repair or maintenance to the exterior of a significant heritage feature listed in Schedule 26.8.	P
	Any alteration or additions to any significant heritage feature listed in Schedule 26.8, other than the partial or total demolition, destruction or removal of any such heritage feature.	C
	The partial or total demolition, destruction or removal of any heritage feature listed in Schedule 26.8.	D
Notes:		
Repair or maintenance means any repair of a structural element of a significant heritage feature (including the facade, exterior wall, roof and internal load bearing walls), using building materials similar to the existing ones.		
Alteration or addition means any work on a significant heritage feature which involves the addition, alteration or removal and replacement of walls, windows, ceilings, floors or roofs, either internally or externally.		
Partial or total demolition means the removal, destruction or taking down of any significant heritage feature, either in total or in part, except, in the case of a building, where permitted for “repair or maintenance” or within the definition of “addition or alteration.”		

Key	P	Permitted activity which complies with standards for permitted activities specified in the Plan
	C	Controlled activity which complies with standards for controlled activities specified in the Plan
	D	Discretionary activity

26.2**Controlled activities – restrictions on notification**

Subject to sections 95A(2)(b), 95A(2)(c), 95A(4), and 95C of the Act, a resource consent application for a controlled activity is precluded from public notification under section 95A and, subject to section 95B(3), is precluded from limited notification under section 95B(2) of the Act.

Standards for Permitted Activities

26.3 In any repair or maintenance to the exterior of a significant heritage feature listed in Schedule 26.8, only materials in keeping with those employed in the original structure shall be used.
Policy 11.4.1

Controlled Activities

26.4 Council may impose conditions over the design and appearance of the additions or alterations.
Policy 11.4.1

Matters for Consideration

26.5 Matters that may be relevant in the consideration of any resource consent may include the following:

Heritage features
<ul style="list-style-type: none"> • The nature, form and extent of the development, alteration or change. • The significance of the building, site or feature. • The need for and importance of the works. • Whether alternative works or methods have been considered. • Adverse effects the proposal will have on the building, site or feature and its significance. • Measures to mitigate adverse effects. • Consideration of any conservation plan, iwi management plan and Heritage Protection Authority consent. • Outcome of any consultation with the Historic Places Trust. • Whether the main determinants of the style and character of the building are retained. • Whether the addition or alteration respects the scale of the original building and is not visually dominant. • Where the building has been listed to include the whole or any part of the building’s interior, whether the original plan form of the building is respected and whether any significant architectural elements are conserved.
Features of relevance to tangata whenua
<ul style="list-style-type: none"> • Whether adequate consultation has taken place. • The importance of the feature to tangata whenua.

Criteria for Features to be added to the Schedule

26.6

Policy 11.4.1

In determining those areas or features to be included on the schedule by way of a Plan Change, the following assessment criteria may be used:

- Whether a building, feature or site has strong historic associations with significant events or notable people or groups.
- Whether a building, feature or site reflects the skills, style or workmanship of educational, architectural, landscape, engineering and technical value.
- Whether a building, feature or site is unique or rare.
- Whether a building, feature or site provides or is likely to reveal important physical evidence of earlier human occupation, activities or events.
- Whether a building, feature or site demonstrates the continuity or distinctive characteristics of a way of life, philosophy, religious or other beliefs, customs or practices.

Removal of Features from the Schedule

26.7

Features listed on the schedule may be removed by way of a Plan Change.

Schedule of Significant Heritage Features

26.8

Policy 11.4.1

The features in this Schedule have been identified as being worthy of protection in the context of the criteria listed in 26.6. Listing them in the District Plan recognises their value or significance and encourages protection.

The Schedule includes buildings, structures, features and sites. These have been obtained from the Council's report on 'Ecology and Heritage Assessment'. A brief description of each has been included to indicate its value or significance.

All heritage features are identified on the Planning Maps by a 3 symbol and the number in this Schedule.

Ref No	Map Ref	Heritage feature	Description	Status	Significance
1	R27	Rimutaka Rail Trail - Pakuratahi Rail Tunnel	Notable for first use of on site cast cement block construction	NZHPT Historic Area (No. 7511) NZAA recorded site	International National Regional Local
2	R27	Rimutaka Rail Trail - Pakuratahi River Bridge	Wooden Truss with steel bracing	NZHPT Historic Area (No. 7511) NZAA recorded site	International National Regional Local
3	R28	Rimutaka Rail Trail - Ladle Bend Bridge	Cement block and wooden construction	NZHPT Historic Area (No. 7511) NZAA recorded site	International National Regional Local
4	U25	Redoubt Blockhouse with buried earthworks McHardie Street	Redoubt/blockhouse built 1861 for settler protection during Taranaki land wars. Also first police station. Earthworks (trenches) buried.	NZHPT Cat. 1 (No.207) NZAA recorded site	National/ Regional/ Local
5	R12	Oven site (Maymorn Ridge area)	Two umu (oven) dated to approximately 1300 AD	NZHPT recorded NZAA recorded site	National/ Local
6	U35	St. John's Church and church yard, cnr Moonshine Road & Fergusson Drive	Significant 1863 architecture. Burial place of Richard Barton, first European settler in Trentham.	NZHPT Cat II (No.1330)	National/ Regional/ Local
7	U37	Wallaceville Animal Research Centre 62 Ward Street	Research centre main building constructed c1905	NZHPT Cat I (No.3573)	National/ Local
8	U43	Trentham Military Camp clock tower, ANZAC Drive	Four faced wooden clock tower built in 1917.	NZHPT Cat II (No.4150)	National/ Local
9	U34	Tweed House, 5 Brentwood Street	Dwelling house	NZHPT Cat I (No.4152)	National/ Local
10	U42	Restormel, 53 Chatsworth Road	Dwelling house	NZHPT Cat II (No.4149)	National/ Local
11	U42	Woodhill, 71 Chatsworth Road	Dwelling house	NZHPT Cat I (No.4153)	National/ Local
12	U26	Golder's Cottage and outbuildings, 707 Fergusson Drive	Historic Place and Museum	NZHPT Cat II (No.2891)	National/ Local

Ref No	Map Ref	Heritage feature	Description	Status	Significance
13	U26	Golder's Cottage Food Store, 707 Fergusson Drive	Historic Place and Museum	NZHPT Cat II (No.5402)	National/ Local
14	U6	Earthquake fault feature, California Park	Lots 2 & 3, DP 31603		Regional/ Local
15	U7	Earthquake fault terrace sequence, Harcourt Park	Pt Lot 1 DP 7230		Regional/ Local
16	U8	Earthquake fault terrace feature, Emerald Hill	Lots 13 & 14 DP 83099		Regional/ Local
17	R19	Earthquake fault terrace sequence, Te Marua	Pt Sec 172 and Lot 2 DP 17413		Regional/ Local
18	R28	Rimutaka Rail Trail - Rimutaka Railway Summit Tunnel	576.5m long tunnel, in good condition. Relic of original Wellington to Masterton railway. Part of Fell engine section. Most successful application of this technological innovation anywhere in the world. Good example of Vogel's public works. Built between 1874 - 1877 by Collie, Scott & Wilkinson, contractors.	NZHPT Historic Area (No. 7511)	International National Regional Local
19	-	Rimutaka Rail Trail - Rimutaka Railway - original line. Cutting, embankments and retaining walls Note - Not shown on maps due to physical extent	7 large cuttings, concrete culvert under road/track, concrete wall and several embankments still clearly evident. Remnants of 64 embankments and 65 cuttings made by original contractor Oakes, between 1874 and 1878.	NZHPT Historic Area (No. 7511)	International National Regional Local

Ref No	Map Ref	Heritage feature	Description	Status	Significance
20	U40	Pumpkin Cottage site	Colonial cottage built 1860's. Waggoners' residence, then from 1894, centre for artists, especially James Nairn, Nugent Welch, Fred Sedgwick. Important as site stimulus for local painters who created 'Silverstream School' - uncompromising impressionist renderings of local landscape. Photo of cottage in Kelleher ('91) p190. Cottage demolished 1980, land now a roadside reserve.		Regional/ Local
21	R19	Whakapapa pā (Whakataka pā lookout)	Pa site and lookout on prominent cliff tops above Hutt river, lookout opposite first hole green, Te Marua golf course. Kelleher ('91) states pa site was fortified by three rows of stakes. Occupied by Ngati Ira sub tribe Ngati Kahukuraawhitia. Sacked by Te Rauparaha in heke 1819/20. No evidence of the pa remains and the lookout is probably no longer in existence due to persistent erosion. Nevertheless, well known site, local landmark.		Local
22	U1	Akatarawa Cemetery	Early residents to present day. Earliest grave 1903. Includes carved wooden headstone marking grave of J W Chapman-Taylor.		Local
23	R28	Rimutaka Rail Trail - Fell Railway Summit rail yard and station remnants	Scattered remnants of rail yards and station including remains of houses (chimney bases), also signal tower chimney, coal or water tower foundations, engine inspection pit. Remains of engine and wagon in bush nearby.	NZHPT Historic Area (No. 7511)	International National Regional Local

Ref No	Map Ref	Heritage feature	Description	Status	Significance
24	U1	Tea Bureau Rotunda	Very unusual facility, donated by international consortium of tea producers, to the Ministry of Works and Development, 1949. Multiple fireplaces (x8) in which people are meant to brew tea to protect local forests from fire damage.		National/ Local
25	R28	Cairn and Plaque	Commemorative feature of the first European crossing of the Rimutaka Ranges in 1841.		Regional/ Local
26	U37	Hopkirk Building	Wallaceville Animal Research Centre Hopkirk Building. Significant 1940s architecture	NZHPT heritage covenant	National/ Local
27	U37	Incinerator	Significant remnant of Wallaceville AgResearch Centre	NZHPT heritage covenant	National/ Local

27 RULES FOR NOTABLE TREES

Activities Table

Policies 12.4.7, 12.4.9

27.1	Activities	All Zones
	Any work or activity proposed within the dripline of a tree listed in Schedule 27.7, which meets the standards specified in rules 27.2 to 27.4	P
	Any work or activity proposed within the dripline of a tree listed in Schedule 27.7, which does not meet the standards specified in rules 27.2 to 27.4	D
	The partial or total destruction or removal of any tree listed in Schedule 27.7	D

Key

P Permitted activity which complies with standards for permitted activities specified in the Plan

D Discretionary activity

Standards for Permitted Activities

27.2 Only trimming or maintenance in accordance with accepted arboricultural practice required to maintain the tree in a healthy state may be undertaken.

*Policies 12.4.7,
12.4.9*

27.3 Supervision by a qualified arborist, approved by the Council or a Requiring Authority, is required when trimming, felling or destruction of a tree is necessary for emergency work to maintain or restore essential services, or to safeguard life or property.

*Policies 12.4.7,
12.4.9*

27.4 Supervision by a qualified arborist, approved by the Council or a Requiring Authority, is required when the disturbance of ground or root systems under the dripline of a tree is necessary for installing essential services underground, to ensure that the work undertaken does not affect the long-term health of the tree.

*Policies 12.4.7,
12.4.9*

Matters for Consideration

27.5 Matters that may be relevant in the consideration of any resource consent may include the following:

*Policies 12.4.7,
12.4.9*

Notable trees

- The extent of the works/activity.
- The necessity for the works.
- Whether there are alternative methods which preserve the tree while still meeting the objectives of the applicant.
- The existing health or state of the tree.
- The extent to which the tree contributes to the amenity of the neighbourhood.
- Whether the work would be likely to damage the tree or endanger the health of the tree.
- Whether the tree can be relocated.

Criteria for trees to be added to the Schedule

27.6 In determining those trees to be included on the Schedule by way of a Plan Change the trees shall be assessed by a qualified arborist against the assessment criteria set out in the Standard Tree Evaluation Method 1996 (STEM).

*Policies 12.4.7,
12.4.9*

Schedule of Notable Trees

27.7 The Standard Tree Evaluation Method 1996 (STEM) has been used to assess trees in the City that have local amenity value. Trees with a score of 100 points or more have been included.

*Policies 12.4.7,
12.4.9*

All notable trees are identified on the Planning Maps by a tree symbol and the number in this Schedule.

No	Map Ref	Location	Common name	Latin name	STEM Score
1	U7	Road reserve - Akatarawa Road	Bunya Bunya	Araucaria bidwillii	162
2	U7	Road reserve – Akatarawa Road	Bunya Bunya	Araucaria bidwillii	174
3	U34	90 Barton Avenue	Totara	Podocarpus totara	126
4	U18	Road reserve - California Dr Roundabout	Totara	Podocarpus totara	111
5	U18	Road reserve - California Dr Roundabout	Totara	Podocarpus totara	132
6	U26	803-805 Fergusson Drive	English Elm	Ulmus procera	114
7	U27	803-805 Fergusson Drive	Pin Oak	Quercus palustris	108
8	U28	9 Kashmir Avenue	Totara	Podocarpus totara	117
9	U26	73 Martin Street	European Beech	Fagus sylvatica	123
10	U26	Martin Street (Upper Hutt Primary School)	English Oak	Quercus robur	120
11	U26	Martin Street (Upper Hutt Primary School)	English Oak	Quercus robur	114
12	U26	Martin Street (Upper Hutt Primary School)	Himalayan Cedar	Cedrus deodara	102
13	U27	Martin Street (Upper Hutt Primary School)	English Oak	Quercus robur	102
14	U26	Martin Street (Upper Hutt Primary School)	English Oak	Quercus robur	120
15	U26	Martin Street (Upper Hutt Primary School)	English Oak	Quercus robur	108
16	U26	Martin Street (Upper Hutt Primary School)	English Oak	Quercus robur	114
17	U27	Martin Street (Upper Hutt Primary School)	English Oak	Quercus robur	114
18	U27	Martin Street (Upper Hutt Primary School)	English Oak	Quercus robur	156
19	U33	2 Palmer Crescent	English Oak	Quercus robur	147

No	Map Ref	Location	Common name	Latin name	STEM Score
20	U33	2 Palmer Crescent	English Oak	Quercus robur	111
21	U27	Pine Avenue (roadside)	Wellingtonia	Sequoiadendron giganteum	220
22	U35	10 Racecourse Road	Small-leaved Lime	Tilia cordata	141
23	U18	13 Rosina Street	Totara	Podocarpus totara	129
24	U27	Royal Street (Pak 'n Save)	Bluejack Oak	Quercus glauca	114
25	U27	19-21 Main Street (Corner of Royal Street & Main Street)	Totara	Podocarpus totara	102
26	U34	21 Tararua Street	Kahikatea	Podocarpus dactyloides	126
27	U34	5 Tawai Street	European Beech	Fagus sylvatica	153
28	U27	Corner of Wakefield Street & Main Street (McDonald's)	Deodar Cedar	Cedrus deodara	118
29	U25	33 Whakatiki Street	European Beech	Fagus sylvatica	147
30	U27	Corner of Wilson St & Fergusson Dr	Totara	Podocarpus totara	114
31	U27	Corner of Wilson St & Fergusson Dr	Totara	Podocarpus totara	120
32	U26	3 Wood Street	Californian Redwood	Sequoia sempervirens	123
33	U7	144 Akatarawa Road	Red Oak	Quercus rubra	126
34	U7	14 Rata Street	Pin Oak	Quercus palustris	120
35	U7	26 Birch Terrace	Black Beech	Nothofagus solandri var solandri	105
36	U7	10 Black Beech Street	English Oak	Quercus robur	114
37	U20	1266 Fergusson Drive	Wellingtonia	Sequoiadendron giganteum	114
38	U29	27 Cruickshank Road	White Peppermint Gum	Eucalyptus pulchella	135
39	U29	60 - 66 Montgomery Crescent	Tasmanian Blue Gum	Eucalyptus Globulus	102
40	U29	60 - 66 Montgomery Crescent	Tasmanian Blue Gum	Eucalyptus Globulus	102
41	U29	60 - 66 Montgomery Crescent	Tasmanian Blue Gum	Eucalyptus Globulus	102

No	Map Ref	Location	Common name	Latin name	STEM Score
42	U29	60 - 66 Montgomery Crescent	Tasmanian Blue Gum	Eucalyptus Globulus	102
43	U29	60 - 66 Montgomery Crescent	Tasmanian Blue Gum	Eucalyptus Globulus	102
44	U29	60 - 66 Montgomery Crescent	Tasmanian Blue Gum	Eucalyptus Globulus	114
45	U29	60 - 66 Montgomery Crescent	Tasmanian Blue Gum	Eucalyptus Globulus	108
46	U11	86 Plateau Road	Californian Redwood	Sequoia sempervirens	117
47	U11	86 Plateau Road	Californian Redwood	Sequoia sempervirens	123
48	U7	55 Bridge Road	Atlantic Cedar	Cedrus atlantica	159
49	U10	617 Main Road North	Purple Beech	Fagus sylvatica 'purpurea'	102
50	U10	617 Main Road North	Californian Redwood	Sequoia sempervirens	159
51	U10	617 Main Road North	Matai	Podocarpus spicatus	171
52	U28	5 Oxford Crescent	Pin Oak	Quercus palustris	120
53	U28	5 Oxford Crescent	Pin Oak	Quercus palustris	114
54	U28	5 Oxford Crescent	Horse Chestnut	Aesculus hippocastanum	126
55	U17	24 Hudson Avenue	Purple Beech	Fagus sylvatica 'purpurea'	138
56	U18	55 Kashmir Avenue	Totara	Podocarpus totara	123
57	U37	Ward St AgResearch frontage	Pin Oak	Quercus palustris	102
58	U37	Ward St AgResearch frontage	Scarlet Oak	Quercus coccinea	108
59	U37	Ward St AgResearch frontage	Tulip Tree	Liriodendron tulipifera	111
60	U37	Ward St AgResearch frontage	English Oak	Quercus robur	102
61	U37	Ward St AgResearch frontage	English Oak	Quercus robur	114
62	U37	Ward St AgResearch frontage	English Oak	Quercus robur	102
63	U37	Ward St AgResearch frontage	English Oak	Quercus robur	108
64	U37	Ward St AgResearch frontage	Himalayan Cedar	Cedrus deodara	102

No	Map Ref	Location	Common name	Latin name	STEM Score
65	U37	Ward St AgResearch frontage	Himalayan Cedar	Cedrus deodara	132
66	U37	Ward St AgResearch frontage	English Oak	Quercus robur	120
67	U37	16-22 Lane Street	Wellingtonia	Sequoiadendron giganteum	126
68	U37	40 Wilford Street	European Beech	Fagus sylvatica	138
69	U26	12 Golders Road	Black Beech	Nothofagus solandri var solandri	102
70	U26	73 Martin Street	European Beech	Fagus sylvatica	141
71	U37	25 Wallaceville Road (Wallaceville House)	Wellingtonia	Sequoiadendron giganteum	114
72	U37	25 Wallaceville Road (Wallaceville House)	Wellingtonia	Sequoiadendron giganteum	102
73	U37	25 Wallaceville Road (Wallaceville House)	English Elm	Ulmus procera	108
74	U34	1 Totara Street	English Oak	Quercus robur	126
75	U23	11 Moehau Grove	Totara	Podocarpus totara	126
76	U23	11 Moehau Grove	Matai	Podocarpus spicatus	132
77	U23	19 Holdsworth Avenue	Totara	Podocarpus totara	120
78	U34	10 Racecourse Rd	Ash	Fraxinus excelsior	147
79	U34	58 Granville Street	Oak	Quercus nigra or phellos	126
80	U24	45 Moonshine Road	Pin Oak	Quercus palustris	126
81	U35	50 Ararino Street	Totara	Podocarpus totara	102
82	U35	50 Ararino Street	Totara	Podocarpus totara	102
83	U34	5 Brentwood Street	Totara	Podocarpus totara	105
84	U23	7 Patutu Grove	Totara	Podocarpus totara	138
85	U33	366 Fergusson Drive	Pin Oak	Quercus palustris	126
86	U33	26 Golf Road	English Oak	Quercus robur	120
87	U33	26 Golf Road	English Oak	Quercus robur	120
88	U33	26 Golf Road	English Oak	Quercus robur	126
89	U33	26 Golf Road	European Beech	Fagus sylvatica	114
90	U33	26 Barton Road	Totara	Podocarpus totara	102
91	U33	26 Barton Road	Totara	Podocarpus totara	108
92	U33	26 Barton Road	Red Oak	Quercus rubra	120

No	Map Ref	Location	Common name	Latin name	STEM Score
93	U34	82 Barton Avenue	English Oak	Quercus robur	147
94	U34	82 Barton Avenue	Kahikatea	Podocarpus dacrydiodes	144
95	U33	4 Golf Road	Douglas Fir	Psuedotsuga menziesii	132
96	U33	11 Golf Road	Narrow-leaved Ash	Fraxinus angustifolia	141
97	U33	18 Golf Road	Himalayan Cedar	Cedrus deodara	120
98	U33	23 Golf Road	Himalayan Cedar	Cedrus deodara	132
99	U33	5 Blundell Way	Totara	Podocarpus totara	114
100	U33	5 Blundell Way	European Beech	Fagus sylvatica	141
101	U33	27 Barton Road	Pin Oak	Quercus palustris	102
102	U42	305 Fergusson Drive	Small-leaved Lime	Tilia cordata	108
103	U42	305 Fergusson Drive	Small-leaved Lime	Tilia cordata	108
104	U42	305 Fergusson Drive	Small-leaved Lime	Tilia cordata	108
105	U42	305 Fergusson Drive	Small-leaved Lime	Tilia cordata	102
106	U42	305 Fergusson Drive	Small-leaved Lime	Tilia cordata	102
107	U33	339 Fergusson Drive	Pin Oak	Quercus palustris	120
108	U20	16A Hillside Drive	Californian Redwood	Sequoia sempervirens	126
109	U48	128 Pinehaven Road	Kahikatea	Podocarpus dacrydiodes	108
110	U46	107 Pinehaven Road	Himalayan Cedar	Cedrus deodara	108
111	U46	114 Pinehaven Road	Tulip Tree	Liriodendron tulipifera	102
112	U46	114 Pinehaven Road	Tulip Tree	Liriodendron tulipifera	102
113	U46	114 Pinehaven Road	Tulip Tree	Liriodendron tulipifera	102
114	U45	32 Wyndham road	Kauri	Agathis australis	102
115	U45	32 Wyndham road	Kahikatea	Podocarpus dacrydiodes	102
116	U46	36 Forest Road	Black Beech	Nothofagus solandri var solandri	144

No	Map Ref	Location	Common name	Latin name	STEM Score
117	U46	36 Forest Road	Black Beech	Nothofagus solandri var solandri	120
118	U41	30 Gloucester Street	English Oak	Quercus robur	114
119	U42	28 & 30 Pempsey Street	Totara	Podocarpus totara	126
120	U42	30 Pempsey Street	Totara	Podocarpus totara	114
121	U33	60 Barton Road	Tulip	Liriodendron tulipifera	180
122	U33	60 Barton Road	Totara	Podocarpus totara	153
123	U33	60 Barton Road	Totara	Podocarpus totara	102
124	U26	117 Martin Street	Tulip	Liriodendron tulipifera	126
125	U46	40 Jocelyn Crescent	Californian Redwood	Sequoia sempervirens	120
126	U34	Flat 3, 37 Tararua Street	Totara	Podocarpus totara	102
127	U33	64 Barton Road	Totara	Podocarpus totara	156
128	U33	42 Barton Road	Red Oak	Quercus rubra	207
129	U42	16 York Avenue	Black Beech	Nothofagus solandri var solandri	153
130	U41	207 Fergusson Drive (St Patrick's College Estate – along frontage)	White Ash Gum	Eucalyptus fraxinoides	120
131	U41	207 Fergusson Drive (St Patrick's College Estate –along frontage)	White Gum	Eucalyptus viminalis	108
132	U41	207 Fergusson Drive (St Patrick's College Estate – along frontage)	White Gum	Eucalyptus viminalis	120
133	U41	207 Fergusson Drive (St Patrick's College Estate – along frontage)	White Gum	Eucalyptus viminalis	126
134	U41	207 Fergusson Drive (St Patrick's College Estate – along frontage)	White Gum	Eucalyptus viminalis	114
135	U39	207 Fergusson Drive (St Patrick's College Estate – along frontage)	Pin Oak	Quercus palustris	102

No	Map Ref	Location	Common name	Latin name	STEM Score
136	U39	207 Fergusson Drive (St Patrick's College Estate – along frontage)	Pin Oak	Quercus palustris	102
137	U39	207 Fergusson Drive (St Patrick's College Estate – along frontage)	Pin Oak	Quercus palustris	108
138	U40	207 Fergusson Drive (St Patrick's College Estate – along frontage)	Pin Oak	Quercus palustris	102
139	U40	207 Fergusson Drive (St Patrick's College Estate – along frontage)	Pin Oak	Quercus palustris	108
140	U40	207 Fergusson Drive (St Patrick's College Estate – along frontage)	Pin Oak	Quercus palustris	102
141	U40	207 Fergusson Drive (St Patrick's College Estate – along frontage)	Pin Oak	Quercus palustris	102
142	U40	207 Fergusson Drive (St Patrick's College Estate – along frontage)	Tulip Tree	Liriodendron tulipifera	114
143	U41	207 Fergusson Drive (St Patrick's College Estate – located in the grassed area adjacent to two driveways)	Black Beech	Nothofagus solandri var solandri	126
144	U41	207 Fergusson Drive (St Patrick's College Estate – located in the grassed area adjacent to two driveways)	Totara	Podocarpus totara	126
145	U41	207 Fergusson Drive (St Patrick's College Estate – on the main lawn in front of tennis courts)	Totara	Podocarpus totara	144

No	Map Ref	Location	Common name	Latin name	STEM score
146	U41	207 Fergusson Drive (St Patrick's College Estate – one of two Totara growing in raised bed north of the College entrance)	Totara	Podocarpus totara	114
147	U41	207 Fergusson Drive (St Patrick's College Estate – located to the north of the main College entrance beside the driveway)	Totara	Podocarpus totara	114
148	U41	207 Fergusson Drive (St Patrick's College Estate – located next to the covered walkway in front of the main College entrance)	Totara	Podocarpus totara	120
149	U27	Road reserve- Corner of Seddon & Lane Street	Black Beech	Nothofagus solandri var solandri	132
150	U26	Road reserve - Adjacent to 1A Palfrey Street	Totara	Podocarpus totara	108
151	U1	Road reserve - Adjacent to 4 Bridge Road	English Elm	Ulmus procera	126
152	U37	70 Ward Street (Gateway Precinct)	Totara	Podocarpus totara	105
153	U37	70 Ward Street (Gateway Precinct)	Totara	Podocarpus totara	105
154	U37	70 Ward Street (Urban Precinct)	Tulip	tulipifera	105
155	U37	70 Ward Street (Gateway Precinct)	Pin Oak	Quercus palustris	135
156	U37	70 Ward Street (Gateway Precinct)	Totara	Podocarpus totara	111
157	U37	70 Ward Street (Gateway Precinct)	Totara	Podocarpus totara	117
158	U37	70 Ward Street (Gateway Precinct)	Totara	Podocarpus totara	105
159	U37	70 Ward Street (Gateway Precinct)	Totara	Podocarpus totara	111
160	U37	70 Ward Street (Gateway Precinct)	Totara	Podocarpus totara	123

No	Map Ref	Location	Common name	Latin name	STEM score
161	U37	70 Ward Street (Gateway Precinct)	Totara	Podocarpus totara	105
162	U37	70 Ward Street (Gateway Precinct)	Totara	Podocarpus totara	105
163	U37	70 Ward Street (Gateway Precinct)	Totara	Podocarpus totara	105
164	U37	70 Ward Street (Gateway Precinct)	Totara	Podocarpus totara	135
165	U37	70 Ward Street (Gateway Precinct)	Lawsons Cypress	Lawsoniana	117
166	U37	70 Ward Street (Gateway Precinct)	Totara	Podocarpus totara	129
167	U37	70 Ward Street (Gateway Precinct)	Totara	Podocarpus totara	123
168	U37	70 Ward Street (Gateway Precinct)	Totara	Podocarpus totara	105
169	U37	70 Ward Street (Gateway Precinct)	Totara	Podocarpus totara	105
170	U37	70 Ward Street (Gateway Precinct)	Totara	Podocarpus totara	111
171	U36	70 Ward Street (Urban Precinct)	English Oak	Quercus robur	111
172	U37	70 Ward Street (Urban Precinct)	English Oak	Quercus robur	105
173	U37	70 Ward Street (Urban Precinct)	English Oak	Quercus robur	111
174	U37	70 Ward Street (Urban Precinct)	Holm Oak	Quercus ilex	111
175	U37	70 Ward Street (Urban Precinct)	Pin Oak	Quercus palustris	105
176	U36	70 Ward Street (Urban Precinct)	Totara	Podocarpus totara	111
177	U36	70 Ward Street (Urban Precinct)	Totara	Podocarpus totara	117
178	U36	70 Ward Street (Urban Precinct)	Totara	Podocarpus totara	123
179	U36	70 Ward Street (Urban Precinct)	Totara	Podocarpus totara	111
180	U36	70 Ward Street (Urban Precinct)	Wellingtonia	Sequoiadendron giganteum	147
181	U36	70 Ward Street (Wallaceville Living)	Totara	Podocarpus totara	111
182	U36	70 Ward Street (Wallaceville Living)	Totara	Podocarpus totara	105

183	U36	70 Ward Street (Urban Precinct)	Totara	Podocarpus totara	117
184	U36	70 Ward Street (Urban Precinct)	Totara	Podocarpus totara	111
185	U36	70 Ward Street (Urban Precinct)	Totara	Podocarpus totara	117
186	U36	70 Ward Street (Urban Precinct)	Totara	Podocarpus totara	123
187	U36	70 Ward Street (Wallaceville Living)	Totara	Podocarpus totara	123
188	U36	70 Ward Street (Urban Precinct)	Totara	Podocarpus totara	111
189	U44	70 Ward Street (Wallaceville Living)	Totara	Podocarpus totara	111
190	U44	70 Ward Street (Wallaceville Living)	Totara	Podocarpus totara	111
191	U36	70 Ward Street (Wallaceville Living)	Totara	Podocarpus totara	111
192	U36	70 Ward Street (Wallaceville Living)	Totara	Podocarpus totara	111
193	U36	70 Ward Street (Wallaceville Living)	Totara	Podocarpus totara	111
194	U36	70 Ward Street (Wallaceville Living)	Totara	Podocarpus totara	105
195	U37	70 Ward Street (Gateway Precinct)	Atlantic Cedar	Cedrus atlantica	102
196	U37	70 Ward Street (Gateway Precinct)	Totara	Podocarpus totara	102
197	U42	30C Chatsworth Road, Silvestream	Californian redwood	Sequoia sempervirens	114
198	U41	6 Chatsworth Road, Silverstream	Black Beech	Fuscospora (Nothofagus) solandri	108
199	U41	21 Blue Mountains Road, Silvestream	English Oak	Quercus robur	108
200	U46	3 Elmslie Street, Pinehaven	Totara	Podocarpus totara	108
201	U33	4 Golf Road, Heretaunga	Douglas Fir	Psuedotsuga menziesii	132
202	U33	23 Golf Road, Heretaunga	European Beech	Fagus sylvatica	144
203	U33	351 Fergusson Drive, Heretaunga	Copper or purple Beech	Fagus sylvatica 'Atropunicea'	126
204	U33	395 Fergusson Drive, Upper Hutt	Macrocarpa or Monterey Cypress	Cupressus macrocarpa	132

205	U33	25 Barton Road, Heretaunga	European Beech	Fagus sylvatica	126
206	U34	114 Barton Avenue. Heretaunga	English Oak	Quercus robur	114
207	U34	70 Barton Avenue, Heretaunga, entrance way to Trentham Park	Totara	Podocarpus totara	138
208	U26	6 Kellow Street, Wallaceville	Totara	Podocarpus totara	117
209	U26	15 Wood Street, Wallaceville	Totara	Podocarpus totara	117
210	U26	15 Wood Street, Wallaceville	English Oak	Quercus robur	141
211	U26	5 Wood Street, Wallaceville	Totara	Podocarpus totara	111
212	U46	Road reserve adjacent to 114 Pinehaven Road, Pinehaven	Kahikatea	Podocarpus dacrydiodes	108
213	U29	23 Cruickshank Road, Clouston Park	Douglas Fir	Psuedotsuga menziesii	120
214	U19	15, Cruickshank Road, Clouston Park	Douglas Fir	Psuedotsuga menziesii	108
215	U45	41 Sylvan Way, Silverstream – Growing at the bottom of the sloped section close to Sylvan Way road.	Red Beech	Fuscospora fusca	120
216	U46	110 Wyndham Road, Pinehaven	Californian redwood	Sequoia sempervirens	135
217	U26	1 Wood Street, Wallaceville	English Oak	Quercus robur	108
218	U46	12 Forest Road, Pinehaven	Cabbage tree	Cordyline australis	114

27A URBAN TREE GROUPS AND REMOVAL OF INDIGENOUS VEGETATION

Activities Table

Policies 4.4.10, 12.4.7, 12.4.10, 12.4.11, 12.4.12, 12.4.13, 12.4.14, 12.4.15, and 12.4.16

27A.1	Activities	All Zones
	<p>The trimming or removal of any non-indigenous tree (including roots) from an Urban Tree Group listed in Schedule 27A.14) where the identified individual tree species has a diameter of 0.2m or less, when measured in any direction at 1.5m above ground level.</p> <p>Note: For the purposes of clarity this Permitted Activity only applies to non-indigenous vegetation and does not apply to indigenous vegetation. The Permitted Activity Standards below apply to all the identified indigenous vegetation in each Urban Tree Group identified in Schedule 27A.14 as well as to all identified non-indigenous species within each Urban Tree Group, over 0.2m diameter when measured in any direction at 1.5m above ground level.</p>	P
	Any work, or activity proposed within the dripline of an identified tree(s) within an Urban Tree Group listed in Schedule 27A.14, which meets all the Permitted Activity Standards 27A.3 to 27A.8.	P
	The trimming of an identified tree(s) within an Urban Tree Group listed in Schedule 27A.14, which meets all the Permitted Activity Standards 27A.3 to 27A.8.	P
	The trimming or removal of any tree and the pruning of any tree roots (including roots over 50mm in diameter providing they are authorised by a Council approved arborist) in an Urban Tree Group listed in Schedule 27A.14 to maintain the safe operation of network utility infrastructure.	P
	The trimming or removal of any tree (including roots) in an Urban Tree Group-listed in Schedule 27A.14, as an emergency work, where it presents an immediate threat to persons, habitable buildings, or a network utility.	P
	<p>Any work or activity within the dripline of, pruning of, or removal of any pest species of plant or wilding tree species as identified within each character area, including exotic forestry from an Urban Tree Group in Schedule 27A.14, which complies with Permitted Activity Standard 27A.8.</p> <p>Note: The exotic forestry or wilding tree species for each character group are identified in Schedule 27A.15.</p>	P

<p>The trimming or removal of a tree in an Urban Tree Group listed in Schedule 27A.14, where the removal is required on the assessment of a Council approved arborist because the tree is dead or has an incurable disease causing a significant decline in health. If part of the tree is required to be removed, then compliance with the New Zealand Arboriculture Association Best Practice Guideline for Amenity Tree Pruning identified in Permitted Activity Standard 27A.3 is required. If the entire tree is required to be removed, then compliance with Permitted Activity Standard 27A.8 is required.</p> <p>Note: Council shall be advised in writing of work under this Permitted Activity at least seven days prior to the commencement of works. At time of advising, the land owner shall provide details on the species of tree to be removed, the site address, its position on the site, the reasons for removal, and the date of removal.</p>	<p>P</p>
<p>The trimming, removal, or any activity within the dripline of an identified tree(s) within an Urban Tree Group listed in Schedule 27A.14, which is not a Permitted Activity, or does not meet the standards specified in Rules 27A.3 to 27A.8.</p>	<p>D</p>

Policies 12.4.1, 12.4.2, 12.4.3, 12.4.4, and 12.4.8

27A.2 Indigenous vegetation clearance – Non-Urban Environmental Allotments.	All Zones
<p>Indigenous vegetation clearance up to 500m² in total area on any one site that is not an Urban Environment Allotment, and is not an identified Urban Tree Group listed in Schedule 27A.14, within any continuous 5 year period, subject to meeting the standards under Rule 27A.9.</p>	<p>P</p>
<p>Indigenous vegetation clearance up to 1ha in total area on any one site that is not an Urban Environment Allotment, and is not an identified Urban Tree Group listed in Schedule 27A.14, within any continuous 5 year period, where the vegetation is comprised predominantly of manuka (<i>leptospermum scoparium</i>) or kanuka (<i>kunzea ericoides</i>) which has a canopy height no greater than 4m, subject to meeting the standards under Rule 27A.9.</p>	<p>P</p>
<p>Indigenous vegetation clearance that is not an Urban Environment Allotment, and is not an identified Urban Tree Group listed in Schedule 27A.14, which exceeds the above permitted activity thresholds and/or does not meet the standards under Rule 27A.9.</p>	<p>D</p>
<p>Indigenous vegetation clearance within an area that is not an Urban Environment Allotment, and is not an identified Urban Tree Group listed in Schedule 27A.14, and is identified as having high ecological value as identified within the Southern Hills Overlay Area up to 500m² in total area on any one site within any continuous 5 year period, subject to meeting the permitted standards under Rule 27A.9.</p>	<p>RD</p>
<p>Indigenous vegetation clearance within an area that is not an Urban Environment Allotment, and is not an identified Urban Tree Group listed in Schedule 27A.14, and is identified as having high ecological value as identified within the Southern Hills Overlay Area up to 1ha in total area on any one site within any continuous 5 year period, where the vegetation is comprised predominantly of manuka (<i>leptospermum scoparium</i>) or kanuka (<i>kunzea ericoides</i>) which has a canopy height no greater than 4m, subject to meeting the standards under Rule 27A.9.</p>	<p>RD</p>
<p>Indigenous vegetation clearance within an area that is not an Urban Environment Allotment, and is not an identified Urban Tree Group listed in in Schedule 27A.14, and is identified as having high ecological value as identified within the Southern Hills Overlay Area which exceeds the above thresholds and/or does not meet the standards under Rule 27A.9.</p>	<p>D</p>

- Key**
- P** Permitted activity which complies with standards for permitted activities specified in the Plan
 - RD** Restricted discretionary activity
 - D** Discretionary activity

Standards for Permitted Activities

Urban Tree Groups

27A.3

Policies 4.4.10, 12.4.7, 12.4.10, 12.4.11, 12.4.12, 12.4.13, 12.4.14, 14.4.15, and 12.4.16

Trimming of an identified tree(s) within an Urban Tree Group listed in Schedule 27A.14 shall be undertaken in accordance with the New Zealand Arboriculture Association Best Practice Guideline for Amenity Tree Pruning, dated April 2011 or any subsequent revision of this document. Such trimming shall not detrimentally alter the form of the tree.

27A.4

Policies 4.4.10 12.4.7, 12.4.11, 12.4.12, 12.4.13, 12.4.14, and 14.4.15

The removal of any deadwood from any identified tree in an Urban Tree Group listed in Schedule 27A.14.

27A.5

Policies 4.4.10 12.4.7, and 12.4.11.

The laying of any permeable surface under the dripline of any identified tree in an Urban Tree Group listed in Schedule 27A.14.

27A.6

Policies 12.4.7, 12.4.9

The pruning or trimming of any roots from any identified tree in an Urban Tree Group listed in Schedule 27A.14, providing the diameter of the root at the point of cutting does not exceed 50mm when measured in any one direction.

27A.7

Policies 4.4.10 12.4.7, and 12.4.11.

No hazardous materials, or chemicals shall be stored within the dripline of any identified tree in an Urban Tree Group listed in Schedule 27A.14.

27A.8

Policies 4.4.10 12.4.7 12.4.10, 12.4.11, and 12.4.16

All areas of felled vegetation that results in visibly exposed areas of soil shall be replanted within 6 months of the vegetation being felled.

27A.9

Policies 9.4.1, 9.4.2, 12.4.1 to 12.4.4 & 12.4.

Indigenous vegetation clearance

- 1) Indigenous vegetation clearance shall not take place:
 - a) Within any area set aside by statute or covenant for protection

- and preservation, or
- b) Within 10m of any water body (including wetland), including within the water body itself, or,
 - c) If the area to be cleared contains indigenous vegetation or fauna identified as rare or threatened as identified in Schedule 27A.16 at the end of this Chapter, or,
 - d) If the area to be cleared is contained wholly or partly within more than 1ha of contiguous indigenous vegetation with a canopy height of 4m or greater.
- 2) All cleared vegetation and related soil and debris shall be deposited or contained so as to prevent:
- The diversion or blockage of any river or stream, and,
 - The passage of fish being impeded, and,
 - The destruction of any habitat in a water body, and
 - Flooding or erosion.
- 3) All exposed areas of soil resulting from clearance shall be stabilised against erosion by vegetative cover or other methods as soon as practicable following clearance but no later than 12 months from clearance.

Restricted Discretionary Activity

27A.10

Indigenous Vegetation Clearance

Policies 9.4.1, 9.4.2, 12.4.8

Indigenous vegetation clearance that is not an Urban Environment Allotment, and is not an identified Urban Tree Group listed in Schedule 27A.14, but is within an area identified as having high ecological value as identified within the Southern Hills Overlay Area up to 500m² in total area on any one site within any continuous 5 year period, subject to meeting the permitted activity standards under Rule 27A.9.

Council will restrict its discretion to, and may impose conditions on :

- Avoiding, remedying or mitigating effects related to the standard in question
- Effects on ecological values
- Measures to avoid, remedy or mitigate potential adverse effects.

27A.11

Indigenous vegetation clearance that is not an Urban Environment Allotment, and is not an identified Urban Tree Group listed in Schedule 27A.14, but is within an area identified as having high ecological value as identified within the Southern Hills Overlay Area up to 1ha in total area on any one site within any continuous 5 year period, where the vegetation is comprised predominantly of manuka (*leptospermum*

Policies 9.4.1, 9.4.2, 12.4.8

scoparium) or kanuka (*kunzea ericoides*) which has a canopy height no greater than 4m, subject to meeting the standards under Rule 27A.9.

Council will restrict its discretion to, and may impose conditions on :

- Avoiding, remedying or mitigating effects related to the standard in question
- Effects on ecological values
- Measures to avoid, remedy or mitigate potential adverse effects.

Matters for Consideration

27A.12

Matters that may be relevant in the consideration of any resource consent may include the following:

Policies 4.4.10, 12.4.7, 12.4.10, 12.4.11, 12.4.12, 12.4.13, 12.4.14, 12.4.15, and 12.4.16.

Urban Tree Groups

- The contribution that the tree(s) make to their respective high landscape, amenity, and/or ecological values identified for the Urban Tree Group and the effect on the overall integrity of the tree group resulting from the trimming/removal of the tree(s).
- The health and state of the tree(s) to be removed.
- The visual prominence of the tree (s) when viewed from the local environment
- Whether the work would be likely to damage the form of the tree or affect the long-term health and survivability of the tree.
- The extent of the works/activity within the dripline of the Urban Tree Groups.
- The necessity for the works.
- Whether there are alternative methods that maintain the health and form of the tree(s) in the Urban Tree Group while still meeting the objectives of the applicant.
- The extent to which any suggested mitigation planting will ensure the maintenance or enhancement of their respective high landscape, amenity and/or ecological values identified for the Urban Tree Group.
- The effect of the tree(s) in the Urban Tree Group on the amenity of the occupants of any residential property and their reasonable use of their property.
- Whether the trees present any unreasonable limitations to the use of existing driveways onto property.

Indigenous vegetation clearance

- Reasons for the vegetation clearance.
- Effects on fauna and flora (including age, species diversity, rarity and representativeness).
- Effects on visual amenity, in particular in respect of sensitive or prominent landforms, sites or features.
- Effects on sites or features of scientific, cultural or heritage value.
- Effects on the stability of the land and the potential for soil erosion.
- Effects on water bodies, including effects on water quality and the potential for flooding.
- The nature and effectiveness of measures to avoid, remedy and mitigate adverse effects.
- The effectiveness of any existing or proposed protection or enhancement mechanisms.
- The significance of the affected indigenous vegetation or habitat of indigenous fauna, in terms of the following generic criteria:
 - Representativeness: i.e. contains or supports an ecosystem that is unrepresented, uncommon or unique.
 - Rarity: i.e. contains or supports threatened ecosystems, threatened species, or endemic species.
 - Diversity: i.e. contains or supports diverse ecosystems, species, vegetation.
 - Distinctiveness: i.e. its natural state, significance as a habitat.
 - Continuity: i.e. role as an ecological buffer area or corridor.
- The extent to which an area of affected indigenous vegetation or habitat of indigenous fauna and its inter-relationship with other habitats or areas of indigenous vegetation represents or exemplifies the components of the natural diversity of a larger reference area.
- The findings of any assessment prepared by a suitably qualified expert ecologist or landscape planner, either commissioned by Council or accompanying a resource consent application.
- The Southern Hills Environmental Management Study prepared for Upper Hutt City Council by Boffa Miskell Ltd July 2008.

Criteria for Urban Tree Groups to be added to the Schedule

27A.13

*Policies 4.4.10,
12.4.10,*

In determining urban tree groups to be included on the Schedule by way of a Plan Change the tree groups shall be assessed by a suitably qualified ecologist, landscape architect or equivalent against the assessment criteria set out in the Urban Tree Group Assessment Methodology (21 August 2015) prepared by Boffa Miskell Ltd.

Schedule of Urban Tree Groups

27A.14

Urban tree groups in the City have been assessed for amenity, landscape and ecological value.

All Urban Tree Groups are identified by street address and provide a description of what constitutes each individual group.

All Urban Tree Groups are identified on the Urban Tree Groups Overlay Area maps by a defined overlay area and the number in this Schedule.

Character Area: Chatsworth				
No	Map Ref	Location	Tree Group Description	High Values
1	41	1 Chatsworth Road	Cluster of over 30 trees comprised of beech, totara, kowhai, rimu up to approximately 15m located on corner of property bordering Chatsworth Road on two sides.	LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that environment (i.e. early or pre-human)
2	41	3 Chatsworth Road 45 Whitemans Road 47 Whitemans Road 5 Chatsworth Road	Cluster of 7 - 10 trees comprised of beech, totara, kowhai, oak up to approximately 19m located in rear garden following property boundary.	LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place
3	41	7A Chatsworth Road 7 Chatsworth Road 45 Whitemans Road 7B Chatsworth Road 7C Chatsworth Road 5 Chatsworth Road	Cluster of 7 - 10 trees comprised of beech, redwood, oak, liquidambar up to approximately 19m located lining driveway and rear boundary separating properties.	LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place

Character Area: Chatsworth				
No	Map Ref	Location	Tree Group Description	High Values
4	41	37A Whitemans Road 37 Whitemans Road 39 Whitemans Road 35A Whitemans Road 35 Whitemans Road 39A Whitemans Road 43 Whitemans Road	Cluster of 7 - 10 trees comprised of oak, cypress, totara, rimu, willow up to approximately 12m located set back from road behind dwellings, aligning with driveway.	<p>LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape.</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place.</p>
5	41	45B Dowling Grove 45A Dowling Grove 7A Chatsworth Road 7 Chatsworth Road 35 Whitemans Road 43C Dowling Grove 7C Chatsworth Road 11 Chatsworth Road 13 Chatsworth Road 15 Chatsworth Road 17 Chatsworth Road 49 Dowling Grove 9A Chatsworth Road 9 Chatsworth Road 40A Gloucester Street 40B Gloucester Street 40C Gloucester Street 38A Gloucester Street 44 Gloucester Street	Cluster of over 30 trees comprised of oak, poplar, kowhai, eucalypt, beech, totara, cabbage tree, redwood, kahikatea, rimu, alder, birch up to approximately 19m located extending from Chatsworth Road along gully and internal boundaries.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape.</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place.</p>

Character Area: Chatsworth				
No	Map Ref	Location	Tree Group Description	High Values
6	41	40 Gloucester Street 40A Gloucester Street 38 Gloucester Street 38A Gloucester Street	Grove of 2 - 3 trees comprised of oak up to approximately 17m located established along rear boundary.	<p>LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape.</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place.</p>
7	41	42 Gloucester Street 40 Gloucester Street 40A Gloucester Street 40B Gloucester Street 40C Gloucester Street 38 Gloucester Street 38C Gloucester Street	Cluster of 2 - 3 trees comprised of oak, redwood up to approximately 15m located at side of driveway adjoining street front.	<p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place.</p>
8	41	11 Chatsworth Road 13 Chatsworth Road 15 Chatsworth Road	Cluster of 7 - 10 trees comprised of beech, oak, cedar, totara, kowhai up to approximately 14m located on street frontage, garden border.	<p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place.</p>
9	41	7 Chatsworth Road 9 Chatsworth Road	Cluster of 11 - 15 trees comprised of oak, kowhai, silver birch up to approximately 11m located on street frontage extending along property boundary.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place.</p> <p>ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that environment. (i.e. early or pre-human)</p>

Character Area: Chatsworth				
No	Map Ref	Location	Tree Group Description	High Values
10	41	25 Gloucester Street 27 Gloucester Street 23B Chatsworth Road 27A Chatsworth Road 27B Chatsworth Road 21 Chatsworth Road 23 Chatsworth Road	Cluster of over 30 trees comprised of beech, kowhai, totara, hinau, oak, cabbage tree, redwood, cypress, kahikatea, rimu, fir up to approximately 24m located in band running in rear gardens and following stream.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p> <p>ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that environment (i.e. early or pre-human)</p>
11	41	6A Chatsworth Road 6 Chatsworth Road 8A Chatsworth Road	Cluster of 2 - 3 trees comprised of liquidambar, kowhai up to approximately 10m located joining front garden bordering driveway.	AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place
12	41	8A Chatsworth Road 8 Chatsworth Road 10 Chatsworth Road	Cluster of 11 - 15 trees comprised of cypress, oak, silver birch, juniper, rimu, liquidambar up to approximately 12m located in front garden.	AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place

Character Area: Chatsworth				
No	Map Ref	Location	Tree Group Description	High Values
13	41	12B Chatsworth Road 14 Chatsworth Road 12 Chatsworth Road 12D Chatsworth Road	Cluster of 11 - 15 trees comprised of cedar, eucalypt, kowhai, cypress, liquidambar, cabbage tree, totara up to approximately 26m located in rear property along driveway.	AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place
16	41	22 Chatsworth Road 22D Chatsworth Road	Cluster of 7 - 10 trees comprised of cypress, rimu, totara, up to approximately 13m located in wooded front garden bordering street.	AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place
17	41 42	24D Chatsworth Road 26A Chatsworth Road 26C Chatsworth Road	Grove of 4 - 6 trees comprised of redwood up to approximately 30m located in rear garden / internal boundary specimens.	LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place

Character Area: Chatsworth				
No	Map Ref	Location	Tree Group Description	High Values
18	41	13 Chatsworth Road 15 Chatsworth Road 17 Chatsworth Road 44 Gloucester Street 40C Gloucester Street	Cluster of 11 - 15 trees comprised of kowhai, cabbage tree, up to approximately 15m located extending from Chatsworth Road following internal property boundaries.	AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place
21	42	26B Chatsworth Road 26C Chatsworth Road 30C Chatsworth Road 32A Chatsworth Road 34A Chatsworth Road	Cluster of over 30 trees comprised of beech (red and black), rimu, matai, tawa, kahikatea, miro, tawa redwood, cabbage tree, tree daisy, tree fern, toro, lancewood up to approximately 28m located backdrop of indigenous trees contiguous with reserve behind. Mature remnants typically retained in gullies.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and a large contiguous tree group or part of a wider indigenous forest group and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape.</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place.</p> <p>ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that environment (i.e. early or pre-human).</p>

Character Area: Chatsworth				
No	Map Ref	Location	Tree Group Description	High Values
23	42	32A Chatsworth Road 34A Chatsworth Road 34 Chatsworth Road 36A Chatsworth Road 36B Chatsworth Road 36 Chatsworth Road	Cluster of 21 - 30 trees comprised of beech, rimu, cypress, oak up to approximately 12m located in front garden along driveway.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants.</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place.</p> <p>ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that environment (i.e. early or pre-human).</p>
24	42	30B Chatsworth Road 30C Chatsworth Road 32A Chatsworth Road 32 Chatsworth Road 34A Chatsworth Road 34 Chatsworth Road	Cluster of 11 - 15 trees comprised of oak, poplar, beech, rimu, liquidambar, kowhai, cypress up to approximately 21m located on rear boundary / garden.	<p>LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape.</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place.</p>
25	42	30C Chatsworth Road 32A Chatsworth Road	Line of 11 - 16 trees comprised of cypress, kowhai, up to approximately 14m located in rear garden / internal boundary.	AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place
28	41	38C Gloucester Street 38B Gloucester Street 38A Gloucester Street	Cluster of trees comprised of oak, totara up to approximately 13m located in front garden.	AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place

Character Area: Chatsworth				
No	Map Ref	Location	Tree Group Description	High Values
30	41	19 Chatsworth Road 21 Chatsworth Road 23B Chatsworth Road	Cluster of 7 - 10 trees comprised of beech, kowhai up to approximately 15m located in front garden and along driveway.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape.</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place.</p> <p>ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that environment (i.e. early or pre-human).</p>
31	41	8 Marlborough Street 21A Gloucester Street 10 Marlborough Street 12 Marlborough Street 16 Marlborough Street 21 Gloucester Street 6 Marlborough Street	Cluster of 11 - 15 trees comprised of totara, oak up to approximately 11m located in strip running along boundary to rear of properties.	AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place
32	41 42	16 Marlborough Street 18 Marlborough Street 27B Chatsworth Road 29B Chatsworth Road 31B Chatsworth Road 31C Chatsworth Road 21 Gloucester Street	Cluster of 4 - 6 trees comprised of oak, eucalypt, redwood, kowhai up to approximately 26m located in rear garden and following property boundaries.	<p>LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape.</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place.</p>

Character Area: Chatsworth				
No	Map Ref	Location	Tree Group Description	High Values
33	42	24 Marlborough Street 28A Marlborough Street 28C Marlborough Street 33A Chatsworth Road 33B Chatsworth Road 35 Chatsworth Road 37 Chatsworth Road 39A Chatsworth Road 39B Chatsworth Road 39C Chatsworth Road	Cluster of 16 - 20 trees comprised of rimu, beech, kahikatea, totara up to approximately 22m located band of trees running along stream and rear garden boundaries with individual specimens in gardens.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape.</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place.</p> <p>ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that environment (i.e. early or pre-human)</p>
35	41	2 Chatsworth Road	Grove of 4 - 6 trees comprised of beech up to approximately 14m located in front garden on raised bank.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape.</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place.</p> <p>ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that environment (i.e. early or pre-human).</p>

Character Area: Chatsworth				
No	Map Ref	Location	Tree Group Description	High Values
36	41 42	18C Chatsworth Road 22B Chatsworth Road 22C Chatsworth Road 24A Chatsworth Road 24C Chatsworth Road 26B Chatsworth Road 26C Chatsworth Road 22A Chatsworth Road 20B Chatsworth Road 6A Chatsworth Road 6B Chatsworth Road 8A Chatsworth Road 12C Chatsworth Road	Cluster of over 30 trees comprised of beech, rimu, matai, tawa, kahikatea, miro, tawa, macrocarpa, cabbage tree, putaputawita, tree daisy, tree fern, toro, lancewood, redwood, eucalypt up to approximately 39m located backdrop of mixed native and exotic trees contiguous with reserve behind. Mature remnants typically retained in gullies.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and a large contiguous tree group or part of a wider indigenous forest group and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape.</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place.</p>
40	41	18C Chatsworth Road 20B Chatsworth Road 18B Chatsworth Road	Cluster of 4 - 6 trees comprised of ash, juniper, cedar, cabbage tree, up to approximately 10m located in rear garden on elevated area.	AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place

Character Area: Chatsworth				
No	Map Ref	Location	Tree Group Description	High Values
41	41	22C Chatsworth Road 24A Chatsworth Road 24B Chatsworth Road 24C Chatsworth Road 24D Chatsworth Road 24 Chatsworth Road 26A Chatsworth Road 26B Chatsworth Road 26C Chatsworth Road 26 Chatsworth Road 28A Chatsworth Road 28 Chatsworth Road	Cluster of 11 - 15 trees comprised of birch, rimu, totara, oak, tulip tree, ash, poplar, kowhai, juniper up to approximately 22m located wooded front gardens bordering road.	LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape. AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place.
42	41	22A Chatsworth Road 22B Chatsworth Road 22C Chatsworth Road 22D Chatsworth Road 24 Chatsworth Road 24B Chatsworth Road	Cluster of 4 - 6 trees comprised of macrocarpa, totara, eucalypt, beech, oak up to approximately 20m located straddling shared driveway.	LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place

Character Area: Chatsworth				
No	Map Ref	Location	Tree Group Description	High Values
43	42	42 Chatsworth Road 46 Chatsworth Road 50A Chatsworth Road 50 Chatsworth Road 52A Chatsworth Road 52B Chatsworth Road 52 Chatsworth Road 58A Chatsworth Road 5 Tiniroa Grove 7A Tiniroa Grove 7B Tiniroa Grove 7C Tiniroa Grove 7 Tiniroa Grove 9 Tiniroa Grove 68D Chatsworth Road 58D Chatsworth Road 58E Chatsworth Road 58F Chatsworth Road	Grove of over 30 trees comprised of beech (red and black), rimu, kahikatea, rewarewa, titoki, kamihi, lancewood, silver fern, gully fern, toro up to approximately 27m located vegetated rear gardens and gully extending between Chatsworth Road and Wi Tako	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and a large contiguous tree group or part of a wider indigenous forest group and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p> <p>ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that environment (i.e. early or pre-human) and natural structure of tree group is largely intact, a contiguous canopy, sub-canopy tiers and epiphytes present</p>
44	42	4 Tiniroa Grove 6 Tiniroa Grove 8 Tiniroa Grove 10 Tiniroa Grove	Cluster of 16 - 20 trees comprised of totara, rimu, beech, kowhai, hinau, tawa up to approximately 17m located along street front, running into rear of properties along stream edge.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p> <p>ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that environment (i.e. early or pre-human)</p>

Character Area: Chatsworth				
No	Map Ref	Location	Tree Group Description	High Values
46	42	2A Tiniroa Grove 2 Tiniroa Grove 32A Chatsworth Road 34A Chatsworth Road 36A Chatsworth Road 36B Chatsworth Road 36 Chatsworth Road 38 Chatsworth Road 40 Chatsworth Road 4 Tiniroa Grove 6 Tiniroa Grove	Cluster of over 30 trees comprised of rimu, beech, miro up to approximately 21m located in band running through gully from street frontage back to rear of properties.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p> <p>ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that environment (i.e. early or pre-human)</p>
47	42	34A Chatsworth Road 36A Chatsworth Road 10 Tiniroa Grove 11 Tiniroa Grove 6 Tiniroa Grove 7 Tiniroa Grove 8 Tiniroa Grove 9 Tiniroa Grove	Cluster of over 30 trees comprised of beech (red & black), rimu, matai, tawa, kahikatea, miro, redwood, eucalypt, macrocarpa, cabbage tree, tree daisy, tree fern, toro, lancewood up to approximately 25m located backdrop of indigenous trees contiguous with reserve behind. Mature remnants typically retained in gullies.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and a large contiguous tree group or part of a wider indigenous forest group and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p> <p>ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that environment (i.e. early or pre-human)</p>

Character Area: Chatsworth				
No	Map Ref	Location	Tree Group Description	High Values
48	42	52B Chatsworth Road 58A Chatsworth Road Lot 1 DP 57567	Cluster of 21 - 30 trees comprised of beech, rimu, pate, kamihi, hinau, eucalypt, kowhai up to approximately 12m located in rear garden / internal boundary on embankment adjacent driveway.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p> <p>ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that environment (i.e. early or pre-human)</p>
49	42	58A Chatsworth Road 58B Chatsworth Road 60 Chatsworth Road 62A Chatsworth Road Lot 1 DP 57567	Cluster of over 30 trees comprised of beech, kanuka, rimu up to approximately 20m located rising land within rear gardens and property boundaries.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p> <p>ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that environment (i.e. early or pre-human)</p>
50	42	52B Chatsworth Road 52 Chatsworth Road 54 Chatsworth Road 56 Chatsworth Road 58 Chatsworth Road Lot 1 DP 57567	Grove of over 30 trees comprised of beech, rimu up to approximately 19m located street front gardens connecting along rear boundaries.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p> <p>ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that environment (i.e. early or pre-human)</p>

Character Area: Chatsworth				
No	Map Ref	Location	Tree Group Description	High Values
51	42	52 Chatsworth Road 54 Chatsworth Road	Grove of 7 - 10 trees comprised of beech up to approximately 17m located street frontage above bank.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p> <p>ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that environment (i.e. early or pre-human)</p>
52	42	50 Chatsworth Road	Cluster of 4 - 6 trees comprised of rimu, totara up to approximately 10m located in front garden, street frontage.	<p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p> <p>ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that environment (i.e. early or pre-human)</p>
53	41 42	28 Chatsworth Road 30A Chatsworth Road 30B Chatsworth Road 30C Chatsworth Road 30 Chatsworth Road 32A Chatsworth Road 32 Chatsworth Road 34 Chatsworth Road	Cluster of 11 - 15 trees comprised of beech, copper beech, ash, oak, redwood, kowhai up to approximately 20m located in front garden vegetation adjoining street frontage.	<p>LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p>

Character Area: Chatsworth				
No	Map Ref	Location	Tree Group Description	High Values
54	42	31A Chatsworth Road 31B Chatsworth Road 31C Chatsworth Road 31 Chatsworth Road 33A Chatsworth Road 33B Chatsworth Road 33 Chatsworth Road	Cluster of 7 - 10 trees comprised of liquidambar, beech, kowhai, rimu, oak up to approximately 15m located in front garden extending along driveway boundaries.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p> <p>ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that environment (i.e. early or pre-human)</p>
55	42	27A Chatsworth Road 27B Chatsworth Road 27C Chatsworth Road 29 Chatsworth Road	Cluster of 2 - 3 trees comprised of redwood up to approximately 16m located along driveway, to road front.	<p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p>
56	42	37 Chatsworth Road 39 Chatsworth Road	Cluster of 11 - 15 trees comprised of matai, beech up to approximately 17m located in front garden, street frontage.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p> <p>ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that environment (i.e. early or pre-human)</p>

Character Area: Chatsworth				
No	Map Ref	Location	Tree Group Description	High Values
57	42	39A Chatsworth Road 39 Chatsworth Road	Cluster of 4 - 6 trees comprised of rimu, kahikatea, birch, beech, cypress, up to approximately 11m located in rear garden (not fully visible).	AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place

Character Area: Chatsworth				
No	Map Ref	Location	Tree Group Description	High Values
58	42	22A Pempsey Street 26 Pempsey Street 28B Marlborough Street 28C Marlborough Street 28D Marlborough Street 28 Pempsey Street 30 Marlborough Street 30 Pempsey Street 32 Marlborough Street 39B Chatsworth Road 39C Chatsworth Road 41A Chatsworth Road 41D Chatsworth Road 43 Chatsworth Road 41B Chatsworth Road 41C Chatsworth Road 41 Chatsworth Road 45A Chatsworth Road 45 Chatsworth Road 51 Chatsworth Road	Cluster of over 30 trees comprised of beech, rimu, kahikatea, kowhai up to approximately 24m located large band spanning gully, running internally through rear of properties.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p> <p>ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that environment (i.e. early or pre-human)</p>

Character Area: Chatsworth				
No	Map Ref	Location	Tree Group Description	High Values
		53A Chatsworth Road 53B Chatsworth Road 53C Chatsworth Road 53D Chatsworth Road 53E Chatsworth Road 53 Chatsworth Road 55 Chatsworth Road 49 Chatsworth Road		
59	42	53B Chatsworth Road 53C Chatsworth Road 53D Chatsworth Road	Cluster of 11 - 15 trees comprised of oak, maple, totara, beech, cabbage tree, rimu, lancewood up to approximately 16m located garden specimen trees extending along rear boundary.	LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place
60	42	41B Chatsworth Road 51 Chatsworth Road 53A Chatsworth Road 53B Chatsworth Road 53C Chatsworth Road 53D Chatsworth Road 53 Chatsworth Road 57A Chatsworth Road	Cluster of over 30 trees comprised of totara, beech, rimu, kowhai, up to approximately 12m located following stream margin and extending into rear gardens.	LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place

Character Area: Chatsworth				
No	Map Ref	Location	Tree Group Description	High Values
61	42	72A Heretaunga Square 74A Heretaunga Square 74C Heretaunga Square 74B Heretaunga Square	Cluster of 21 - 30 trees comprised of beech, rimu, poplar up to approximately 20m located embankment along driveway.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p> <p>ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that environment (i.e. early or pre-human)</p>
62	41 42	27 Gloucester Street 27 Gloucester Street 31 Gloucester Street 21 Chatsworth Road 23A Chatsworth Road 23B Chatsworth Road 23 Chatsworth Road 25 Chatsworth Road 27A Chatsworth Road 27C Chatsworth Road 27 Chatsworth Road	Cluster of over 30 trees comprised of fir, kahikatea, poplar, European beech, kowhai, beech, totara, rimu, up to approximately 22m located internal band along rear boundaries following stream.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p>

Character Area: Chatsworth				
No	Map Ref	Location	Tree Group Description	High Values
63	42	53 Chatsworth Road 55 Chatsworth Road 57A Chatsworth Road 57 Chatsworth Road 61A Chatsworth Road 61B Chatsworth Road 61C Chatsworth Road 61D Chatsworth Road 61E Chatsworth Road 61 Chatsworth Road 63 Chatsworth Road 72A Heretaunga Square 72B Heretaunga Square	Cluster of over 30 trees comprised of beech, rimu, oak up to approximately 24m located street frontage extending to rear of houses on embankment and driveway margin.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p> <p>ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that environment (i.e. early or pre-human)</p>
64	42	53B Chatsworth Road 53C Chatsworth Road 57A Chatsworth Road 57 Chatsworth Road 61 Chatsworth Road 72A Heretaunga Square 72B Heretaunga Square 74A Heretaunga Square	Cluster of over 30 trees comprised of totara, poplar, cypress, eucalypt, cedar, oak, liquidambar, rimu, kanuka, fir, kahikatea up to approximately 22m located following driveway and rear garden / property boundaries.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place.</p>

Character Area: Chatsworth				
No	Map Ref	Location	Tree Group Description	High Values
65	42	61A Chatsworth Road 61B Chatsworth Road 61 Chatsworth Road 74A Heretaunga Square 74B Heretaunga Square	Cluster of 21 - 30 trees comprised of beech, totara, rimu, hinau, up to approximately 11m located in rear garden along internal boundary.	LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place
66	41	2 Chatsworth Road 4 Chatsworth Road 6A Chatsworth Road 6B Chatsworth Road	Cluster of over 30 trees comprised of beech, eucalypt up to approximately 39m located a steep gully extending between Chatsworth Road and Wi Tako Reserve.	LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and a large contiguous tree group or part of a wider indigenous forest group and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that environment (i.e. early or pre-human)
67	42	74C Heretaunga Square 74E Heretaunga Square 78 Heretaunga Square	Cluster of 4 - 6 trees comprised of rimu, beech, hinau, kowhai, totara up to approximately 14m located in rear garden and following internal boundary.	AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that environment (i.e. early or pre-human)

Character Area: Chatsworth				
No	Map Ref	Location	Tree Group Description	High Values
68	42	61B Chatsworth Road 61C Chatsworth Road 61D Chatsworth Road 61E Chatsworth Road 84 Heretaunga Square 8 Ashdown Way 74C Heretaunga Square 74B Heretaunga Square	Cluster of over 30 trees comprised of beech, rimu, totara, kamahi, kanuka, tree fern up to approximately 20m located set higher along internal boundary and extending onto an elevated spur.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p> <p>ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that environment (i.e. early or pre-human)</p>
69	42	61D Chatsworth Road 61E Chatsworth Road 84 Heretaunga Square	Cluster of 7 - 10 trees comprised of totara, kowhai, kanuka, liquidambar up to approximately 11m located in internal garden and boundary vegetation.	AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place
70	42	84 Heretaunga Square 86 Heretaunga Square 88 Heretaunga Square	Cluster of 2 - 3 trees comprised of eucalypt up to approximately 13m located in front garden along driveway.	AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place

Character Area: Chatsworth				
No	Map Ref	Location	Tree Group Description	High Values
71	42	84 Heretaunga Square 86 Heretaunga Square 1 Evergreen Crescent	Cluster of 7 - 10 trees comprised of pine, eucalypt, willow up to approximately 18m located set on hill behind houses.	AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place
72	42	84 Heretaunga Square 86 Heretaunga Square	Cluster of 4 - 6 trees comprised of beech, oak up to approximately 14m located in rear garden on elevated hill side.	AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place
73	42	58A Chatsworth Road 62A Chatsworth Road 68A Chatsworth Road 68B Chatsworth Road 58D Chatsworth Road + 58E Chatsworth Road	Grove of 11 - 15 trees comprised of beech (red, black and silver), rimu, miro, lancewood up to approximately 17m located elevated rear gardens.	LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that environment (i.e. early or pre-human)
77	41	37 Whitemans Road 39 Whitemans Road 39A Whitemans Road	Cluster of 4 - 6 trees comprised of liquidambar, kowhai, oak up to approximately 11m located in front garden.	AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place

Character Area: Chatsworth				
No	Map Ref	Location	Tree Group Description	High Values
78	41	1 Chatsworth Road 43A Whitemans Road 45 Whitemans Road 47 Whitemans Road	Cluster of 11-15 trees comprised of beech, rimu, kowhai, eucalypt up to approximately 19m located in front garden / street frontage on corner of street.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants</p> <p>AMENITY - District wide significance or landmark and / or highly visible from public areas and tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p> <p>ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that environment (i.e. early or pre-human)</p>
182	42	32A Chatsworth Road	Cluster of 2 - 3 trees comprised of European beech, magnolia up to approximately 11m located garden specimens.	<p>LANDSCAPE – Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p>
197	42	30A Chatsworth Road	Grove of 2-3 trees comprised of rimu up to approximately 11m, located in garden border adjoining driveway.	<p>LANDSCAPE – Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p>
257	41	24A Chatsworth Road 24B Chatsworth Road 24C Chatsworth Road 24D Chatsworth Road	Grove of 2 - 3 trees comprised of oak up to approximately 16m located in rear garden specimens.	<p>LANDSCAPE – Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p>

Character Area: Chatsworth				
No	Map Ref	Location	Tree Group Description	High Values
369	42	42 Chatsworth Road 46 Chatsworth Road	Cluster of over 30 trees comprised of beech, rimu, kahikatea up to approximately 21m located in front garden, street frontage established on corner.	<p>LANDSCAPE – Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p> <p>ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that environment (i.e. early or pre-human)</p>
372	42	61C Chatsworth Road 61D Chatsworth Road	Cluster of 2 - 3 trees comprised of beech, totara up to approximately 10m located in rear garden on edge of escarpment.	AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place
397	41	16 Chatsworth Road	Grove of 2 - 3 trees comprised of beech, liquidambar up to approximately 8m located on border of street and front garden.	AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place
399	42	58 Chatsworth Road	Cluster of 2 - 3 trees comprised of cypress, liquidambar, spruce up to approximately 14m located on corner; street trees and front garden.	AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place

Character Area: Chatsworth				
No	Map Ref	Location	Tree Group Description	High Values
401	42	33 Chatsworth Road 35 Chatsworth Road	Cluster of 4 - 6 trees comprised of rimu, beech up to approximately 9m located in front garden adjacent to driveway.	AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place

Character Area: Pinehaven				
No	Map Ref	Location	Tree Group Description	High Values
79	41	3 Blue Mountains Road 1 Blue Mountains Road	Cluster of 2 - 3 trees comprised of cypress, red beech, liquidambar up to approximately 12m located on street front, overhanging property and road.	AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place
80	41	11 Blue Mountains Road 7 Blue Mountains Road 9 Blue Mountains Road	Cluster of 2 - 3 trees comprised of liquidambar, kahikatea up to approximately 11m located in front garden.	AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place
82	41	17A Blue Mountains Road 17B Blue Mountains Road 17 Blue Mountains Road 19 Blue Mountains Road 27 Blue Mountains Road 29 Blue Mountains Road	Cluster of 7 - 10 trees comprised of wattle, poplar, oak, beech up to approximately 11m located on rear internal boundary.	AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place
83	41	29 Blue Mountains Road 29A Blue Mountains Road 31 Blue Mountains Road	Cluster of over 30 trees comprised of manuka, beech up to approximately 17m located in rear garden hill slope on edge of Ecclesfield Reserve.	LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and a large contiguous tree group or part of a wider indigenous forest group and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that environment (i.e. early or pre-human)

Character Area: Pinehaven				
No	Map Ref	Location	Tree Group Description	High Values
84	46	33 Blue Mountains Road	Cluster of 2 - 3 trees comprised of beech, totara up to approximately 11m located Elevated rear bank	AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place
85	46	37 Blue Mountains Road 39 Blue Mountains Road	Cluster of 11 - 15 trees comprised of manuka, beech, rimu, oak up to approximately 13m located high on bank above road.	AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that environment (i.e. early or pre-human)
86	46	41 Blue Mountains Road 49 Blue Mountains Road 39 Blue Mountains Road	Cluster of over 30 trees comprised of beech, rimu, toro, kamahi, cabbage tree up to approximately 21m located backing onto reserve, steep bank to rear of dwellings.	LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and a large contiguous tree group or part of a wider indigenous forest group and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that environment (i.e. early or pre-human)

Character Area: Pinehaven				
No	Map Ref	Location	Tree Group Description	High Values
87	46	39 Blue Mountains Road 41 Blue Mountains Road 45 Blue Mountains Road 39 Blue Mountains Road 49 Blue Mountains Road 53 Blue Mountains Road	Grove of over 30 trees comprised of beech, kanuka up to approximately 20m located along top of bank adjoining road edge.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - District wide significance or landmark and / or highly visible from public areas and tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p> <p>ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that environment (i.e. early or pre-human)</p>
88	46	49 Blue Mountains Road 7 Fendalton Crescent 53 Blue Mountains Road 57 Blue Mountains Road 59 Blue Mountains Road 61 Blue Mountains Road 11 Fendalton Crescent 3 Fendalton Crescent 5 Fendalton Crescent 13 Fendalton Crescent	Cluster of over 30 trees comprised of beech, kamihi, lancewood, rimu up to approximately 18m located at rear of dwelling on steep bank.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and a large contiguous tree group or part of a wider indigenous forest group and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p> <p>ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that environment (i.e. early or pre-human) and natural structure of tree group is largely intact, a contiguous canopy, sub-canopy tiers and epiphytes present</p>
89	46	53 Blue Mountains Road 57 Blue Mountains Road	Cluster of 4 - 6 trees comprised of European beech, kowhai up to approximately 10m located in front garden, street frontage.	<p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p>

Character Area: Pinehaven				
No	Map Ref	Location	Tree Group Description	High Values
90	46	23 Fendalton Crescent 25 Fendalton Crescent 27 Fendalton Crescent 29 Fendalton Crescent	Grove of 11 - 15 trees comprised of beech up to approximately 16m located predominantly to rear of dwellings on steep bank.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and a large contiguous tree group or part of a wider indigenous forest group and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p> <p>ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that environment (i.e. early or pre-human)</p>
91	46	31 Fendalton Crescent 33 Fendalton Crescent 35 Fendalton Crescent	Grove of 4 - 6 trees comprised of beech up to approximately 17m located along sloping internal boundary.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p> <p>ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that environment (i.e. early or pre-human)</p>
92	46	84 Blue Mountains Road 86 Blue Mountains Road	Grove of 7 - 10 trees comprised of beech, oak up to approximately 12m located street frontage adjacent to access entrance.	<p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p> <p>ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that environment (i.e. early or pre-human)</p>

Character Area: Pinehaven				
No	Map Ref	Location	Tree Group Description	High Values
93	46	18 Freemans Way 10 Freemans Way 12 Freemans Way 14 Freemans Way 16 Freemans Way 20 Freemans Way 22 Freemans Way 24 Freemans Way 26 Freemans Way 80 Blue Mountains Road 82 Blue Mountains Road 84 Blue Mountains Road 86 Blue Mountains Road	Cluster of over 30 trees comprised of beech, rimu, kahikatea, rewarewa, kamahi, hinau up to approximately 23m located sloping rear garden adjacent Pinehaven Reserve.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and a large contiguous tree group or part of a wider indigenous forest group and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - District wide significance or landmark and / or highly visible from public areas and tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p> <p>ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that environment (i.e. early or pre-human)</p>
94	46	78 Blue Mountains Road 20 Freemans Way 22 Freemans Way 24 Freemans Way 26 Freemans Way 80 Blue Mountains Road	Cluster of 2 - 3 trees comprised of rimu, copper beech, liquidambar up to approximately 13m located in rear garden - specimens.	AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place
95	46	78 Blue Mountains Road 74 Blue Mountains Road 76 Blue Mountains Road 80 Blue Mountains Road 82 Blue Mountains Road	Cluster of 7 - 10 trees comprised of beech, pine, cypress, rimu up to approximately 14m located along top of bank adjoining road frontage.	AMENITY - District wide significance or landmark and / or highly visible from public areas and tree group represents a key characteristic of the urban environment and is regarded as a signature of place

Character Area: Pinehaven				
No	Map Ref	Location	Tree Group Description	High Values
96	46	11 Freemans Way 70 Blue Mountains Road 72 Blue Mountains Road	Cluster of 11 - 15 trees comprised of fir, cypress, oak, poplar, pine, ash up to approximately 22m located along top of bank adjoining road frontage.	AMENITY - District wide significance or landmark and / or highly visible from public areas and tree group represents a key characteristic of the urban environment and is regarded as a signature of place
97	46	11 Freemans Way 70 Blue Mountains Road	Cluster of 11 - 15 trees comprised of oak up to approximately 15m located in rear garden - specimen trees.	AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place
98	46	18 Freemans Way 11 Freemans Way 19 Freemans Way 59 Blue Mountains Road 61 Blue Mountains Road 9 Freemans Way 70 Blue Mountains Road	Cluster of over 30 trees comprised of beech, rimu kamihi, kahikatea, toro, eucalypt, maple, liquidambar, oak, European beech kowhai, dawn redwood up to approximately 23m located forested garden, remnant specimen mixed stretching out to border property street fronts.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p> <p>ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that environment (i.e. early or pre-human)</p>

Character Area: Pinehaven				
No	Map Ref	Location	Tree Group Description	High Values
99	46	11 Birch Grove 12 Birch Grove 10B Birch Grove 50 Blue Mountains Road 9 Birch Grove 10 Freemans Way 4 Freemans Way 6 Freemans Way 8 Freemans Way 10C Birch Grove	Grove of over 30 trees comprised of beech up to approximately 18m located in rear garden canopy back drop.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p> <p>ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that environment (i.e. early or pre-human)</p>
101	46	50 Blue Mountains Road Lot 3 DP 31536	Cluster of over 30 trees comprised of cypress, totara, hoheria, poplar, maple, fir, kahikatea, liquidambar, elm, magnolia, copper beech, tulip tree, oak, birch, kowhai up to approximately 16m located in front garden adjoining road edge	<p>LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p>
102	46	1 Pinehaven Road 48 Blue Mountains Road	Cluster of 7 - 10 trees comprised of oak, beech up to approximately 14m located in front corner entrance to Pinehaven and Whitemans Valley along stream margin.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - District wide significance or landmark and / or highly visible from public areas and tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p>

Character Area: Pinehaven				
No	Map Ref	Location	Tree Group Description	High Values
103	46	98 Blue Mountains Road 36 Forest Road	Cluster of 2 - 3 trees comprised of cedar up to approximately 15m located adjacent to road.	AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place
104	46	98 Blue Mountains Road 36 Forest Road	Cluster of 2 - 3 trees comprised of beech, hinau up to approximately 14m located a gully along road edge.	LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that environment (i.e. early or pre-human)
105	46	102 Blue Mountains Road 104 Blue Mountains Road	Grove of 2 - 3 trees comprised of beech up to approximately 10m located atop of bank front of property.	LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that environment (i.e. early or pre-human)
107	46	106 Blue Mountains Road 108 Blue Mountains Road	Cluster of 4 - 6 trees comprised of totara, kowhai, liquidambar up to approximately 13m located bank on street frontage.	LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place

Character Area: Pinehaven				
No	Map Ref	Location	Tree Group Description	High Values
108	46	26 Forest Road 28 Forest Road 3 Elmslie Road	Cluster of 7 - 10 trees comprised of cypress, kowhai, totara, walnut, silver birch, bay tree up to approximately 12m located on driveway bank, street frontage.	LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place
110	46	13 Elmslie Road 15 Elmslie Road 11 Elmslie Road 7 Elmslie Road 9 Elmslie Road	Cluster of 4 - 6 trees comprised of totara, kowhai, liquidambar, cypress up to approximately 16m located in front garden following stream edge through properties.	LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place
111	46	15 Elmslie Road 17 Elmslie Road	Cluster of 4 - 6 trees comprised of birch, juniper, oak, kauri up to approximately 11m located in front garden on lawn.	LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place
112	46	17 Elmslie Road 21A Elmslie Road 21 Elmslie Road 23 Elmslie Road 25 Elmslie Road 27 Elmslie Road 128 Blue Mountains Road 140 Blue Mountains Road 19 Elmslie Road	Cluster of 16 - 20 trees comprised of kowhai, totara, beech, rata, oak, cedar up to approximately 13m located in rear gardens along stream boundary.	LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that environment (i.e. early or pre-human)

Character Area: Pinehaven				
No	Map Ref	Location	Tree Group Description	High Values
113	46	17 Elmslie Road 21A Elmslie Road 21 Elmslie Road 23 Elmslie Road 25 Elmslie Road 27 Elmslie Road 128 Blue Mountains Road 140 Blue Mountains Road 19 Elmslie Road	Cluster of 16 - 20 trees comprised of kowhai, totara, beech, rata, oak, cedar up to approximately 13m located in rear gardens along stream boundary.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p> <p>ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that environment (i.e. early or pre-human)</p>
116	47	51 Elmslie Road 53 Elmslie Road 55 Elmslie Road 57 Elmslie Road	Cluster of 11 - 15 trees comprised of rimu, beech, kowhai up to approximately 19m located in front garden and stream boundary.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p> <p>ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that environment (i.e. early or pre-human)</p>
117	47 49	57 Elmslie Road 59 Elmslie Road 61 Elmslie Road 63 Elmslie Road	Cluster of 7 - 10 trees comprised of totara, kanuka, rewarewa, rimu, beech, cypress up to approximately 14m located in front garden, stream edge.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p> <p>ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that environment (i.e. early or pre-human)</p>

Character Area: Pinehaven				
No	Map Ref	Location	Tree Group Description	High Values
123	46	2 Freemans Way	Cluster of 7 - 10 trees comprised of Larch, silver birch, kowhai up to approximately 13m located in front garden, bordering Freemans Way.	AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place
153	46	78 Blue Mountains Road 11 Freemans Way 19 Freemans Way 74 Blue Mountains Road	Grove of 4 - 6 trees comprised of black beech, rimu up to approximately 13m located in rear garden and boundary specimens.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p> <p>ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that environment (i.e. early or pre-human)</p>

Character Area: Pinehaven				
No	Map Ref	Location	Tree Group Description	High Values
293	45 46 48	99 Elmslie Road 104 Wyndham Road 106B Wyndham Road 106C Wyndham Road 108 Wyndham Road 112 Wyndham Road 114 Wyndham Road 116 Wyndham Road 118 Wyndham Road 120A Wyndham Road 120 Wyndham Road 128 Wyndham Road 130 Wyndham Road 116A Wyndham Road 102 Wyndham Road 110 Wyndham Road 108A Wyndham Road 108B Wyndham Road 100 Pinehaven Road 102 Pinehaven Road 104 Pinehaven Road 106 Pinehaven Road 134 Wyndham Road 136 Wyndham Road 42 Jocelyn Crescent 44 Jocelyn Crescent 46 Jocelyn Crescent 48 Jocelyn Crescent 52 Jocelyn Crescent 54 Jocelyn Crescent 58 Jocelyn Crescent 94 Pinehaven Road 96 Pinehaven Road 98 Pinehaven Road	Cluster of over 30 trees comprised of kamihi, rewarewa, tree fern, beech, rimu, kanuka, kowhai, hinau, beech, tree fuchsia, cabbage tree up to approximately 40m located as a vegetated backdrop to west of Pinehaven.	AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place

Character Area: Pinehaven				
No	Map Ref	Location	Tree Group Description	High Values
		110A Pinehaven Road 112A Pinehaven Road 114 Pinehaven Road 120 Pinehaven Road 122 Pinehaven Road 124 Pinehaven Road 126 Pinehaven Road 128 Pinehaven Road 130 Pinehaven Road 132 Pinehaven Road 134 Pinehaven Road 136A Pinehaven Road 138 Pinehaven Road 140 Pinehaven Road 142 Pinehaven Road 146 Pinehaven Road 148 Pinehaven Road 116A Pinehaven Road 108A Pinehaven Road 116 Pinehaven Road		
296	48	173 Pinehaven Road 169 Pinehaven Road	Cluster of 16 - 20 trees comprised of beech, totara, rewarewa, kamahi, kowhai, kanuka, tanekaha, rimu, tree fern, tree fuchsia up to approximately 23m located as a vegetated backdrop at Southern end of Pinehaven Road.	LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place

Character Area: Pinehaven				
No	Map Ref	Location	Tree Group Description	High Values
307	46	54 Jocelyn Crescent 56 Jocelyn Crescent	Cluster of 2 - 3 trees comprised of oak, kowhai up to approximately 15m located an oak in front of house on driveway. Set up from street on bank.	AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place
308	46	94 Pinehaven Road 96 Pinehaven Road	Grove of 2 - 3 trees comprised of kahikatea up to approximately 16m located in front garden and street frontage.	LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that environment (i.e. early or pre-human)
311	48	120 Pinehaven Road 116A Pinehaven Road 116 Pinehaven Road	Cluster of 11 - 15 trees comprised of cabbage tree, kamahi, kowhai up to approximately 12m located in front garden / street frontage.	AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place

Character Area: Pinehaven				
No	Map Ref	Location	Tree Group Description	High Values
312	48	122 Pinehaven Road 124 Pinehaven Road	Cluster of 7 - 10 trees comprised of tree fern, kowhai, kamahi, cabbage tree, rimu, lancewood up to approximately 11m located a line of trees.	AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place
313	48	128 Pinehaven Road 126 Pinehaven Road	Grove of 4 - 6 trees comprised of kahikatea up to approximately 12m located at back from street in front garden along stream.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p> <p>ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that environment (i.e. early or pre-human)</p>
314	48	132 Pinehaven Road 134 Pinehaven Road	Cluster of trees comprised of rewarewa, kamihi up to approximately 11m located - garden vegetation back from street.	AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place

Character Area: Pinehaven				
No	Map Ref	Location	Tree Group Description	High Values
317	48	140 Pinehaven Road 142 Pinehaven Road 144 Pinehaven Road	Cluster of 4 - 6 trees comprised of kowhai, totara, beech up to approximately 11m located on street frontage, along stream margin.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p> <p>ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that environment (i.e. early or pre-human)</p>
318	46	91 Pinehaven Road	Cluster of 2 - 3 trees comprised of liquidambar, oak up to approximately 13m located on corner street front.	<p>AMENITY - District wide significance or landmark and / or highly visible from public areas</p>
319	46	101 Pinehaven Road 103 Pinehaven Road	Grove of 7 - 10 trees comprised of oak, kamahi, beech up to approximately 15m located in rear garden on toe slope.	<p>LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p>
320	46	122 Wyndham Road 124 Wyndham Road	Cluster of 4 - 6 trees comprised of Juniper, kowhai, up to approximately 14m located in rear garden.	<p>LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p>

Character Area: Pinehaven				
No	Map Ref	Location	Tree Group Description	High Values
321	49	70 Elmslie Road 72 Elmslie Road 74 Elmslie Road	Cluster of 16 - 20 trees comprised of oak, cedar, kanuka, lilly pilly up to approximately 13m located in front garden, street verge on lawn bank with no footpath.	AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place
322	49	66A Elmslie Road	Grove of 4 - 6 trees comprised of rimu, up to approximately 12m located in rear garden.	AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place
323	47	56 Elmslie Road 58 Elmslie Road 60 Elmslie Road	Cluster of 4 - 6 trees comprised of cedar, oak, beech, kanuka up to approximately 13m located in front garden above embankment.	AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place
324	46	46 Elmslie Road 48 Elmslie Road	Cluster of 4 - 6 trees comprised of birch, oak, cedar, manuka, holly up to approximately 13m located on street frontage.	AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place

Character Area: Pinehaven				
No	Map Ref	Location	Tree Group Description	High Values
326	46	48 Elmslie Road 50 Elmslie Road	Cluster of 7 - 10 trees comprised of totara, kamihi, tree fern up to approximately 9m located in rear garden.	AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place
329	46	32 Elmslie Road 34 Elmslie Road	Cluster of trees comprised of Kowhai, kanuka up to approximately 10m located in rear / internal boundary.	AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place
331	46	26 Elmslie Road 28 Elmslie Road	Cluster of 2 - 3 trees comprised of totara, rimu up to approximately 11m located at rear of property.	AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that environment (i.e. early or pre-human)
334	46	2 Elmslie Road 6A Elmslie Road 4 Elmslie Road	Grove of 2 - 3 trees comprised of redwood up to approximately 24m located Internal boundaries, rear garden.	LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place

Character Area: Pinehaven				
No	Map Ref	Location	Tree Group Description	High Values
337	46	16 Forest Road 18A Forest Road 18 Forest Road 20 Forest Road 22 Forest Road	Cluster of 4 - 6 trees comprised of beech, oak, eucalypt, kowhai up to approximately 17m located in front garden.	AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place
342	46	4 Forest Road 91 Pinehaven Road 93 Pinehaven Road 95 Pinehaven Road	Cluster of 21 - 30 trees comprised of oak, liquidambar, eucalypt, cedar, kanuka, beech, kamahi up to approximately 15m located on scarp extending through rear gardens	LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place
343	46	111 Pinehaven Road 105 Pinehaven Road 107 Pinehaven Road 111A Pinehaven Road	Cluster of 7 - 10 trees comprised of tulip tree, totara, rimu, silver birch, elm, beech up to approximately 16m located in front garden along stream edge	AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place

Character Area: Pinehaven				
No	Map Ref	Location	Tree Group Description	High Values
344	46	111 Pinehaven Road 113 Pinehaven Road	Cluster of 2 - 3 trees comprised of rimu, totara up to approximately 12m located in rear garden, base of hill.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p> <p>ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that environment (i.e. early or pre-human)</p>
345	46	117 Pinehaven Road 115 Pinehaven Road 121 Pinehaven Road 123 Pinehaven Road 125 Pinehaven Road	Cluster of 11 - 15 trees comprised of kowhai, totara, rimu, kahikatea, rewarewa, hinau, lancewood, nikau, tulip tree, maple up to approximately 12m located in front garden following stream margin.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p> <p>ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that environment (i.e. early or pre-human)</p>
346	46	127 Pinehaven Road 133 Pinehaven Road 129 Pinehaven Road 131 Pinehaven Road	Cluster of 7 - 10 trees comprised of eucalypt, kahikatea, kowhai, rewarewa up to approximately 22m located in front garden, street frontage along stream margin.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p>

Character Area: Pinehaven				
No	Map Ref	Location	Tree Group Description	High Values
349	48	147 Pinehaven Road	Cluster of 4 - 6 trees comprised of kowhai, cabbage tree up to approximately 9m located in front garden, street frontage.	AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place
352	45	68 Wyndham Road 70 Wyndham Road	Cluster of 4 - 6 trees comprised of redwood?, poplar, kowhai up to approximately 11m located on road bank, surrounding dwelling.	AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place
357	45	42 Wyndham Road 52 Wyndham Road 58 Wyndham Road 50 Wyndham Road 30A Duncraig Street 38 Wyndham Road 40 Wyndham Road	Cluster of over 30 trees comprised of kamihi, rimu, beech, rewarewa, hinau, tawa up to approximately 39m located on spur and backdrop slopes.	LANDSCAPE – Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and a large contiguous tree group or part of a wider indigenous forest group AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place
358	45	52 Wyndham Road 50 Wyndham Road	Cluster of 4 - 6 trees comprised of rewarewa up to approximately 14m located in front garden / street frontage.	LANDSCAPE – Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that environment (i.e. early or pre-human)

Character Area: Pinehaven				
No	Map Ref	Location	Tree Group Description	High Values
363	45	52 Wyndham Road 58 Wyndham Road 60 Wyndham Road 62 Wyndham Road 64 Wyndham Road 66 Wyndham Road 68 Wyndham Road 78 Wyndham Road 80 Wyndham Road 82 Wyndham Road 84 Wyndham Road 86 Wyndham Road 88 Wyndham Road 102 Wyndham Road	Cluster of over 30 trees comprised of red beech, black beech, kamahi, rewarewa up to approximately 10m located as a vegetated backdrop to west of Wyndham Road.	AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place
366	45	104 Wyndham Road 86 Wyndham Road 88 Wyndham Road 90 Wyndham Road 94 Wyndham Road 102 Wyndham Road	Cluster of over 30 trees comprised of beech, kamihi, rimu up to approximately 35m located on elevated rear toe slopes.	<p>LANDSCAPE – Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and a large contiguous tree group or part of a wider indigenous forest group and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p> <p>ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that environment (i.e. early or pre-human)</p>

Character Area: Pinehaven				
No	Map Ref	Location	Tree Group Description	High Values
384	46 48 49	139 Pinehaven Road 117 Pinehaven Road 127 Pinehaven Road 99 Pinehaven Road 133 Pinehaven Road 143A Pinehaven Road 26 Elmslie Road 2 Elmslie Road 42 Elmslie Road 46 Elmslie Road 48 Elmslie Road 56 Elmslie Road 58 Elmslie Road 60 Elmslie Road 62 Elmslie Road 64 Elmslie Road 70 Elmslie Road 72 Elmslie Road 74 Elmslie Road 76 Elmslie Road 78 Elmslie Road 80 Elmslie Road 82 Elmslie Road 68 Elmslie Road 66B Elmslie Road 137 Pinehaven Road 145A Pinehaven Road 145 Pinehaven Road 147 Pinehaven Road 149 Pinehaven Road 143 Pinehaven Road 103 Pinehaven Road 105 Pinehaven Road 107 Pinehaven Road 111A Pinehaven Road	Cluster of over 30 trees comprised of beech, totara, rewarewa, kamahi, kowhai, kanuka, tanekaha, rimu, tree fern, tree fuchsia up to approximately 23m located as a vegetated ridgeline between Pinehaven and Elmslie Roads.	AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place

Character Area: Pinehaven				
No	Map Ref	Location	Tree Group Description	High Values
		115 Pinehaven Road 121 Pinehaven Road 123 Pinehaven Road 125 Pinehaven Road 129 Pinehaven Road 97 Pinehaven Road 99A Pinehaven Road 131 Pinehaven Road 135 Pinehaven Road 8 Elmslie Road 4 Elmslie Road 10 Elmslie Road 12 Elmslie Road 14 Elmslie Road 16 Elmslie Road 18 Elmslie Road 20 Elmslie Road 22 Elmslie Road 24 Elmslie Road 28 Elmslie Road 30 Elmslie Road 34 Elmslie Road 36 Elmslie Road 38 Elmslie Road 40A Elmslie Road 44 Elmslie Road 50 Elmslie Road 52 Elmslie Road 54A Elmslie Road		

Character Area: Pinehaven				
No	Map Ref	Location	Tree Group Description	High Values
386	46 47 49	106 Blue Mountains Road 13 Elmslie Road 17 Elmslie Road 21A Elmslie Road 23 Elmslie Road 25 Elmslie Road 27 Elmslie Road 128 Blue Mountains Road 140 Blue Mountains Road 142 Blue Mountains Road 144 Blue Mountains Road 146 Blue Mountains Road 148 Blue Mountains Road 150 Blue Mountains Road 43 Elmslie Road 45 Elmslie Road 47A Elmslie Road 49 Elmslie Road 51 Elmslie Road 53 Elmslie Road 55 Elmslie Road 57 Elmslie Road 59 Elmslie Road 61 Elmslie Road 65 Elmslie Road 67 Elmslie Road 69 Elmslie Road 71 Elmslie Road 73 Elmslie Road 75 Elmslie Road 77 Elmslie Road 79 Elmslie Road 41A Elmslie Road 170 Blue Mountains Road 188 Blue Mountains Road	Cluster of over 30 trees comprised of kamahi, manuka, kanaka, rewarewa, beech, rimu, wineberry, tree fuchsia, tree fern, miro, cabbage tree, rata up to approximately 25m located as a vegetated backdrop between Pinehaven Road and Blue Mountains Road.	AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place

Character Area: Pinehaven				
No	Map Ref	Location	Tree Group Description	High Values
		190 Blue Mountains Road 192 Blue Mountains Road 194 Blue Mountains Road 196 Blue Mountains Road 198 Blue Mountains Road 95 Elmslie Road 99 Elmslie Road 104 Blue Mountains Road 108 Blue Mountains Road 11 Elmslie Road 26 Forest Road 3 Elmslie Road 5 Elmslie Road 7 Elmslie Road 9 Elmslie Road 114 Blue Mountains Road		
387	46	42 Elmslie Road 46 Elmslie Road 48 Elmslie Road 44 Elmslie Road	Cluster of 16 - 20 trees comprised of beech, totara, European Beech up to approximately 23m located in rear garden in gully.	LANDSCAPE – Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place

Character Area: Pinehaven				
No	Map Ref	Location	Tree Group Description	High Values
391	45	104 Wyndham Road 94 Wyndham Road 102 Wyndham Road	Grove of 7 - 10 trees comprised of rimu up to approximately 13m located in front garden and driveway extending along internal boundaries.	<p>LANDSCAPE – Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p> <p>ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that environment (i.e. early or pre-human)</p>
411	46	117 Pinehaven Road 127 Pinehaven Road 26 Elmslie Road 111A Pinehaven Road 115 Pinehaven Road 121 Pinehaven Road 123 Pinehaven Road 125 Pinehaven Road 20 Elmslie Road 22 Elmslie Road 24 Elmslie Road 28 Elmslie Road	Cluster of over 30 trees comprised of beech, rimu, lancewood, totara, rewarewa, five finger, tree fern, marie, kamihi, pate, tawa, kanuka, manuku up to approximately 29m located an elevated backdrop of native forest and regenerating natives forming buffer to houses/pines	<p>LANDSCAPE – Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p> <p>ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that environment (i.e. early or pre-human)</p>

Character Area: Barton Avenue				
No	Map Ref	Location	Tree Group Description	High Values
119	33 42	12 Kukupa Grove 283 Fergusson Drive 295 Fergusson Drive 297 Fergusson Drive 1 Bateson Way	Grove of 7 - 10 trees comprised of black beech up to approximately 17m located Wine Glass Subdivision.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p> <p>ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that environment (i.e. early or pre-human)</p>
121	42	289 Fergusson Drive 291 Fergusson Drive 301 Fergusson Drive 295 Fergusson Drive 297 Fergusson Drive	Cluster of 11 - 15 trees comprised of oak, elm, chestnut, liquidambar, copper beech, kowhai, up to approximately 13m located street frontage, aligning access to Bateson Way.	<p>LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - District wide significance or landmark and / or highly visible from public areas and tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p>
122	41	17 Gloucester Street 4 Marlborough Street 21A Gloucester Street 19 Gloucester Street	Line of 4 - 6 trees comprised of redwood, fir up to approximately 22m located rear boundary trees.	<p>LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p>

Character Area: Barton Avenue				
No	Map Ref	Location	Tree Group Description	High Values
124	32 33	27 Golf Road (RWGC) 8 Bateson Way 10 Bateson Way 12 Bateson Way 9 Bateson Way	Cluster of 16 – 20 trees comprised of titoki, tawa, kowhai, black beech, matai up to approximately 14m located in Wine Glass Subdivision.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p> <p>ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that environment (i.e. early or pre-human)</p>
125	33	3 Bateson Way 5 Bateson Way	Cluster of 2-3 trees comprised of matai, beech, pseudopanax up to approximately 11m=located in Wine Glass Subdivision.	<p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p>
126	33	24 Golf Road 22 Golf Road 26 Golf Road	Cluster of 7 - 10 trees comprised of cedar, copper beech, totara up to approximately 14m located in back garden adjoining golf course car park.	<p>LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p>

Character Area: Barton Avenue				
No	Map Ref	Location	Tree Group Description	High Values
127	33	12A Golf Road 16 Golf Road 2 Bateson Way 4 Bateson Way	Cluster of 11 - 15 trees comprised of titoki, kahikatea, totara, tree coprosma, cabbage tree, up to approximately 16m located Wine Glass Subdivision	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p> <p>ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that environment (i.e. early or pre-human)</p>
128	33 42	2 Golf Road 305 Fergusson Drive 4 Golf Road	Cluster of 7 - 10 trees comprised of oak, copper beech, kowhai, totara up to approximately 11m located In rear garden, bordering drive	<p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p>
129	33	24 Golf Road 22 Golf Road 27 Golf Road (RWGC) 6 Bateson Way 4 Bateson Way	Grove of 7 - 10 trees comprised of matai, copper beech, cabbage tree, ash up to approximately 14m located on boundary and rear garden adjoining golf course car park.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p>

Character Area: Barton Avenue				
No	Map Ref	Location	Tree Group Description	High Values
130	33 42	301 Fergusson Drive 305 Fergusson Drive	Cluster of 7 - 10 trees comprised of oak, liquidambar, lime tree up to approximately 13m located in between dwellings behind notable trees lining driveway	LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place
132	33 42	12A Golf Road 301 Fergusson Drive	Cluster of 11 - 15 trees comprised of totara, matai, kowhai, titoki, maple, tulip tree up to approximately 12m located Wine Glass Subdivision	LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that environment (i.e. early or pre-human)
134	33	10 Golf Road 6 Golf Road	Grove of 2 - 3 trees comprised of European beech, copper beech up to approximately 13m located in front garden	LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place
135	33	12 Golf Road 18 Golf Road 10 Golf Road	Cluster of 7 - 10 trees comprised of cedar, totara, oak, copper beech up to approximately 12m located on driveway margin / internal boundaries.	LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place

Character Area: Barton Avenue				
No	Map Ref	Location	Tree Group Description	High Values
136	33	24 Golf Road 22 Golf Road 26 Golf Road 16 Golf Road 18 Golf Road 2 Bateson Way 4 Bateson Way	Cluster of 11 - 15 trees comprised of oak, titoki, miro, totara, kaihikatea, cabbage tree, ash, tawa up to approximately 20m located in rear garden, property boundary.	LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place
137	33	26 Golf Road 27 Golf Road (RWGC)	Cluster of 4 - 6 trees comprised of kowhai, oak, European beech up to approximately 11m located bordering properties and golf course.	LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place
139	33	15 Golf Road 8 Oakmont	Cluster of 2-3 trees comprised of elf oak up to approximately 14m located on rear property boundary.	LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place
140	33	23 Golf Road 15 Golf Road 19 Golf Road 21 Golf Road	Cluster of 4 - 6 trees comprised of beech, kowhai, elm, cypress up to approximately 15m located in front garden.	AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place
141	33	21 Golf Road 12 Oakmont	Grove of 2-3 trees comprised of oak up to approximately 12m located bordering golf course in rear of garden	LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place

Character Area: Barton Avenue				
No	Map Ref	Location	Tree Group Description	High Values
142	33	11 Golf Road 3 Golf Road 5 Golf Road	Grove of 2-3 trees comprised of oak up to approximately 17m located on driveway frontage	LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place
143	33	1 Golf Road 3 Golf Road	Cluster of 2 - 3 trees comprised of gleditsia, kowhai, liquidambar, maple, elm up to approximately 9m located on street frontage, front garden.	AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place
144	33	4 Oakmont	Grove of 2-3 trees comprised of oak up to approximately 13m located bordering street and front garden	LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place
145	33	1 Oakmont	Grove of 2 - 3 trees comprised of oak up to approximately 9m located - street trees.	AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place
146	33	333 Fergusson Drive 3 Oakmont	Grove of 2-3 trees comprised of oak, elm up to approximately 15m located in front garden and adjoining street	LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place

Character Area: Barton Avenue				
No	Map Ref	Location	Tree Group Description	High Values
148	33	27 Golf Road (GWRC) 6 Blundell Way 7 Blundell Way 7 Oakmont 9 Oakmont 11 Oakmont	Cluster of 4 - 6 trees comprised of oak, cabbage trees up to approximately 14m located in rear boundary adjoining golf club.	LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape AMENITY - District wide significance or landmark and / or highly visible from public areas and tree group represents a key characteristic of the urban environment and is regarded as a signature of place
149	33	2 Blundell Way 333 Fergusson Drive 337 Fergusson Drive 3 Oakmont 4 Blundell Way 5 Oakmont 6 Blundell Way	Grove of 4 - 6 trees comprised of oak up to approximately 18m located in rear garden/internal boundaries.	LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place
150	33	333 Fergusson Drive 335 Fergusson Drive 337 Fergusson Drive	Cluster of 2-3 trees comprised of oak, elm up to approximately 10m, located in front garden/main road frontage	AMENITY - District wide significance or landmark and / or highly visible from public areas and tree group represents a key characteristic of the urban environment and is regarded as a signature of place
151	33	2 Blundell Way 3 Blundell Way 4 Blundell Way 5 Blundell Way 6 Blundell Way 7 Blundell Way	Cluster of 11 - 15 trees comprised of robinia, oak, beech, kowhai, up to approximately 14m, located on an internal band aligning driveway and property boundaries.	LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place

Character Area: Barton Avenue				
No	Map Ref	Location	Tree Group Description	High Values
152	33	1 Blundell Way 339 Fergusson Drive 341A Fergusson Drive 345 Fergusson Drive 347 Fergusson Drive 349 Fergusson Drive 2 Blundell Way 5 Blundell Way	Cluster of 7-10 trees comprised of beech, spruce, birch, magnolia, gleditsia, liquidambar, kowhai, up to approximately 12m, located in front garden bordering main road.	AMENITY - District wide significance or landmark and / or highly visible from public areas and tree group represents a key characteristic of the urban environment and is regarded as a signature of place
157	33	353 Fergusson Drive 355 Fergusson Drive 357A Fergusson Drive 359 Fergusson Drive 359A Fergusson Drive 361 Fergusson Drive 365 Fergusson Drive 367 Fergusson Drive 369 Fergusson Drive 373 Fergusson Drive	Cluster of 7 - 10 trees comprised of elm, ash, oak, kowhai, totara, beech up to approximately 14m located in rear gardens on property boundaries.	AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place
158	33	357 Fergusson Drive 361 Fergusson Drive 365 Fergusson Drive 367 Fergusson Drive 369 Fergusson Drive 359A Fergusson Drive 357A Fergusson Drive	Cluster of 4 - 6 trees comprised of beech, oak, kowhai, elm, eucalypt, spruce up to approximately 11m, located in front garden bordering main road.	LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape AMENITY - District wide significance or landmark and / or highly visible from public areas and tree group represents a key characteristic of the urban environment and is regarded as a signature of place

Character Area: Barton Avenue				
No	Map Ref	Location	Tree Group Description	High Values
159	33	371 Fergusson Drive 381 Fergusson Drive 379 Fergusson Drive	Cluster of 7 - 10 trees comprised of ash, oak, liquidambar, cedar up to approximately 14m, located from road frontage / front garden extending down driveway to rear garden.	LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape AMENITY - District wide significance or landmark and / or highly visible from public areas and tree group represents a key characteristic of the urban environment and is regarded as a signature of place
161	33	373 Fergusson Drive 375 Fergusson Drive 377 Fergusson Drive 379 Fergusson Drive	Cluster of 4 - 6 trees comprised of spruce, copper beech, oak, kowhai, up to approximately 13m, located in rear garden along driveway and internal boundary.	LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place
163	33	385A Fergusson Drive 387 Fergusson Drive 389 Fergusson Drive 391 Fergusson Drive 393 Fergusson Drive 395 Fergusson Drive	Grove of 4 - 6 trees comprised of oak, up to approximately 14m, located in front garden / main road following internal driveway.	LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape AMENITY - District wide significance or landmark and / or highly visible from public areas and tree group represents a key characteristic of the urban environment and is regarded as a signature of place
165	33	383 Fergusson Drive 389 Fergusson Drive 391 Fergusson Drive	Cluster of 2 - 3 trees comprised of poplar, oak, birch, up to approximately 18m located in rear garden / internal boundaries.	AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place

Character Area: Barton Avenue				
No	Map Ref	Location	Tree Group Description	High Values
166	33	27 Gold Road (RWGC) 377 Fergusson Drive 383 Fergusson Drive 20 Barton Road	Cluster of 11 - 15 trees comprised of oak, kowhai, liquidambar, beech, totara, eucalypt, cedar up to approximately 18m, located on golf course boundary and internal path leading off golf course.	<p>LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p>
168	33	2 Barton Road	Grove of 2-3 comprised of redwood, totara, up to approximately 13m, located just set back from street corner in front garden.	<p>LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - District wide significance or landmark and / or highly visible from public areas and tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p>
169	33	405 Fergusson Drive Lot 2 DP 59132 Part Lot 19-20 Deposited Plan 1844	Cluster of 2-3 trees comprised of redwood, totara, up to approximately 13m, located in rear garden.	<p>LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p>
171	33	12 Barton Road 14 Barton Road 16 Barton Road 18 Barton Road	Cluster of 4 - 6 trees comprised of maple, ash up to approximately 10m located in front garden, driveway.	<p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p>

Character Area: Barton Avenue				
No	Map Ref	Location	Tree Group Description	High Values
172	33	22 Barton Road 24 Barton Road 383 Fergusson Drive 389 Fergusson Drive 397A Fergusson Drive 397 Fergusson Drive 399 Fergusson Drive 26 Barton Road 20 Barton Road 26A Barton Road 16 Barton Road 18 Barton Road	Cluster of over 30 trees comprised of poplar, spruce, oak, totara, kowhai, robinia, juniper up to approximately 18m, located an Internal band stretching though back gardens.	<p>LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p>
173	33	27 Golf Road (RWGC) 22 Barton Road 32 Barton Road 36 Barton Road 30 Barton Road	Cluster of Over 30 trees comprised of ash, silver birch, robinia, oak, liquidambar, plane, redwood, chestnut, European beech, maire, willow, up to approximately 19m, located in rear gardens, adjoining golf course on lower terrace, connecting with street.	<p>LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p>

Character Area: Barton Avenue				
No	Map Ref	Location	Tree Group Description	High Values
174	33	36 Barton Road 42 Barton Road	Cluster of 16 - 20 trees comprised of oak, maple, kahikatea, fir, totara, larch, cypress, up to approximately 19m, located on driveway entrance to back garden, from street corner.	<p>LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p>
176	33	27 Golf Road (RWGC) 42 Barton Road 48 Barton Road 54 Barton Road	Cluster of over 30 trees comprised of rimu, kahikatea, tawa, kowhai, tanekaha, titoki, totara, oak, willow, European beech, copper beech, poplar, ash, magnolia up to approximately 30m, a forest group located adjoining golf course.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and a large contiguous tree group or part of a wider indigenous forest group and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p>
178	33	48 Barton Road 50 Barton Road 54 Barton Road 56A Barton Road 58 Barton Road	Cluster of 7-20 trees comprised of totara, cabbage tree, oak, ash, maple, silver birch, up to approximately 13m, located on street front, following property boundaries and driveway.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p> <p>ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that environment (i.e. early or pre-human)</p>

Character Area: Barton Avenue				
No	Map Ref	Location	Tree Group Description	High Values
180	33	48 Barton Road 54 Barton Road 56A Barton Road	Cluster of 2 - 3 trees comprised of oak, kowhai up to approximately 12m located an internal group including vegetation along boundaries.	AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place
181	33	58 Barton Road 60 Barton Road	Cluster of 7 - 10 trees comprised of kowhai, oak, robinia, European beech, copper beech, olive, holly up to approximately 13m, located street trees in front garden.	LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place
183	33	60 Barton Road 64 Barton Road	Cluster of 4 - 6 trees comprised of totara, matai, lime, oak up to approximately 11m, located on street frontage and internal boundary.	LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that environment (i.e. early or pre-human)

Character Area: Barton Avenue				
No	Map Ref	Location	Tree Group Description	High Values
186	33	64 Barton Road 68A Barton Road	Cluster of 4 - 6 trees comprised of totara, kowhai up to approximately 14m, located bordering golf course, in rear garden.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p> <p>ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that environment (i.e. early or pre-human)</p>
187	33	23 Barton Road 21 Barton Road 19 Barton Road	Cluster of 4 - 6 trees comprised of ash, kowhai, oak, silver birch, European beech up to approximately 14m, located in front garden, street frontage.	<p>LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p>
189	33	27 Barton Road 29 Barton Road	Line of 4 - 6 trees comprised of lime, ash, cabbage tree up to approximately 15m, located on corner on street frontage / front garden.	<p>LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p>
190	33	21 Barton Road 19 Barton Road	Cluster of 2 - 3 trees comprised of red beech, elm, tulip tree, camphor tree up to approximately 10m located situated internally beside shared driveway.	<p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p>

Character Area: Barton Avenue				
No	Map Ref	Location	Tree Group Description	High Values
191	33 34	29 Barton Road 33 Barton Road 35 Barton Road 39 Barton Road 43 Barton Road	Cluster of 16 - 20 trees comprised of totara, copper beech, titoki, cedar, lime, kowhai, up to approximately 13m, located on corner street frontage, street trees and front garden.	LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place
192	33 34	23 Barton Road 29 Barton Road 33 Barton Road 35 Barton Road 49 Barton Avenue 51 Barton Avenue 55 Barton Avenue 59 Barton Avenue	Cluster of 7 - 10 trees comprised of lime, ash, copper beech, oak, totara, elm, birch, kowhai, kauri, up to approximately 13m, located in rear garden, internal boundary.	LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place
193	34	43 Barton Road	Grove of 2 - 3 trees comprised of totara up to approximately 11m, located in front garden.	LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that environment (i.e. early or pre-human)

Character Area: Barton Avenue				
No	Map Ref	Location	Tree Group Description	High Values
194	34	35 Barton Road 39 Barton Road 43 Barton Road 49 Barton Avenue 51 Barton Avenue 55 Barton Avenue	Cluster of 11 - 15 trees comprised of oak, totara, kahikatea, cabbage tree, cedar, up to approximately 15m, located in rear garden, internal boundary and driveway margin.	<p>LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p>
195	33	13 Barton Road 15 Barton Road 11 Barton Road 13A Barton Road 9 Barton Road	Cluster of 4 - 6 trees comprised of oak, liquidambar, kowhai, maple, beech up to approximately 11m located in front garden, street frontage.	AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place
196	33 34	49 Barton Avenue 51 Barton Avenue 9 Barton Road 11 Barton Road 13A Barton Road	Cluster of 2 - 3 trees comprised of European beech, maple, up to approximately 12m, located in rear garden / internal boundary.	AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place
198	34	1 Barton Road 5 Barton Road	Grove of 2 - 3 trees comprised of oak, up to approximately 12m, located in front garden, main road frontage.	<p>LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - District wide significance or landmark and / or highly visible from public areas and tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p>

Character Area: Barton Avenue				
No	Map Ref	Location	Tree Group Description	High Values
200	33 34	3 Barton Road 5 Barton Road 415 Fergusson Drive 417 Fergusson Drive 419 Fergusson Drive 421 Fergusson Drive 425 Fergusson Drive 69 Barton Avenue 73 Barton Avenue 75 Barton Avenue	Cluster of 7 - 10 trees comprised of copper beech, oak, cedar, silver birch, cabbage tree, up to approximately 14m, located internal to main properties along main road forming scattered group.	<p>LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p>
201				
202	34	67 Barton Avenue 69 Barton Avenue 73 Barton Avenue 75 Barton Avenue	Cluster of 2 - 3 trees comprised of ash, silver birch, magnolia up to approximately 11m located in front garden to side street.	AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place
203	34	57 Barton Avenue 29 Barton Avenue	Cluster of 2 - 3 trees comprised of totara up to approximately 9m located in rear garden	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p>

Character Area: Barton Avenue				
No	Map Ref	Location	Tree Group Description	High Values
204	34	55 Barton Road 57 Barton Road 59 Barton Road 61 Barton Road 63 Barton Road	Cluster of 7 - 10 trees comprised of ginkgo, oak, magnolia, silver birch, liquidambar, totara, up to approximately 13m located on street frontage, includes street trees and front garden.	<p>LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p>
207	34	116 Barton Avenue	Cluster of 4 - 6 trees comprised of maple, oak up to approximately 13m located on main road frontage.	<p>LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - District wide significance or landmark and / or highly visible from public areas</p>
208	34	435 Fergusson Drive 437 Fergusson Drive 439 Fergusson Drive 441 Fergusson Drive	Cluster of 2 - 3 trees comprised of oak, elm up to approximately 14m located on main road frontage, aligning driveway.	<p>LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - District wide significance or landmark and / or highly visible from public areas and tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p>
210	34	106 Barton Avenue 108 Barton Avenue 110A Barton Avenue 110 Barton Avenue 112 Barton Avenue 437 Fergusson Drive	Cluster of 4 - 6 trees comprised of totara, kahikatea, oak, up to approximately 15m located internal rear boundaries, aligning driveway.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p> <p>ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that environment (i.e. early or pre-human)</p>

Character Area: Barton Avenue				
No	Map Ref	Location	Tree Group Description	High Values
212	34	94 Barton Avenue 96 Barton Avenue 98 Barton Avenue 100 Barton Avenue 102 Barton Avenue 104 Barton Avenue	Cluster of 7 - 10 trees comprised of maple, cherry, silver birch, lancewood, kowhai , cabbage tree up to approximately 9m located - street trees front garden.	AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place
213	34	441 Fergusson Drive 443 Fergusson Drive	Cluster of 7 - 10 trees comprised of fir, eucalypt, copper beech, cypress, totara, cedar, magnolia up to approximately 12m located on main road frontage, front garden.	AMENITY - District wide significance or landmark and / or highly visible from public areas and tree group represents a key characteristic of the urban environment and is regarded as a signature of place
214	34	100 Barton Avenue 110A Barton Avenue 110 Barton Avenue 439 Fergusson Drive 441 Fergusson Drive 443 Fergusson Drive	Cluster of 21 - 30 trees comprised of elm, oak, totara, gleditsia, willow, poplar, matai up to approximately 22m located in rear gardens / boundary of reserve.	LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape AMENITY - District wide significance or landmark and / or highly visible from public areas and tree group represents a key characteristic of the urban environment and is regarded as a signature of place

Character Area: Barton Avenue				
No	Map Ref	Location	Tree Group Description	High Values
215	34	92 Barton Avenue 92A Barton Avenue 96 Barton Avenue 98 Barton Avenue	Cluster of 4 - 6 trees comprised of totara, kahikatea, oak, up to approximately 15m located internal rear boundaries, aligning driveway.	LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place
216	34	92 Barton Avenue 92A Barton Avenue 86 Barton Avenue	Cluster of 4 - 6 trees comprised of oak, kowhai, copper beech up to approximately 16m located on border of property boundary and reserve.	LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place
217	34	80 Barton Avenue 82 Barton Avenue	Cluster of 7 - 10 trees comprised of totara, kahikatea, cabbage tree, kowhai, copper beech, kauri up to approximately 18m located on stream boundary rear garden.	LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place
218	34	80 Barton Avenue 84 Barton Avenue 86 Barton Avenue 88 Barton Avenue 82 Barton Avenue	Cluster of 4 - 6 trees comprised of birch, cherry, magnolia, totara up to approximately 8m located in front garden street trees.	AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place

Character Area: Barton Avenue				
No	Map Ref	Location	Tree Group Description	High Values
219	34	76 Barton Avenue 80 Barton Avenue	Grove of 2 - 3 trees comprised of totara up to approximately 12m located in front garden / street frontage.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p> <p>ECOLOGY – Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that environment (i.e. early or pre-human)</p>
221	34	76 Barton Avenue 80 Barton Avenue	Cluster of 4 - 6 trees comprised of willow, kowhai, eucalypt, oak up to approximately 14m located in rear garden / forming edge of park.	<p>AMENITY - District wide significance or landmark and / or highly visible from public areas and tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p>
222	34	70 Barton Road	Cluster of 2 - 3 trees comprised of totara, birch up to approximately 9m located on street corner near park entrance.	<p>LANDSCAPE – Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p> <p>ECOLOGY – Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that environment (i.e. early or pre-human)</p>
223	34	70-72 Barton Road 76 Barton Avenue	Cluster of 2 - 3 trees comprised of fir, maple up to approximately 11m located lining driveway to street.	<p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p>

Character Area: Palfrey Street				
No	Map Ref	Location	Tree Group Description	High Values
229	26	1 MacLean Street 3 MacLean Street 3 Wood Street 5 Wood Street 7 Wood Street	Cluster of 4 - 6 trees comprised of beech, totara, up to approximately 11m located in back garden, adjacent rear lane.	<p>LANDSCAPE – Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p>
231	26	1C Wood Street 1 Wood Street	Cluster of 2 - 3 trees comprised of kowhai, totara up to approximately 11m located in front garden / street frontage.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p> <p>ECOLOGY – Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that environment (i.e. early or pre-human)</p>
234	26	15 Brown Street 17 Brown Street	Grove of 2 - 3 trees comprised of totara, up to approximately 14m located in front garden, internal boundary.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p> <p>ECOLOGY – Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that environment (i.e. early or pre-human)</p>

Character Area: Palfrey Street				
No	Map Ref	Location	Tree Group Description	High Values
237	26	16 Benzie Avenue 18 Benzie Avenue 20 Benzie Avenue	Cluster of 11 - 15 trees comprised of kowhai, totara, cabbage tree, elm up to approximately 15m located in front garden, street frontage.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p> <p>ECOLOGY – Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that environment (i.e. early or pre-human)</p>
238	26	13 Palfrey Street	Cluster of 2 - 3 trees comprised of totara, hinau up to approximately 11m located internal trees adjacent to dwelling.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p> <p>ECOLOGY – Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that environment (i.e. early or pre-human)</p>
239	26	8 Benzie Avenue 10 Benzie Avenue 12 Benzie Avenue	Grove of 4 - 6 trees comprised of totara up to approximately 11m located in front garden, street frontage.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p> <p>ECOLOGY – Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that environment (i.e. early or pre-human)</p>

Character Area: Palfrey Street				
No	Map Ref	Location	Tree Group Description	High Values
240	26	2 Wood Street 4 Wood Street	Cluster of 4 - 6 trees comprised of totara, elm up to approximately 12m located boundary vegetation, street frontage.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p> <p>ECOLOGY – Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that environment (i.e. early or pre-human)</p>
241	26	18 Benzie Avenue 20 Benzie Avenue 2 Wood Street	Cluster of 4 - 6 trees comprised of totara kowhai up to approximately 13m located boundary vegetation, street frontage.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p> <p>ECOLOGY – Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that environment (i.e. early or pre-human)</p>
242	26	4 Wood Street	Grove of 7 - 10 trees comprised of totara, beech, tanekaha, titoki, kowhai up to approximately 14m located in front garden, street frontage / corner.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p> <p>ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that environment (i.e. early or pre-human)</p>

Character Area: Palfrey Street				
No	Map Ref	Location	Tree Group Description	High Values
243	26	4 Wood Street 3 Palfrey Street 5 Palfrey Street 5A Palfrey Street 7 Palfrey Street 9 Palfrey Street 13 Palfrey Street	Line of 21 - 30 trees comprised of totara, maire, beech, oak, pate, rewarewa, titoki, miro up to approximately 15m located in front garden / street trees.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p> <p>ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that environment (i.e. early or pre-human)</p>
244	26	10 Benzie Avenue 12A Benzie Avenue 14 Benzie Avenue 16 Benzie Avenue 18 Benzie Avenue 5 Palfrey Street 5A Palfrey Street 7 Palfrey Street 9 Palfrey Street	Cluster of 11 - 15 trees comprised of totara, kowhai, beech, titoki up to approximately 15m located internal boundary, rear gardens.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p> <p>ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that environment (i.e. early or pre-human)</p>
245	26	3 Palfrey Street 5 Palfrey Street	Grove of 2 - 3 trees comprised of totara up to approximately 14m located in rear garden adjacent to property boundary.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p> <p>ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that environment (i.e. early or pre-human)</p>

Character Area: Palfrey Street				
No	Map Ref	Location	Tree Group Description	High Values
247	26	51 Martin Street 53 Martin Street	Cluster of 2 - 3 trees comprised of totara, oak up to approximately 11m located on driveway border / front garden.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p>
248	26	57 Martin Street	Cluster of 4 - 6 trees comprised of totara, copper beech, rimu up to approximately 15m located internal band extending into rear garden.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p> <p>ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that environment (i.e. early or pre-human)</p>
252	26	1/2 Palfrey Street 4 Palfrey Street 67 Martin Street 71 Martin Street	Cluster of 4 - 6 trees comprised of totara up to approximately 13m located in rear gardens behind dwellings.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p> <p>ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that environment (i.e. early or pre-human)</p>
253	26	3 Murray Street 5 Murray Street 11 Murray Street 69 Martin Street 2/77 Martin Street 71 Martin Street 73 Martin Street 75 Martin Street	Cluster of 7 - 10 trees comprised of oak, copper beech, elm, totara up to approximately 17m located internal band in rear of properties.	<p>LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p>

Character Area: Palfrey Street				
No	Map Ref	Location	Tree Group Description	High Values
254	26	6 Palfrey Street 8 Palfrey Street 8A Palfrey Street 12 Palfrey Street 8A Wood Street	Cluster of 7 - 10 trees comprised of totara, kowhai, rimu, cabbage tree, titoki, lancewood up to approximately 13m located on street frontage.	<p>LANDSCAPE – Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p>
255	26	8A Wood Street 10B Wood Street 10C Wood Street 1/12A Wood Street 12 Wood Street 11 Murray Street 13 Murray Street 75 Martin Street	Cluster of 7 - 10 trees comprised of totara, oak, beech, rimu, ginkgo up to approximately 18m located internal band of mature trees along internal boundary.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p>
256	26	12 Palfrey Street 14 Palfrey Street	Cluster of 2 - 3 trees comprised of totara, kowhai up to approximately 11m located in front garden, street frontage.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p>

Character Area: Palfrey Street				
No	Map Ref	Location	Tree Group Description	High Values
375	26	14 Palfrey Street 8A Wood Street 8 Wood Street	Grove of 4 - 6 trees comprised of totara up to approximately 12m located in front garden with street trees and one tree in back garden.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p> <p>ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that environment (i.e. early or pre-human)</p>

Character Area: Rata Street				
No	Map Ref	Location	Tree Group Description	High Values
258	7 1	16 Rata Street	Cluster of 2 - 3 trees comprised of matai, oak up to approximately 14m located in group at end of Rata St, opening onto school / open space.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants</p> <p>AMENITY - District wide significance or landmark and/or highly visible from public areas AND tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p>

Character Area: Rata Street				
No	Map Ref	Location	Tree Group Description	High Values
259	7	144 Akatarawa Road 17 Rata Street 21 Rata Street	Cluster of 2 - 3 trees comprised of fir, oak up to approximately 18m located in front garden specimen trees bordering street	<p>LANDSCAPE – Tree group maintains a strong natural form which is well established and integrated within the surrounding location</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p>
261	7	136 Akatarawa Road 7 Rata Street 9 Rata Street	Cluster of 4 - 6 trees comprised of redwood, oak, fir, copper beech up to approximately 15m located in front garden, internal boundaries.	<p>LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p>
263	7	130 Akatarawa Road 132 Akatarawa Road	Cluster of 11 - 15 trees comprised of rimu, kowhai up to approximately 13m located in front garden, street front.	AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place
266	1	150 Akatarawa Road 152 Akatarawa Road 21 Rata Street	Cluster of over 30 trees comprised of matai, beech, kahikatea, tawa up to approximately 19m located at edge of property boundary and reserve / Akatarawa Rd.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - District wide significance or landmark and / or highly visible from public areas AND tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p>

Character Area: Rata Street				
No	Map Ref	Location	Tree Group Description	High Values
267	7 1	11 Rata Street 134 Akatarawa Road 136 Akatarawa Road 138 Akatarawa Road 144 Akatarawa Road 148 Akatarawa Road 150 Akatarawa Road	Cluster of over 30 trees comprised of totara, oak, poplar, beech, cabbage tree, spruce, miro kowhai, rimu, juniper, tanekaha, toatoa, cedar, kauri, lime, ash, beech up to approximately 23m located on main road frontage extending into gardens.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and a large contiguous tree group or part of a wider indigenous forest group and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p>
268	7	8 Rata Street	Grove of 2 - 3 trees comprised of totara up to approximately 10m located on property/road boundary.	ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that environment (i.e. early or pre-human)
269	7	6 Rata Street 8 Rata Street	Grove of 2 - 3 trees comprised of oak, kowhai, up to approximately 10m located at back of property bordering reserve.	LANDSCAPE- A large contiguous tree group or part of a wider indigenous forest group

Character Area: Rata Street				
No	Map Ref	Location	Tree Group Description	High Values
270	7	6 Rata Street	Cluster of 4 - 6 trees comprised of oak, magnolia, up to approximately 11m located bordering property and stream.	LANDSCAPE- A large contiguous tree group or part of a wider indigenous forest group

Character Area: Cruickshank Road				
No	Map Ref	Location	Tree Group Description	High Values
271	19 20	27 Cruickshank Road	Cluster of 4 – 6 trees comprised of totara, ash, titoki, tawa, beech up to approximately 29m located on rear boundary.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and a large contiguous tree group or part of a wider indigenous forest group and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p> <p>ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that environment (i.e. early or pre-human)</p>
274	19 29	17 Cruickshank Road 25 Cruickshank Road 27 Cruickshank Road 41 Cruickshank Road	Cluster of 16 - 20 trees comprised of beech, ash, totara, spruce up to approximately 16m located at rear of residential properties.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and a large contiguous tree group or part of a wider indigenous forest group and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p>
277	20 29 30	27 Cruickshank Road 41 Cruickshank Road 45 Cruickshank Road 59 Cruickshank Road 13 McCarthy Grove 16 McCarthy Grove	Grove of over 30 trees comprised of beech, ash, kahikatea up to approximately 24m located as a band running along the rear of properties, buffer to railway.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and a large contiguous tree group or part of a wider indigenous forest group</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p>

Character Area: Cruickshank Road				
No	Map Ref	Location	Tree Group Description	High Values
279	29	37 Cruickshank Road 45 Cruickshank Road 47 Cruickshank Road 49 Cruickshank Road 51 Cruickshank Road 53 Cruickshank Road 55 Cruickshank Road 57 Cruickshank Road 63 Cruickshank Road 65 Cruickshank Road 67 Cruickshank Road 69 Cruickshank Road 71 Cruickshank Road 89 Cruickshank Road 87 Cruickshank Road 79 Cruickshank Road 41 Cruickshank Road 59 Cruickshank Road 61 Cruickshank Road	Cluster of over 30 trees comprised of beech, ash, oak, cedar, totara up to approximately 28m located following steep scarp along internal rear boundary.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and a large contiguous tree group or part of a wider indigenous forest group and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p>
283	29	37 Cruickshank Road	Cluster of 4 - 6 trees comprised of ash, oak, kowhai, cabbage tree up to approximately 15m located on road edge.	<p>LANDSCAPE – Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p>

Character Area: Cruickshank Road				
No	Map Ref	Location	Tree Group Description	High Values
284	29	23 Cruickshank Road 27 Cruickshank Road 37 Cruickshank Road 25 Cruickshank Road	Cluster of 11-15 trees comprised of oak, lime, kowhai, ash up to approximately 18m located at front and side of church ground contiguous with notable gum tree.	<p>LANDSCAPE – Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p>
285	19	17 Cruickshank Road 19 Cruickshank Road 21 Cruickshank Road 25 Cruickshank Road	Cluster of 2 - 3 trees comprised of totara, cabbage tree up to approximately 15m located in rear garden.	<p>LANDSCAPE – Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p>

Character Area: Seymour Road				
No	Map Ref	Location	Tree Group Description	High Values
288	28	10 King Charles Drive 10 Seymour Grove 12 King Charles Drive 14 King Charles Drive 4 Seymour Grove 8 King Charles Drive 8 Seymour Grove	Cluster of over 30 trees comprised of kamahi, beech, kowhai, pate, rewarewa, rimu up to approximately 11m located in gully internal to residential properties.	LANDSCAPE – Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place
289	28	16 King Charles Drive 18 King Charles Drive 20 King Charles Drive 4 Seymour Grove	Grove of 11 - 15 trees comprised of beech up to approximately 8m located on scarp in rear garden.	LANDSCAPE – Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place
374	28	6 King Charles Drive 8 King Charles Drive	Cluster of trees comprised of rimu, totara, pate up to approximately 9m located as a part of scarp backdrop.	AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that environment (i.e. early or pre-human)

27A.15**Urban Tree Group Character Areas****Chatsworth Road**

The Chatsworth Road Character Area extends along the toe of the Eastern Hills of the Hutt Valley.

Mature trees form a dominant feature of the Chatsworth Road area and provide a strong framework within which residential development has been established. Fingers of mature native remnant vegetation protrude into the residential area from adjoining native bush established in Wi Tako Reserve. Mature exotic specimen trees complement this established wooded setting.

A higher proportion of native trees are retained at the northern end of the character area with native stands typically forming a dense canopy within gully areas. Tree groups generally dissipate through flatter areas of topography in association with introduced residential development.

Where exotic specimen planting has occurred, this typically includes larger 'parkland' specimens which enclose street frontages and property boundaries. Mature gum and redwood trees also form prominent local features, particularly along the margins of the larger native woodland backdrop. Wilding pine and brush wattle also form pest plant species within some woodland areas.

**TREE SPECIES****Notable Native Trees (including remnants)**

Red Beech (*Fuscospora fusca*)
 Black Beech (*Fuscospora solandri*)
 Rimu (*Dacrydium cupressinum*)
 Matai (*Prumnopitys taxifolia*)
 Miro (*Prumnopitys ferruginea*)
 Totara (*Podocarpus totara*)
 Kowhai (*Sophora* spp.)
 Lancewood (*Pseudopanax crassifolius*)
 Tree fern (*Cyathea medullaris*, *Dicksonia squarrosa*)
 Kamahi (*Weinmannia racemosa*)
 Kanuka (*Kunzea ericoides*)

Kahikatea (*Dacrycarpus dacrydioides*)
 Tawa (*Beilschmiedia tawa*)
 Putaputaweta (*Carpodetus serratus*)
 Hinau (*Elaeocarpus dentatus*)
 Cabbage tree (*Cordyline australis*)
 Tree daisy (*Olearia* spp.)
 Pate (*Schefflera digitata*)
 Toro (*Myrsine salicina*)

Notable Exotic Trees

Giant Redwood (*Sequoiadendron giganteum*)
 Ash (*Fraxinus* spp.)
 Gum (*Eucalyptus* spp.)
 Liquidambar (*Liquidambar styraciflua*)
 Cypress (*Cupressus* spp.)
 Silver Birch (*Betula* spp.)
 Fir (*Abies* spp.)

Oak (*Quercus* spp.)
 Elm (*Ulmus* spp.)
 Tulip tree (*Liriodendron tulipifera*)
 Poplar (*Populus* spp.)
 Cedar (*Cedrus* spp.)
 Honey Locust (*Gladitsia triancanthos*)
 Douglas fir (*Pseudotsuga menziesii*)

Exotic forestry / wilding tree species

Pine (*Pinus radiata*)
 Brush Wattle (*Paraserianthes lophantha*)

THREATS

- Indiscriminate pruning / topping
- Removal of diverse under-storey
- Compaction of soil / land within the tree drip zone
- Inappropriate siting of structures / utilities
- Damage from pest plants and animals

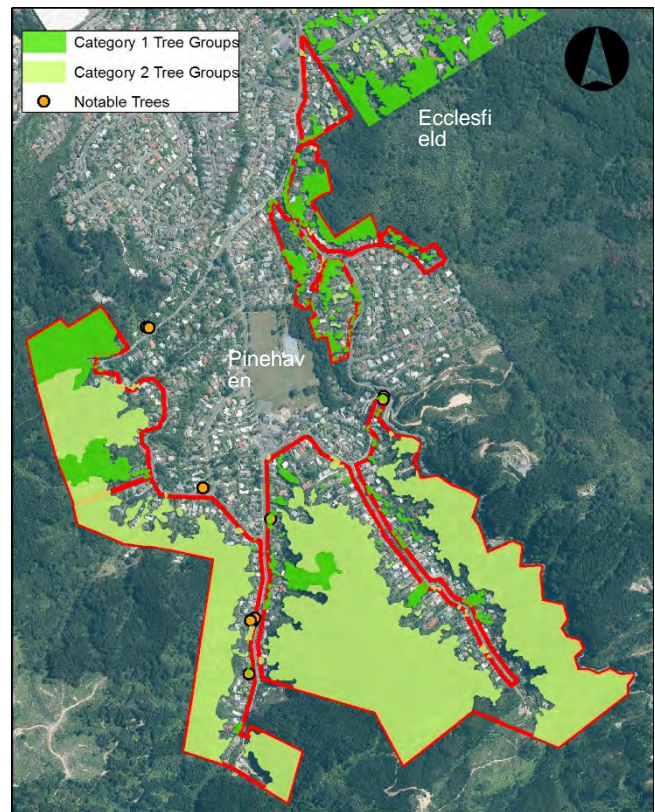
Pinehaven

The Pinehaven Character Area is located in the Eastern Hills of the Hutt Valley.

Mixed native and exotic vegetation provides a backdrop to Pinehaven. Mid to upper slopes are predominantly covered with plantation pine which dates back to its initial establishment in 1928. The lower slopes and gullies typically contain secondary regenerating native vegetation, particularly where pine trees have been removed. Native vegetation frequently buffers residential development established along the valley floor from the more elevated pine-clad hill slopes. Several remnant native trees have also been retained, particularly along the margins of Pinehaven and Ecclesfield Reserves.

Tributaries in the upper catchment of Pinehaven Stream flow from the surrounding hills and down through residential development adjoining Pinehaven and Elmslie Roads on the valley floor. Mature native and exotic trees have been established along stream margins to create 'green corridors' through residential development.

Several mature native and exotic trees have been established along street frontages and roadside embankments and reinforce an enclosed wooded character throughout this area.



TREE SPECIES

Notable Native Trees (including remnants)

Red Beech (*Nothofagus fusca*)
 Black Beech (*Fuscospora solandri*)
 Rimu (*Dacrydium cupressinum*)
 Totara (*Podocarpus totara*)
 Rewarewa (*Knightia excelsa*)
 Hinau (*Elaeocarpus dentatus*)
 Cabbage tree (*Cordyline australis*)
 Tree fern (*Cyathea medullaris*, *Dicksonia squarrosa*)
 Pate (*Schefflera digitata*)
 Lancewood (*Pseudopanax crassifolius*)
 Tawa (*Beilschmiedia tawa*)
 Putaputaweta (*Carpodetus serratus*)

Notable Exotic Trees

Giant Redwood (*Sequoiadendron giganteum*)
 Cypress (*Cupressus* spp.)
 Poplar (*Populus* spp.)
 Oak (*Quercus* spp.)
 English beech (*Fagus sylvatica*)
 Elm (*Ulmus* spp.)
 Juniper (*Juniperus* spp.)

Exotic forestry / wilding species

Pine (*Pinus radiata*)

Kahikatea (*Dacrycarpus dacrydioides*)
 Kamahi (*Weinmannia racemosa*)
 Kanuka (*Kunzea ericoides*)
 Northern Rata (*Metrosideros robusta*)
 Kowhai (*Sophora* spp.)
 Tree Fuchsia (*Fuchsia excorticata*)
 Toro (*Myrsine salicina*)
 Five finger (*Pseudopanax arboreus*)
 Wineberry (*Aristotelia serrata*)
 Tree daisy (*Olearia* spp.)

Liquidambar (*Liquidambar styraciflua*)
 Cedar (*Cedrus* spp.)
 Birch (*Betula* spp.)
 Ash (*Fraxinus* spp.)
 Tulip tree (*Liriodendron tulipifera*)
 Copper beech (*Fagus sylvatica* 'Purpurea')
 Gum (*Eucalyptus* spp.)

THREATS

- Wholesale clearing or removal of vegetation
- Selective removal of specimens for timber or firewood
- Indiscriminate pruning / topping
- Removal of diverse under-storey
- Compaction within the tree drip zone
- Inappropriate siting of structures / utilities
- Damage from pest plants or animals

Barton Avenue

The Barton Avenue Character Area is located to the north of Fergusson Drive along the Hutt Valley floor and adjoins the Royal Wellington Golf Course and Trentham Memorial Park.

Whilst much of the former cover of lowland forest has been cleared throughout residential development established throughout the Hutt Valley floor, pockets of remnant native trees have been retained through parts this character area and contribute to its mature woodland setting. Native tree groups have frequently been inter-planted with exotic specimen trees to reinforce this wooded setting.

Mature native trees are more typically encountered along the boundaries with Trentham Memorial Park and Wellington Golf Course, establishing a strong sense of enclosure along the northern end of the character area. To the south of the character area, a larger pocket of remnant native vegetation has recently been opened up to accommodate residential dwellings to the south of Golf Course Road.

The margins of Fergusson Drive strengthen an established vegetation framework typically dominated by exotic specimen trees which continue into the character area along property boundaries.



TREE SPECIES

Notable Native Trees (including remnants)

Totara (*Podocarpus totara*)
 Tawa (*Beilschmiedia tawa*)
 Titoki (*Alectryon excelsus*)
 Black Beech (*Fuscospora solandri*)
 Kowhai (*Sophora* spp.)
 Tanekaha (*Phyllocladus trichomanoides*)

Matai (*Prumnopitys taxifolia*)
 Kahikatea (*Dacrycarpus dacrydioides*)
 Red Beech (*Nothofagus fusca*)

Notable Exotic Trees

Oak (*Quercus* spp.)
 Cypress (*Cupressus* spp.)
 Spruce (*Picea* spp.)
 Poplar (*Populus* spp.)
 Lime (*Tilia cordata*)
 Liquidambar (*Liquidambar styraciflua*)
 European beech (*Fagus* spp.)
 Elm (*Ulmus* spp.)
 Honey locust (*Gleditsia triacanthos*)
 Willow (*Salix* spp.)
 Douglas fir (*Pseudotsuga menziesii*)

Maple (*Acer* spp.)
 Cedar (*Cedrus* spp.)
 Fir (*Abies* spp.)
 Birch (*Betula* spp.)
 Eucalypt (*Eucalyptus* spp.)
 Ash (*Fraxinus* spp.)
 Tulip tree (*Liriodendron tulipifera*)
 Copper beech (*Fagus sylvatica 'Purpurea'*)
 Robinia (*Robinia pseudoacacia*)

THREATS

- Indiscriminate pruning / topping
- Wholesale clearing removal of vegetation for development
- Removal of diverse under-storey
- Soil compaction within the trees drip line
- Inappropriate siting of structures / utilities

Palfrey Street

The Palfrey Street Character Area is located within the residential area of the Hutt Valley to the west of the town centre along the valley floor.

Single storey bungalows amongst remnant native trees form a cohesive feature throughout this character area, with several totara specimens and groups extending throughout residential development. This vegetation retains part of the pre-settlement floodplain vegetation which formerly extended throughout the valley floor.

Native trees have frequently been inter-planted with large exotic specimens along internal boundaries which reinforce a strong wooded framework and backdrop to residential dwellings. Several of the smaller tree groups are retained in close proximity to buildings and fences and are frequently subject to compaction around the root zones within the dripline. Several remnant totara have been retained as street trees on narrow grass verges contributing a strong characteristic through this area.



TREE SPECIES

Notable Native Trees (including remnants)

Totara (*Podocarpus totara*)
 Black Beech (*Fuscospora solandri*)
 Red Beech (*Nothofagus fusca*)
 Miro (*Prumnopitys ferruginea*)
 Titoki (*Alectryon excelsus*)
 Rewarewa (*Knightia excelsa*)
 Cabbage Tree (*Cordyline australis*)

Rimu (*Dacrydium cupressinum*)

Pate (*Schefflera digitata*)
 Kowhai (*Sophora* spp.)
 Tanekaha (*Phyllocladus trichomanoides*)
 Lancewood (*Pseudopanax crassifolius*)

Notable Exotic Trees

Oak (*Quercus* spp.)
 Copper Beech (*Fagus sylvatica 'Purpurea'*)
 Elm (*Ulmus* spp.)
 Maple (*Acer* spp.)
 Gum (*Eucalyptus* spp.)

English beech (*Fagus sylvatica*)
 Ash (*Fraxinus* spp.)
 Gingko (*Gingko biloba*)
 Birch (*Betulaceae* spp.)

THREATS

- Indiscriminate pruning / topping
- Removal of diverse under-storey
- Compaction within the tree drip zone
- Inappropriate siting of structures / utilities

Cruickshank Road

The Cruickshank Road Character Area is located along the toe of the Southern Hills to the west of the Wairarapa Rail Line.

Throughout this area, residential dwellings are typically framed and enclosed by mature native and exotic boundary trees. In the late 1800s, this area also accommodated one of the earliest sawmills within the Hutt Valley, however no direct evidence of milling now remains.

The centre of this character area accommodates a steep vegetated river scarp which separates residential properties with access directly onto Cruickshank Road from rear residential properties backing onto the Wairarapa Rail Line.

The eastern edge of this character area continues a strong framework of vegetation along an embankment below the Wairarapa Railway Line. This includes further mature native trees inter-planted with exotic species which continue east of the railway line. Wilding pine consistent with plantation forest established to the east of the railway line have also become established in this area.

Several mature exotic trees also extend along the road frontage aligning with Cruickshank Road, however these typically include individual specimens and smaller tree groups separated from the larger more established tree groups established along internal boundaries.



TREE SPECIES

Notable Native Trees (including remnants)

Red Beech (*Nothofagus fusca*)
Black Beech (*Fuscospora solandri*)
Totara (*Podocarpus totara*)
Rimu (*Dacrydium cupressinum*)
Totara (*Podocarpus totara*)
Titoki (*Alectryon excelsus*)

Kowhai (*Sophora* spp.)
Kahikatea (*Dacrycarpus dacrydioides*)
Cabbage tree (*Cordyline australis*)
Tawa (*Beilschmiedia tawa*)

Notable Exotic Species

Oak (*Quercus* spp.)
Ash (*Fraxinus* spp.)
Cedar (*Cedrus* spp.)
Spruce (*Picea* spp.)

Lime (*Tilia cordata*)
Copper Beech (*Fagus sylvatica 'Purpurea'*)
Poplar (*Populus* spp.)

Exotic forestry / wilding tree species

Pine (*Pinus radiata*)

THREATS

- Indiscriminate pruning / topping
- Removal of diverse under-storey
- Soil compaction within the tree drip line
- Inappropriate siting of structures / utilities

Rata Street

The Birchville Character Area is located along the northern edge of the Hutt Valley near the confluence of the Akatarawa and Hutt Rivers.

This character area adjoins a pocket of remnant lowland forest within Rata Park which continues through the north-western portion of this character area in association with residential development. Large exotic 'parkland' tree specimens have been planted in association with native remnants and enclose the margins of Akatarawa Road and, to a lesser degree, Rata Street.

The south-eastern edge of the character along Rata Street adjoin a rising backdrop of lower stature exotic vegetation along the margins of small canalised stream.



TREE SPECIES

Notable Native Trees (including remnants)

Red Beech (*Nothofagus fusca*)
 Black Beech (*Fuscospora solandri*)
 Rimu (*Dacrydium cupressinum*)
 Totara (*Podocarpus totara*)
 Tawa (*Beilschmiedia tawa*)
 Hinau (*Elaeocarpus dentatus*)
 Kowhai (*Sophora* spp.)

Kahikatea (*Dacrycarpus dacrydioides*)
 Matai (*Prumnopitys taxifolia*)
 Titoki (*Alectryon excelsus*)
 Cabbage tree (*Cordyline australis*)

Notable Exotic Trees

Oak (*Quercus* spp.)
 Poplar (*Populus* spp.)
 Fir (*Abies* spp.)
 Douglas Fir (*Pseudotsuga menziesii*)

Alder (*Alnus glutinosa*)
 Juniper (*Juniperus* spp.)
 Giant Redwood (*Sequoiadendron giganteum*)

THREATS

- Indiscriminate pruning / topping
- Removal of diverse under-storey
- Soil compaction within the tree drip zone
- Inappropriate siting of structures / utilities
- Damage from pest plants or animals

Seymour Grove

The Seymour Grove Character Area is located within Kingsey Heights along the lower part of a spur which extends from the ridge-line of the Southern Hills to the north towards the Hutt Valley.

Residential development was established in the 1980s in association with low level vegetation along the road frontage with larger areas of native vegetation established to the rear of the properties within gullies and less accessible steep terrain. This includes an area of semi-mature native vegetation to the north of this character area which retains a strong vegetation framework and backdrop to built development.

Internal native vegetation is visible from a walkway which connects Seymour Grove with King Charles Drive and as part of a contained backdrop from adjoining roads.



TREE SPECIES

Notable Native Trees

Red Beech (*Nothofagus fusca*)
Black Beech (*Fuscopora solandri*)
Rimu (*Dacrydium cupressinum*)
Rewarewa (*Knightia excelsa*)
Kamahi (*Weinmannia racemosa*)
Pittosporum (*Pittosporum* spp.)

Totara (*Podocarpus totara*)
Kowhai (*Sophora* spp.)
Pate (*Schefflera digitata*)

THREATS

- Indiscriminate pruning / topping
- Removal of diverse under-storey
- Soil compaction within the tree drip line
- Inappropriate siting of structures / utilities
- Damage from pest plants or animals

27A.16	Rare or threatened indigenous vegetation and fauna
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1) Indigenous vegetation

Species	Common Name / Plant Type
Adelopetalum tuberculatum Colenso	Orchid
Brachyglottis kirkii var. kirkii	Kirk's tree daisy (epiphytic shrub)
Calochilus paludosus	Orchid
Celmisia aff. hieracifolia	Composite herb
Corunostylis nuda	Orchid
Cyathea cunninghamii	Fern
Dactylanthus taylorii	Hemi-parasitic dicotyledenous herb
Dicksonia lanata Tuokura	Fern
Diplazium australe	Fern
Discaria toumatou Matagouri	Dicotyledenous shrub
Gahnia rigida	Sedge
Grammitis pseudociliata	Fern
Hymenophyllum atrovirens Colenso	Fern
Hypolepis distans	Fern
Ileostylus micranthus	Green mistletoe/pirita
Korthalsella lindsayi	Mistletoe
Korthalsella salicornioides	Mistletoe
Lindsaea linearis	Fern
Lycopodiella lateralis	Lycopod
Mida salicifolia	Dicotyledenous tree
Myriophyllum robustum	Stout milfoil (dicotyledenous herb)
Nematoceras aff. rivularis	Orchid
Nematoceras aff. trilobus	Orchid
Nertera scapanioides	Dicotyledenous herb
Peraxilla colensoi	Scarlet mistletoe/pirita/piriraki.
Peraxilla tetrapetala	Red mistletoe/pirita
Pimelea gnidia	Dicotyledenous herb
Pittosporum cornifolium	Epiphytic dicotyledenous shrub
Plumatochilus tasmanica	Orchid
Pterostylis cardiostigma	Orchid
Pterostylis foliata	Orchid

Species	Common Name / Plant Type
Pterostylis micromega	Orchid
Pterostylis puberula	Orchid
Raukaua edgeleyi	Dicotyledenous tree
Schizaea australis	Southern comb fern
Streblus banksii	Dicotyledenous tree
Teucrium parvifolium	Dicotyledenous shrub
Thelymitra aff. ixioides	Orchid
Townsonia deflexa	Orchid
Trichomanes colensoi	Fern

2) Indigenous fauna

Species	Common Name
Chalinolobus tuberculata	Long-tailed bat
Botaurus poiciloptilus	Australian bittern
Phalacrocorax carbo novaehollandiae	Black shag
Falco novaseelandiae 'bush'	Bush falcon
Anas superciliosa superciliosa	Grey duck
Eudynamys taitensis	Long-tailed cuckoo
Poliocephalus rufopectus	New Zealand dabchick/ weweia
Hemiphaga novaseelandiae	New Zealand pigeon/kereru/kukupa
Nestor meridionalis septentrionalis	North Island kaka
Porzana tabuensis plumbea	Spotless crane
Cyanorhamphus auriceps	Yellow-crowned kakariki
Hoplodactylus pacificus	Pacific gecko
Naultinus e. punctatus	Wellington green gecko
Hoplodactylus 'southern North Island forest gecko'	Southern North Island forest gecko
Spotted skink	Oligosoma lineoocellatum
<i>(Note – agencies that may assist in determining whether an area contains rare or threatened indigenous vegetation and/or fauna include the Department of Conservation, District or Regional Council, Fish and Game, Federated Farmers and forest owners)</i>	

28	RULES FOR SOUTHERN HILLS OVERLAY AREA AND PROTECTED RIDGELINES
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Activity Table

Policies 12.4.6 –12.4.8, 15.4.1, 16.4.12

Protected Ridgelines		
28.1	Activity	All Zones
	Any building or structure or new aboveground network utility, otherwise permitted, located on a site subject to a protected ridgeline (identified on the Planning Maps) which complies with the standard specified in rule 28.4	P
	Any building or structure or new aboveground network utility (excluding minor above ground lines), otherwise permitted which does not comply with the standard specified in rule 28.4	RD

Southern Hills Overlay Area		
28.2	Activity	All Zones
	Subdivision, otherwise controlled under the underlying zone, within an area identified as Southern Hills Overlay Area	RD
	Subdivision, otherwise restricted discretionary or discretionary under the underlying zone, within an area identified as Southern Hills Overlay Area	D
	Subdivision, otherwise non-complying under the underlying zone within the Southern Hills Overlay Area	NC
	Accessory buildings, otherwise permitted under the underlying zone, located within an area identified as Southern Hills Overlay Area (see definition of “accessory building” for limitations on size and floor area)	P
	Any building or structure or new aboveground network utility (excluding accessory buildings and minor above ground lines), otherwise permitted under the underlying zone, located within an area identified as Southern Hills Overlay Area	RD
	Any building or structure or new aboveground network utility (including accessory buildings), otherwise controlled or restricted discretionary under the underlying zone, located within an area identified as Southern Hills Overlay Area	D
	Any building or structure or new aboveground network utility, otherwise non-complying under the underlying zone, located within an area identified as Southern Hills Overlay Area	NC

Key	P Permitted activity which complies with standards for permitted activities specified in the Plan
	RD Restricted discretionary activity
	D Discretionary activity
	NC Non complying activity

28.3 City-wide provisions

Each building, structure, new aboveground network utility or subdivision located within an area identified as Southern Hills Overlay Area shall comply with the relevant permitted activity standards in the City-wide provisions of the Plan.

Standard for Permitted Activities

28.4 Buildings or structures or new aboveground network utilities located on a site subject to a protected ridgeline

*Policy 12.4.6,
16.4.12*

Any building or structure or new aboveground network utility is to be located and designed so as not to project through the protected ridgelines identified on the Planning Maps, as viewed from any point on State Highway 2.

Restricted Discretionary Activities

28.5 Any activity located on a site subject to a protected ridgeline (identified on the Planning Maps) which does not comply with the standard specified in rule 28.4

*Policy 12.4.6,
16.4.12*

Council will restrict its discretion to, and may impose conditions on:

- The extent to which any building, structure, or new aboveground network utility is visually obtrusive.
- Design, appearance, scale and siting of the building or structure.
- Materials used (including their colour, texture and reflectivity).
- Landscaping, planting and screening.
- Access arrangements.

28.6 Subdivision, otherwise controlled under the underlying zone, within an area identified as Southern Hills Overlay Area

Policies 9.4.1, 9.4.3

Council will restrict its discretion to, and may impose conditions on:

- The standards for permitted and controlled activities in the underlying zone.
- The design and layout of the subdivision.
- Effects on visual values.
- Effects on landscape values.
- Effects on ecological values.
- Measures to avoid, remedy or mitigate potential adverse effects.
- In addition to the above, for the Mount Marua Structure Plan Area, compliance with the Mount Marua Structure Plan.

28.7 Any building or structure or new aboveground network utility (excluding accessory buildings), otherwise permitted under the underlying zone, located within an area identified as Southern Hills Overlay Area

Policies 12.4.8, 15.4.1, 16.4.12

Council will restrict its discretion to, and may impose conditions on:

- Design, appearance, scale and siting of the building, structure, or new aboveground network utility.
- Effects on visual values.
- Effects on landscape values.
- Effects on ecological values.
- Measures to avoid, remedy or mitigate potential adverse effects.
- In addition to the above, for the Mount Marua Structure Plan Area, compliance with the Mount Marua Structure Plan.

Matters for Consideration

28.8 Matters that may be relevant in the consideration of any resource consent may include the following:

Southern Hills Overlay Area

- Matters for consideration within 18.35 of the Residential Zone, 19.28 of the Rural Zone, 21.41 of the Open Space Zone, and 22.31 of the Special Activity Zone.
- Compliance with the relevant standards of the underlying zoning of the site.
- The extent to which any natural feature will be retained or enhanced by the development of anticipated consequential development(s).
- The ability of affected natural features to absorb the overall development impact, including the extent to which any natural feature, and/or intrinsic value will be disturbed or modified as a result of the development or anticipated consequential development(s).
- The suitability of any proposed mitigation mechanisms in avoiding, remedying or mitigating adverse visual or landscape effects on the development or anticipated consequential development(s) on any natural or amenity values, including screening through plantings or the reinstatement of any previous plantings.
- The suitability of any proposed mitigation mechanisms in avoiding, remedying or mitigating adverse effects of the development or anticipated consequential development(s) on any ecological values.
- The suitability of the site for the proposed development and anticipated consequential development(s), including the extent to which alternative sites or locations have been considered.
- In respect of the proposed location of any new residential building or network utility, the extent to which other viable alternatives are available within the application site, and the effectiveness of the proposed location compared to any identified alternatives.
- The suitability of the site in relation to natural science factors including geological, topographical, ecological and dynamic components.
- The effects of the activity on the ecological, intrinsic, cultural or amenity values of the area.
- The effectiveness of any existing or proposed protection or enhancement mechanisms.
- The significance of the affected indigenous vegetation or habitat of indigenous fauna, in terms of the following generic criteria:
 - Representativeness: i.e. contains or supports an ecosystem that is unrepresented, uncommon or unique.
 - Rarity: i.e. contains or supports threatened ecosystems, threatened species, or endemic species.
 - Diversity: i.e. contains or supports diverse ecosystems, species, vegetation.
 - Distinctiveness: i.e. its natural state, significance as a habitat.
 - Continuity: i.e. role as an ecological buffer area or corridor.
- In addition to the above, for the Mount Marua Structure Plan Area, compliance with the Mount Marua Structure Plan.

Protected Ridgelines

- The extent to which any building or structure is visually obtrusive.
- Design, appearance, scale and siting of the building or structure.
- Materials used (including their colour, texture and reflectivity).
- Landscaping, planting and screening.
- Access arrangements.

29**RULES FOR WATER BODIES****Activities Table**

Policies 13.4.1, 13.4.3

29.1	Activities	All Zones
	Recreational activities other than motorised commercial recreation on the surface of water bodies	P
	Motorised commercial recreation on the surface of water bodies	D
	New buildings and structures (except underground cables and lines) within 20m of the bank of any water body with an average width of 3m or more	D

Key	P Permitted activity which complies with standards for permitted activities specified in the Plan
	D Discretionary activity

Matters for Consideration

29.2 Matters that may be relevant in the consideration of any resource consent may include the following:

Effects on water quality
<ul style="list-style-type: none"> The extent to which potential impacts on water quality through contamination, sedimentation and deposition are managed to avoid, remedy or mitigate adverse effects.
Water-based activities
<ul style="list-style-type: none"> The effects of noise. Conflict between users. User and public safety. Effects on the natural state of the water body.
Management plans
<ul style="list-style-type: none"> Any relevant provisions of the legislation under which an area is held or managed, and the relevant provisions of any management plan or Conservation Management Strategy that is operative for the area.
Amenity values
<ul style="list-style-type: none"> The potential impact on the amenity values of the Hutt River and its tributaries.

30**RULES FOR NETWORK UTILITIES****Activities Table**

Policies 16.4.1, 16.4.2, 16.4.7, 16.4.8, 16.4.9, 16.4.12

30.1	Activities	Status	Zone
Removal, maintenance, operation and upgrading			
	The removal of existing network utilities, including any existing structures	P	All
	The operation and maintenance of network utilities	P	All
	The minor upgrading of existing electricity and telecommunication lines	P	All
	The upgrading of all other network utilities, excluding: <ul style="list-style-type: none"> • electricity and telecommunication lines and • gas distribution and transmission pipelines at a pressure exceeding 2000 kilopascals. 	P	All
	The removal, operation and maintenance of network utilities and the minor upgrading of electricity and telecommunication lines that does not meet permitted activity standards	C	All
	The upgrading of network utilities that do not meet the permitted activity standards, excluding: <ul style="list-style-type: none"> • electricity transmission lines above 110kV; and • gas distribution and transmission pipelines at a pressure exceeding 2000 kilopascals. 	RD	All
	The upgrading of: <ul style="list-style-type: none"> • electricity transmission lines above 110kV; and • gas distribution and transmission pipelines at a pressure exceeding 2000 kilopascals. 	RD	All
Subdivision			
	Subdivision for the purpose of accommodating any network utility	C	All
General			
	Cabinets and other network utility structures not otherwise listed in this table that meet the relevant standards	P	All
	Network utilities located within existing buildings	P	All
	Aerial crossings necessary for network utilities, located on or within existing bridges and structures or across watercourses, and including regulator stations, but not compressor stations.	P	
	Cabinets and other network utility structures not otherwise listed in this table that do not meet all of the relevant standards.	RD	All
	All network utilities that are not otherwise listed as a permitted, controlled, restricted discretionary or non-complying activity	D	All

All network utilities which do not comply with the permitted activity standards for radiofrequency and electro-magnetic fields in standard 30.3.	NC	All
Underground Utilities		
The construction, installation and development, of new underground network utilities, except for: <ul style="list-style-type: none"> • electricity transmission lines above 110kV; and • gas distribution and transmission pipelines at a pressure exceeding 2000 kilopascals. 	P	All
Radiocommunication, Telecommunication and Electricity Distribution and Transmission		
Masts with or without associated antennas	P	Rural Business Special Activity
Masts with or without associated antennas which meet the criteria in Rule 30.14	RD	Residential Open Space
Antenna and support structure(s) attached to buildings	P	All
Masts, with or without associated antennas that do not comply with the standards to be a permitted activity.	RD	Rural Business Special Activity
Antenna and support structure(s) attached to buildings that do not comply with the standards to be a permitted activity.	RD	All
New above ground lines, excluding electricity transmission lines above 110kV.	P	Rural Open Space
Minor above ground lines	P	All
Temporary above ground lines	P	All
New or additional above ground lines that are not otherwise permitted, or restricted discretionary activities	D	All
New and additional lines (above ground and underground) and support structures for conveying electricity at a voltage above 110kV	D	All
New and upgraded transformers, substations and switching stations distributing electricity and ancillary buildings, except for those encased within a cabinet or located on a line that is otherwise a permitted activity.	D	All
Gas Distribution and Transmission		
Underground gas distribution and transmission pipelines at a pressure not exceeding 2000 kilopascals, including aerial crossings of bridges, structures or streams, and ancillary equipment, including regulator stations but not compressor stations.	P	All
Underground gas distribution and transmission pipelines at a pressure exceeding 2000 kilopascals, including aerial crossings of bridges, structures or streams, and ancillary equipment, including compressor compounds with compressor houses	RD	All

Water, Wastewater and Stormwater		
Water reservoirs	RD	All
Water and wastewater treatment plants	D	All
Meteorological Activities		
Meteorological enclosures and buildings; automatic weather stations and anemometer masts, voluntary observer sites and associated microwave links	P	All
Meteorological enclosures and buildings, automatic weather stations and anemometer masts voluntary observer sites and associated microwave links that are not permitted activities	RD	All
Roading, and Traffic and Transport Structures		
Traffic control signals and devices, light and decorative poles and associated structures and fittings, post boxes, landscaped gardens, artworks and sculptures, bus stops and shelters, phone boxes, public toilets, road furniture located within the road reserve or rail corridors	P	All
The construction, alteration or diversion of roads, but excluding any such construction works which are part of a subdivision	D	Business Rural Residential
The construction, alteration or diversion of roads, but excluding any such construction works which are part of a subdivision	NC	Open Space
Extreme Adverse Weather Warning Devices		
Extreme adverse weather warning devices	P	All
Advice note:		
For any activity within the Stream/River Corridor, Overflow Path, Ponding Area or Erosion Hazard Area, applicants are advised to consult the Wellington Regional Council to determine if regional consent is also required.		

Notes:*Resource Management Regulations – National Environmental Standards*

The operation, maintenance, upgrading, relocation or removal of an electricity transmission line and ancillary structures that existed prior to 14 January 2010 is largely controlled by the Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009, separate to this District Plan.

The installation and operation of telecommunications facilities (antennas attached to existing structures and cabinets in the road reserve) is largely controlled by the Resource Management (National Environmental Standards for Telecommunications Facilities) Regulations 2008, separate to this District Plan. It also controls all radio-frequency emissions from telecommunication facilities through specific exposure standards.

Upper Hutt City Council is responsible for enforcing these standards. For clarification, where there is conflict or perceived conflict between the provisions of this Plan and the requirements of the NESs identified above, the provisions of the NES shall apply.

The National Environmental Standards are available for viewing at www.mfe.govt.nz and at Upper Hutt City Council offices.

Other Relevant Regulations

Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances 34:2001 is mandatory for buildings, earthworks and mobile plants within close proximity to all electricity lines.

Compliance with the Electricity (Hazards from Trees) Regulations 2003 is mandatory for tree trimming and planting in proximity to electricity transmission and distribution lines.

To discuss works, including tree planting, near electrical lines especially within 20m of those lines, contact the line operator.

The following two standards are relevant for work in proximity to gas pipelines:

- NZS/AS 2885 Pipelines – Gas and Liquid petroleum
- NZS 5258:2993 Gas Distribution Network

Upper Hutt City Council is not responsible for enforcing these regulations or standards.

Key	P Permitted activity which complies with standards for permitted activities specified in the Plan
	RD Restricted discretionary activity
	D Discretionary activity
	NC Non-complying activity

30.1A City-wide provisions

Each activity shall comply with the relevant permitted activity standards in the City-wide provisions of the Plan as listed below.

Chapter	City-wide provisions
23	Earthworks and Indigenous Vegetation Clearance
26	Heritage Features
27	Notable Trees
28	Southern Hills Overlay Area and Protected Ridgelines
32	Noise and Vibration
33	Flooding and Fault Band Hazards
34	Hazardous Substances and Contaminated Land

Standards for Permitted Activities

30.2

*Policy 16.4.4,
16.4.6, 16.4.12*

Development associated with network utilities shall comply with the Council's Code of Practice for Civil Engineering Works where that development involves assets which are managed by or to be vested in Council.

30.3

Health and Safety

*Policy 16.4.12,
16.4.13*

Where relevant, network utilities shall comply with the following standards:

- a) The maximum exposure levels shall not exceed the levels specified in NZS 2772:1999
- b) Network utilities that emit electric and magnetic fields shall comply with the International Commission on Non-ionising Radiation Protection Guidelines for limiting exposure to time-varying electric and magnetic fields (1 Hz – 100 Hz), Health Physics 99(6):818-836; 2010, and the recommendations from the World Health Organisation monograph Environmental Health Criteria (No 238, 2007).

Note: The Resource Management (National Environmental Standards for Telecommunications Facilities) Regulations 2008, separate to this District Plan controls all radio-frequency emissions from telecommunication facilities through specific exposure standards.

30.4

Maximum Height of Network Utilities

Policy 16.4.12

The maximum height of any utility structure listed in the table below shall include any antenna and support structures and exclude any lightning rod.

Network Utility	Business - CBD	Business	Residential	Rural	Open Space	Special Activity
Masts, antennas, lines and single-pole support structures	20m	25m	n/a	15m	n/a	20m 15m in the St Patrick's Estate Area
Masts and antennas (where there are two or more providers)	25m	30m	n/a	20m	n/a	25m (other than in the St Patrick's Estate Area)

Maximum height of an antenna and support structure measured from the highest point of the building to which it is attached.	5m		3.5m		
Cabinets, and network utility structures located within road reserve, that are not otherwise provided for	2.0m	1.8m	2.0m		
Cabinets, and network utility structures, that are not otherwise provided for.	3.5m				
Anemometer masts	15m	30m	12m	15m	12m
Maximum height of an extreme adverse weather measured from the point of attachment.	4m				

30.5**Maximum Size and Diameter of Network Utilities***Policy 16.4.12*

The maximum size and diameter of network utilities for each zone is outlined in the table below.

Network Utility	CBD	Business	Residential	Rural	Open Space	Special Activity
Masts	Diameter of mast <600mm from 6m in height	Diameter of mast 1.5m	n/a	Diameter of mast <600mm from 6m in height	n/a	Diameter of mast 1.5m Except in the St Patrick's Estate Area: Diameter of mast <600mm from 6m in height

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

Network Utility	CBD	Business	Residential	Rural	Open Space	Special Activity
Cabinets and other network utility structures (not otherwise provided for) that are not located within road reserve						15m ²
Cabinets located within the road reserve containing an electricity distribution substation						5m ²
Meteorological enclosures and buildings						30m ²
Extreme adverse weather warning devices						No greater dimension than 2.5m x 1.5m

30.6 Separation distance and setbacks from boundaries

Policy 16.4.12

No network utilities shall be located within an esplanade or strip.

The following table applies to masts and antenna attached to masts and any cabinet or other network utility structure that is over 5m² in area with a height of more than 1.2m that are not located in the road reserve or rail corridor:

Zone	Setback distance or setback for masts and antenna attached to masts	Setback distance or setback for cabinets and other network utility structures
All	Not located within an esplanade reserve or strip	

Business	No less than 10m from a Residential Zone boundary	No less than 2 metres to any boundary in a Rural, Residential, Open Space and Special Activity Zone and to a road or service lane boundary.
Rural	No less than 10m from any property boundary Under 15m in height - no less than 20m from the closest wall of a dwelling (excluding balconies and decks) Over 15m in height – no less than 50m from the closest wall of a dwelling (excluding balconies and decks)	No less than 2 metres to all boundaries
Residential, Open Space and Special Activity	No less than 10m from a Residential or Rural Zone boundary.	No less than 2 metres to all boundaries

30.7 Specific standards for temporary above ground lines

Policy 16.4.12,
16.4.15

The line(s) shall be in place for no longer than six calendar months from the date of erection until its removal.

30.8 Where any work is undertaken on a road or service lane the persons responsible for the work shall notify Council at least 10 working days before work begins.

Policy 16.4.4,
16.4.16

30.8a Network utility structures (excluding cabinets) that:

Policy 16.4.18

- cross a stream or river; and,
 - are within an identified flood hazard area;
- must either;
- be located underground; or,
 - positioned above the 1 in 100-year flood level, except when attached to existing lawfully established crossing structures such as bridges in which case the Network Utility Structure must not be fixed or positioned any closer to the stream bed or river bed than the lowest point of the existing crossing structure

Controlled Activities

30.9

*Policy 16.4.8,
16.4.9, 16.4.12*

The removal, operation and maintenance of network utilities and the minor upgrading of electricity and telecommunication lines that does not meet permitted activity standards

Council may impose conditions over the following matters:

- Earthworks and sediment and erosion control;
- Noise
- Any adverse effects on a heritage site or area of native vegetation

30.10

*Policy 16.4.8,
16.4.9, 16.4.12*

Subdivision for the purpose of accommodating any network utility

Council may impose conditions over the following matters:

- Site design, frontage and area;
- Legal and physical access to the lots;
- Risks to public health and safety;
- Earthworks and sediment and erosion control;
- Landscaping and screening;
- Traffic and parking management;
- The imposition of financial contributions in accordance with Part E of this Plan.
- Any adverse effects on a heritage site or area of native vegetation.

Restricted Discretionary Activities

30.11

*Policy 16.4.8,
16.4.9, 16.4.12*

The upgrading of network utilities that do not meet the permitted activity standards, excluding:

- **Electricity transmission lines above 110kV; and**
- **Gas distribution and transmission pipelines at a pressure exceeding 2000 kilopascals**

Council will restrict its discretion to, and may impose conditions on:

- The degree, extent and effects of the non-compliance with the Permitted Activity Standards
- The extent to which there are difficult ground conditions, technical or financial constraints that make compliance impracticable/ unreasonable
- Earthworks and erosion and sediment control
- Any adverse effects on an identified heritage site or an area of native vegetation.

30.12

*Policy 16.4.8,
16.4.9, 16.4.12*

The upgrading of:

- **Electricity transmission lines above 110kV; and**
- **Gas distribution and transmission pipelines at a pressure exceeding 2000 kilopascals**

Council will restrict its discretion to, and may impose conditions on:

- Risks to public health and safety
- Rehabilitation of the site following any construction or future maintenance period.
- The extent to which the affected persons / community has been consulted with.
- Earthworks and erosion and sediment control.
- Any potential interference with public use and enjoyment of the land and the operation of land uses in the vicinity
- Any adverse effects on an identified heritage site or an area of native vegetation
- Local, national and / or regional benefits derived from the activity
- Any constraints arising from technical and operational requirements of the network which may limit measures to avoid, remedy or mitigate environmental effects.

30.13

*Policy 16.4.8,
16.4.9, 16.4.12,
16.4.18*

Cabinets and other network utility structures not otherwise listed in this table that do not meet all of the relevant standards.

Council will restrict its discretion to, and may impose conditions on:

- The degree, extent and effects of the non-compliance with the Permitted Activity Standards
- Risks to public health and safety
- Any effect on heritage and cultural values

- Design and external appearance
- Visual effect including impacts on:
 - The residential and recreational use of land in the vicinity of the proposed utility;
 - The existing character, landscape, streetscape and amenity values of the locality;
 - Key public places, public viewing points and significant recreational areas
- Amenity effects, including noise vibration, odour, dust, earthworks and lighting
- Any potential interference with public use and enjoyment of the land and the operation of land uses in the vicinity
- Measures to mitigate the bulk and scale of the utility, including screening, colour and finish treatment, earth mounding and/or planting, viewing distances, the location of support structures
- Whether the size and scale of the proposal is generally compatible with other development in the area
- Any adverse effects on traffic and pedestrian safety including sight lines and the visibility of traffic signage.
- The extent to which the affected persons/community has been consulted with.
- Except in the case of cabinets, where located within an identified Flood Hazard Extent:
 - The extent to which the utility or network utility structure will be adversely impacted during a flood event;
 - Where proposed to cross a river or stream, the extent to which the Network Utility Structure will adversely contribute to blockages or obstructing flood flows;
 - The extent to which the utility will adversely impact the flood hazard area, exacerbating the effect on people and property on adjacent sites and/or adversely affect the function of the flood hazard extent.
 - The extent to which locating the Network Utility Structure within the Flood Hazard Extent will provide any local, regional or national benefit.

30.14

*Policy 16.4.8,
16.4.9, 16.4.12*

Masts, with or without associated antennas which meet the following criteria:

- **Have a maximum height of 12m**
- **The diameter of the mast is <600mm, from 6m in height above ground level**
- **The antenna are located within a horizontal circle of 750mm**

- **Are located no less than 10m from a Residential or Rural Zone boundary**

Council will restrict its discretion to, and may impose conditions on:

- Risks to public health and safety
- The maximum height, area or diameter of any antenna
- Design and external appearance
- Any effect on heritage and cultural values
- Visual effects including impacts on:
 - The residential and recreational use of land in the vicinity of the proposed utility;
 - The existing character, landscape, streetscape and amenity values of the locality;
 - Key public places, public viewing points, and significant recreational areas
- Amenity effects, including noise, vibration, odour, dust, earthworks and lighting
- Cumulative effects
- Whether the size and scale of the proposal is generally compatible with other development in the area
- Any adverse effects on traffic and pedestrian safety including sight lines and the visibility of traffic signage
- The extent to which alternative locations, routes or other options have been appropriately considered
- Any potential interference with public use and enjoyment of the land and the operation of land uses in the near vicinity
- The extent to which it is technically, economically and practically reasonable for the masts or antennas can be co-sited with similar structures or other buildings.
- The extent to which the affected persons/community has been consulted with.

30.15

Masts, with or without associated antennas that do not comply with the standards to be a permitted activity.

*Policy 16.4.8,
16.4.9, 16.4.12*

Council will restrict its discretion to, and may impose conditions on:

- The degree, extent and effects of the non-compliance with the Permitted Activity Standards
- Risks to public health and safety
- The maximum height of the mast and area or diameter of any antenna
- The maximum height, area or diameter of any antenna

- Any effect on heritage and cultural values
- Visual effects including impacts on:
 - The residential and recreational use of land in the vicinity of the proposed utility;
 - The existing character, landscape, streetscape and amenity values of the locality;
 - Key public places, public viewing points and significant recreational areas
- Amenity effects, including noise, vibration, odour, dust, earthworks and lighting
- Cumulative effects
- Any potential interference with public use and enjoyment of the land and the operation of land uses in the near vicinity
- Measures to mitigate the bulk and scale of the utility, including screening, colour and finish treatment, earth mounding and / or planting, viewing distances, the location of support structures.
- Whether the size and scale of the proposal is generally compatible with other development in the area.
- Any adverse effects on traffic and pedestrian safety including sight lines and the visibility of traffic signage.
- The extent to which alternative locations, routes or other options have been appropriately considered.
- The extent to which it is technically, economically and practically reasonable for the masts or antennas can be co-sited with similar structures or other buildings.
- The extent to which the affected persons / community has been consulted with.

30.16

Antenna attached to buildings that do not comply with the standards to be a permitted activity.

*Policy 16.4.8,
16.4.9, 16.4.12*

Council will restrict its discretion to, and may impose conditions on:

- The degree, extent and effects of the non-compliance with the Permitted Activity Standards
- Risks to public health and safety
- The maximum height, area or diameter of any antenna
- Design and external appearance
- Any effect on heritage and cultural values
- Visual effects including impacts on:
 - The residential and recreational use of land in the vicinity of the proposed utility;
 - The existing character, landscape, streetscape and amenity values of the locality;
 - Key public places, public viewing points, and significant recreational areas.
- Amenity effects, including noise, vibration, odour, dust, earthworks and lighting
- Cumulative effects
- Any potential interference with public use and enjoyment of the land and the operation of land uses in the vicinity
- Measures to mitigate the bulk and scale of the utility, including screening, colour and finish treatment, earth mounding and / or planting, viewing distances, the location of support structures.
- Whether the size and scale of the proposal is generally compatible with other development in the area.
- Any adverse effects on traffic and pedestrian safety including sight lines and the visibility of traffic signage.
- Where antennas are proposed to be sited on the top of a building, the extent to which they can be designed or screened so that they form an integral part of the total building design.
- The extent to which the affected persons / community has been consulted with.

30.17

Underground gas distribution and transmission pipelines at a pressure exceeding 2000 kilopascals, including aerial crossings of bridges, structures or streams, and ancillary equipment, including compressor compounds with compressor houses.

*Policy 16.4.8,
16.4.9, 16.4.12*

Council will restrict its discretion to, and may impose conditions on:

- Risks to public health and safety
- Any effect on heritage and cultural values

- Amenity effects, including noise, vibration, odour, dust, earthworks and lighting
- Cumulative effects
- Any potential interference with public use and enjoyment of the land and the operation of land uses in the vicinity
- The extent to which alternative locations, routes or other options have been appropriately considered.
- Earthworks and erosion and sediment control.
- The extent to which the work is able to be conveniently accommodated underground without adversely affecting existing underground utility services.
- Any adverse effects on an identified heritage site or an area of native vegetation.

30.18

Water reservoirs

*Policy 16.4.8,
16.4.9, 16.4.12*

Council will restrict its discretion to, and may impose conditions on:

- Risks to public health and safety
- Design and external appearance
- Any effect on heritage and cultural values
- Visual effects including impacts on:
 - The residential and recreational use of land in the vicinity of the proposed utility;
 - The existing character, landscape, streetscape and amenity values of the locality;
 - Key public places, public viewing points, and significant recreational areas
- Amenity effects, including noise, vibration, odour, dust, earthworks and lighting
- Cumulative effects
- Any potential interference with public use and enjoyment of the land and the operation of land uses in the vicinity
- Measures to mitigate the bulk and scale of the utility, including screening, colour and finish treatment, earth mounding and / or planting, viewing distances, the location of support structures
- The extent to which alternative locations, routes or other options have been appropriately considered.
- Rehabilitation of the site following any construction or future maintenance period.
- The extent to which the affected persons / community has been consulted with.
- Earthworks and erosion and sediment control.
- Any adverse effects on an identified heritage site or an area of native vegetation.

30.19

*Policy 16.4.8,
16.4.9, 16.4.12*

Meteorological enclosures and buildings, automatic weather stations and anemometer masts voluntary observer sites and associated microwave links that are not permitted activities

Council will restrict its discretion to, and may impose conditions on:

- The degree, extent and effects of the non-compliance with the Permitted Activity Standards
- Risks to public health and safety
- The maximum height of the mast and area or diameter of any antenna
- Design and external appearance
- Any effect on heritage and cultural values
- Visual effects including impacts on:
 - The residential and recreational use of land in the vicinity of the proposed utility;
 - The existing character, landscape, streetscape and amenity values of the locality;
 - Key public places, public viewing points, and significant recreational areas
- Amenity effects, including noise, vibration, odour, dust, earthworks and lighting
- Cumulative effects
- Any potential interference with public use and enjoyment of the land and the operation of land uses in the vicinity
- Measures to mitigate the bulk and scale of the utility, including screening, colour and finish treatment, earth mounding and / or planting, viewing distances, the location of support structures.
- Whether the size and scale of the proposal is generally compatible with other development in the area.
- The extent to which the affected persons / community has been consulted with.

Matters for Consideration

30.20

Matters that may be relevant in the consideration of any discretionary activity resource consent may include the following:

Network Utilities
<ul style="list-style-type: none"> • Compliance with the Code of Practice for Civil Engineering Works. • Whether alternative locations or other options are physically or technically possible. • Whether the size and scale of the development is generally compatible with other development in the area. • Whether the local topography, existing vegetation or screening will diminish the impact of the new structure. • The extent to which the development can be designed to reflect the form of development in the immediate locality and/or harmonise with the natural or built features of the area. • The degree to which the proposed activity is appropriately located in terms of visibility. Where ridges or hilltop locations are necessary, Council encourages the co-siting of utilities to reduce the effect on visual amenities. • Whether the utility structure damages habitats or ecosystems or causes the loss of significant vegetation that contributes to the amenity of an area. • All those matters listed for restricted discretionary activities.
Traffic generation and access
<ul style="list-style-type: none"> • Accessibility for public transport, cyclists and pedestrians. • Any vehicle/pedestrian/cyclist conflict. • Accessibility to the site. • Current traffic problems in the area. • Ability of the existing roading network to cater for increased traffic generation. • Ingress and egress to and from the site. • Neighbourhood amenity.
Roads
<ul style="list-style-type: none"> • Any need to create a public road. • Traffic Safety. • Alternative routes or alignments. • Visual Impacts. • Environmental Effects.

30A	RULES FOR	RENEWABLE	ENERGY GENERATION
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Policies 16A.4.1 – 16A.4.5

Activities Tables

30A.1	Subdivision Activities	Activity Status	Zone
	The operation and maintenance of existing renewable energy generation facilities	P	All
	Any solar panel mounted to any building	P	All
	Roof-mounted small scale wind turbines	P	All
	Freestanding small scale wind turbines	P	All
	Temporary renewable energy assessment and research structures	P	Rural Open Space Business Industrial
	Solar panels that do not comply with one or more of the permitted activity standards	RD	All
	Small scale roof-mounted and freestanding wind turbines that do not comply with one or more of the permitted activity standards	RD	All
	Temporary renewable energy assessment and research structures that do not comply with one or more of the permitted activity standards and are not located on a site	RD	All
	Land based structures that support in-stream hydro or marine energy generation provided that they are not located: <ul style="list-style-type: none"> • on a site containing an item listed in the Schedule of Significant Heritage Features 26.8 • within an esplanade reserve or strip • within any riparian setback • on any legal road (formed or unformed) 	RD	Rural Open Space Business Industrial
	Community scale renewable energy generation activities, including associated construction and commissioning activities provided that they are not located: <ul style="list-style-type: none"> • on a site containing an item listed in the Schedule of Significant Heritage Features 26 • within an esplanade reserve or strip • on any legal road (formed or unformed) and any structures are set back at a distance of not less than three times the height of any generating device or support structure from any site boundary.	RD	Rural
	The installation or upgrading of any commercial scale renewable energy generation activities, including associated construction and commissioning activities, whereby for any activity where wind is the energy source, the activity complies with NZS6808:2010.	D	Rural
	Any renewable energy generation activity that is not otherwise provided for as a permitted, restricted discretionary or non-complying activity.	D	All

<p>The installation of or upgrading of any community and commercial scale renewable energy generation activities, including associated construction and commissioning activities, renewable energy generation activity:</p> <ul style="list-style-type: none"> • located on a site containing an item listed in the Schedule of Significant Heritage Features 26.8; or • located within the Southern Hills Overlay; or • that does not comply with NZS6808:2010, where wind is the energy source. 	NC	All
<p>Any renewable energy generation activity located on a site containing an item listed in the Schedule of Significant Heritage Features 26.8</p>	NC	All

Key	<p>P Permitted activity which complies with standards for permitted activities specified in the Plan</p> <p>C Controlled activity which complies with standards for controlled activities specified in the Plan</p> <p>RD Restricted discretionary activity</p> <p>D Discretionary activity</p> <p>NC Non complying activity</p>
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Standards for permitted activities

30A.2 The operation and maintenance of existing renewable energy generation activities.

Policy 16A.4.4

The permitted activity standards for the zone must be complied with.

30A.3 Any solar panel mounted to any building

Policy 16A.4.2

- The permitted building height may be exceeded by no more than 1m
- The sunlight access standard may be exceeded by no more than 1m.
- *Where located on a heritage building listed in the Schedule of Significant Heritage Features 26.8, any solar panel shall:
 - Be located on a roof plane which is not visible from any adjacent public areas
 - Aligned with the plane of the roof

30A.4 Roof-mounted small scale wind turbines

Policy 16A.4.2

- The sunlight access, setback and noise standards for the zone in which the site is located shall be complied with
- The permitted building height may be exceeded by no more than 2m
- There shall be no more than one turbine per site.
- *Shall not be located on a site containing an item listed in the Schedule of Significant Heritage Features 26.8

30A.5

Freestanding small scale wind turbines

Policy 16A.4.2

- The sunlight access, setback and noise standards for the zone that the site is located in must be complied with.
- The permitted building height for the zone may be exceeded by up to, but no more than, 2m.
- There shall be no more than one turbine per site
- *Shall not be located on a site containing an item listed in the Schedule of Significant Heritage Features 26.8.

30A.6

Temporary renewable energy assessment and research structures

Policy 16A.4.3

- Shall comply with the following New Zealand Standards as well as any others relevant to emissions:
NZS6808:2010 Acoustics – Wind Farm Noise
NZS 2772:1999 Radiofrequency Fields
- Must comply with the noise standards for the zone in which they are located.
- Shall not be located on a site containing an item listed in the Schedule of Significant Heritage Features 26.8.
- Any anemometer must not exceed 80 metres in height.
- All structures shall comply with the sunlight access height control plane and setback requirements for the zone in which they are located.
- Any public road damaged in such investigation or assessment activity shall be reinstated to a condition of a similar or improved standard to that which existed prior to commencement of the work;
- No such investigation or assessment period shall exceed five years
- All equipment and structures shall be removed at the end of the investigation and the site shall be restored and rehabilitated to a condition no less than that which existed prior to the works commencing.

Restricted Discretionary Activities

30A.7

Solar Panels that do not comply with one or more of the permitted activity standards.

*Policies 16A4.1,
16A.4.2,
16A.4.5*

Council will restrict its discretion to, and may impose conditions on:

- Any positive effects to be derived from the activity.
- The contribution to achieving national, regional and local energy policy objectives and renewable energy targets;
- Health and safety;
- Layout, design and location of proposed structure;
- Effects on historic heritage;
- Visual, character and amenity effects;
- Adequacy of the methods of mitigation/remediation or ongoing management.

30A.8

Small scale roof-mounted and freestanding wind turbines that do not comply with one or more of the permitted activity standards

*Policies 16A4.1,
16A.4.2,
16A.4.5*

Council will restrict its discretion to, and may impose conditions on:

- All those matters under Rule 30A.11, and:
- Extent of any earthworks
- Noise and lighting effects

30A.9

Temporary renewable energy assessment and research structures, Land based structures that support in-stream hydro or marine energy generation and Community scale renewable energy generation activities, including associated construction and commissioning activities.

*Policies 16A4.1,
16A.4.3,,
16A.4.4,
16A.4.5*

Council will restrict its discretion to, and may impose conditions on:

- All those matters under Rule 30A.10, and:
- Traffic effects
- Effects on public access
- Effects on natural character
- Suitability of the site for the proposed activity, including consideration of geotechnical and natural hazard constraints

Matters for Consideration

30A.10

Matters that may be relevant in the consideration of any discretionary activity resource consent may include the following:

16A.4.1,
16A.4.4,
16A.4.5

Subdivision

- | |
|--|
| Subdivision |
| <ul style="list-style-type: none"> • Any positive effects to be derived from the activity; • The contribution to achieving national, regional and local energy policy objectives and renewable energy targets; • Health and safety; • Noise effects, including compliance with NZS 6808:2010 (Acoustics – wind farm noise); • The impact on reserves and other protected public and private land, and recreation areas, community facilities, infrastructure and services; • The impact on public access to, and along, the margins of the coast, lakes and rivers or to natural and physical features; • The impact on landscape values and natural features; • The potential impact of natural hazard events and the effect the activity itself may have on exacerbating or relieving natural hazards; • Any geotechnical constraints of the affected area; • Impacts of earthworks and the modification of natural landforms, including proposed remedial and mitigation measures; • Impacts on the amenity values of the surrounding environment, including a consideration of electromagnetic interference, vibration, aviation navigation lighting and turbine blade shadow or glare flicker; • Ecological impacts, particularly impacts on water bodies, impacts associated with native vegetation removal and impacts on indigenous avifauna, indigenous fauna and their habitats; • Impacts on archaeological and historic features and items, and sites of significance to tangata whenua; • Traffic impacts (including construction and post-construction traffic) and impacts on the roading network, including the nature and extent of vehicle movements, access, management and mitigation measures; road safety and levels of service; and impacts associated with traffic distraction; • Impacts on aviation and navigation; • Construction effects, including construction noise (and the ability to meet NZS 6803:1999 Acoustics – Construction Noise); • Any cumulative effects |

31 RULES FOR CAR PARKING

31.1 Car park provisions in accordance with these standards shall be made for all activities.

Activities Table

Policies 10.4.1, 16.4.4, 16.4.5

Car Parking Activities	All Zones
Any activity that does not comply with the parking standards specified in rule 31.1	D
Exemption:	
Sites solely occupied by unstaffed utilities or in the Central Business District if rule 31.9 applies.	

Key **P** Permitted activity
 D Discretionary activity

Activity	Minimum car parks required
Dwelling units (excluding family flats and sites with more than four dwelling units)	Two per dwelling unit
Comprehensive Residential Developments	1 per dwelling unit except where access is provided from either a Primary or Secondary Arterial (as specified in chapter 37 of the Plan) in which case 2 car parks per dwelling unit shall be provided
More than four dwelling units on any site (except for Comprehensive Residential Developments)	Two for each of the first four dwelling units, plus one for each additional dwelling unit over four
Home occupations	Two per dwelling unit plus one per two employees present on the site at any one time
Family flats	One per unit
Retail premises up to 1500m ²	1 per 100m ² net floor area
Retail premises more than 1500m ² but less than 3000m ²	2 per 100m ² net floor area
Retail premises more than 3000m ² but less than 5000m ²	3 per 100m ² net floor area
Retail premises more than 5000m ²	5 per 100m ² net floor area
Taverns	One per 12m ² of net floor area, accessible to the public

Activity	Minimum car parks required
Professional, commercial and administrative offices with less than 2,000m ² net floor area	One per 40m ² net floor area
Professional, commercial and administrative offices with greater than 2,000m ² net floor area	One per 35m ² net floor area
Service stations	One per four fuel dispensers plus four per service bay
Manufacturing industry and workshops	One per 100m ² net floor area
Warehouses	One per 300m ² net floor area
Rest homes	One per three residents (includes beds used by staff)
Commercial accommodation, hotels, and motels	One per room or unit of accommodation
Restaurants	One for every four persons the restaurant is designed to accommodate, plus a minimum of five queuing spaces for any drive-in takeaway facility 30 for every 100 persons bar space capacity plus one for every two staff employed on the site at any one time
Medical rooms	Three per medical practitioner employed on the site at any one time
Veterinary clinics	Three per practitioner employed on the site at any one time
Educational activities, including childcare	One per full time equivalent staff member plus one for every 10 students over 16 years of age present at any one time
Clubrooms, theatres, halls, churches, places of public and private assembly, including museums and indoor sports facilities	One for every four persons the building is designed to accommodate
Notes:	
<ul style="list-style-type: none"> Where any particular activity is not listed in 31.1, then the car park requirement of any activity similar in character shall apply. If there are two or more activities that are similar in character, the highest parking rate shall apply. 	
<ul style="list-style-type: none"> If there is more than one activity on a site, the car park provision shall be determined by each individual activity located on the site. This is only applicable if each activity is physically separated from each other. If this is not the case, the activities will be assessed as one and the highest car park requirement applicable shall apply. 	
<ul style="list-style-type: none"> When the assessment of the number of necessary car parks results in a fractional space, the number of car parks to be provided shall be rounded down to the nearest whole number. 	

31.2 Car parks required by this standard shall be available for vehicles used in association with the activity at any time the activity is carried out.

Policies 10.4.1, 16.4.4, 16.4.5

31.3 All car parks and loading areas shall be surfaced and maintained so they do not create a dust nuisance or allow vehicles to carry deleterious materials such as mud, stone, chips or gravel onto any road, footpath or service lane.

Policy 16.4.1

31.4 Two or more owners or occupiers of any one site may jointly make provision, by way of formal agreement, for car parks or loading facilities for their buildings or activities. This is subject to the total number of car parks not being less than the sum of the spaces required for the various buildings or activities calculated separately. The car parks that are required may be located on land other than the site but must be within 150m of it.

Policies 10.4.1, 16.4.4, 16.4.5

31.5 Provision shall be made for all vehicles associated with any permitted activity in the Rural Zone to be parked and manoeuvred on the site.

Policy 16.4.1

31.6 Every car park shall be designed and constructed in accordance with the Code of Practice for Civil Engineering Works.

Policy 16.4.1

31.7 Every car park shall be designed to ensure that vehicles are not required to reverse onto State Highways.

Policy 16.4.4

31.8 Where any car parking area accommodates more than five vehicle spaces and adjoins a site which is zoned Rural, Residential, Open Space, or Special Activity, then it shall be effectively screened from that site by a close boarded fence, wall or landscaping of no less than 1.6m in height.

Policy 16.4.1

A car parking area with more than five vehicle spaces that adjoins a road shall also be screened by a landscaped strip within the site of at least 0.6m in width. Note that additional landscape requirements apply in the Special Activities Zone.

31.9 The standards in rule 31.1 do not apply in the Central Business District, as delineated on the Planning Maps, where:

Policy 16.4.5

- The total number of car parks on the site is not reduced; and
- A new building is erected with a floor space of 1500m² or less; or
- There is a change in the activity carried out in an existing building; or
- The floor space of an existing building is extended by not more than 10%.

31.10 Car Parking Levy

Policies 10.4.1,
16.4.1

Instead of requiring the number of car parks under the relevant standards of this plan, Council may accept a monetary contribution to provide, extend or upgrade car parking in the vicinity of the site. The maximum car parking levy that Council may require is indicated below. Such contributions may only be considered if it can be demonstrated that it would be inappropriate or impractical to provide all the required on-site parking, or if alternative convenient parking is available.

Car Parking Levy = C x N x I

C = the cost to Council of providing a single car park that includes the construction and land costs.

N = the number of car parks required to meet the requirements of rule 31.1 of this Plan.

I = the intensity of use:

$$\frac{\text{hours of operation between 0900 \& 1800 hrs/day}}{\text{hours between 0900 \& 1800 hrs/day}}$$

Matters for Consideration

31.11 Matters that may be relevant in the consideration of any resource consent may include the following:

Car parks

- Compliance with the Code of Practice for Civil Engineering Works.
- Whether the topography, size or shape of the site or the location of any natural or built feature(s) on the site or other requirements such as easements, rights-of-way or restrictive covenants impose constraints that make compliance impracticable.
- Whether the use will not generate the demand for the required car parking as anticipated in the Plan rules.
- Whether people using the facility use other means of transport to get to the site.
- Whether additional car parking would adversely affect the character and amenity value of the site, or the development of the surrounding environment.
- Whether car parking can be easily accommodated on nearby streets or in public car parks without causing congestion, danger or loss of amenity.
- Whether the nature of adjacent roads is such that the entry, exit and manoeuvring of vehicles can be conducted safely.

32**RULES FOR NOISE AND VIBRATION****Activities Table***Policy 15.4.4*

32.1	Activities	All Zones
	Any activity (except temporary events, activities occurring in the Speedway Area, and an Organised Fireworks Display at Trentham Memorial Park) which complies with the noise and vibration standards in rules 32.3 to 32.6	P
	Any activity (except temporary events, activities occurring in the Speedway Area, and an Organised Fireworks Display at Trentham Memorial Park) which does not comply with the noise and vibration standards in rules 32.3 to 32.6	NC

Key	P Permitted activity which complies with standards for permitted activities specified in the Plan
	NC Non complying activity

Standards for Permitted Activities**32.2 Noise from the Speedway Area and from Organised fireworks Displays***Policy 7.4.6*

Noise standards which relate specifically to the Speedway Area and to an Organised Fireworks Display at Trentham Memorial Park (in the Open Space Zone) are specified in Chapter 21 and are not subject to the noise and vibration standards of Chapter 32 herein.

32.2A Noise from Temporary Events

Noise standards which relate specifically to Temporary Events are specified in Chapter 8A and are not subject to the noise and vibration standards of Chapter 32 herein.

32.3 Noise from construction and demolition*Policies 4.4.6, 15.4.4*

The maximum noise levels from construction -or demolition activities, measured at or within the boundary of any site (other than the source site) in the Residential and Open Space Zones, and immediately outside dwellings in the Rural Zone, shall not exceed the following levels:

Mon to Sat 7:00am - 7:00pm		All other times, Sundays & public holidays	
$L_{eq}dBA$	$L_{max}dBA$	$L_{eq}dBA$	$L_{max}dBA$
75	90	45	75
Notes			
Noise levels shall be measured in accordance with the requirements of NZS 6803:1999 Acoustics – Construction Noise.			
The definitions of dBA, L_{eq} and L_{max} are those found in NZS 6803:1999.			

32.4 Noise from temporary military training

Policies 4.4.6,
15.4.4

Temporary military training activities are permitted in all zones subject to the following noise limits not being exceeded at any point within 20m of a dwelling, residential institution or educational facility:

Time of day	$L_{10}dBA$	$L_{max}dBA$
6am – 7.30am	60	75
7.30am – 6pm	75	90
6pm – 8pm	70	85
8pm – 6am	55	70

In addition, all temporary military training activities shall be conducted so that the airblast overpressure arising from the use of explosives, ammunition or pyrotechnics does not exceed 120dBC at any point within 20m of a dwelling, residential institution or educational facility.

32.5 Noise from all other activities

Policies 4.4.6,
15.4.4

The following noise rules shall not apply to:

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

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

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

The following standards apply to the Business Industrial Land on Eastern Hutt Road

	Day-time 7:00am – 9:00pm		Night-time 9:00pm – 7:00am	
	L ₁₀	L _{max}	L ₁₀	L _{max}
dBA				
Maximum noise levels from activities in the Business Industrial zone located on Eastern Hutt Road measured at or within the boundary of any site: <ul style="list-style-type: none"> • In the Residential zone; • In the Residential Conservation zone and in the Rural Hill zone, but assessed no closer than 100m from the zone boundary of the Business Industrial zone; • In the Special Activity zone that is St Patricks Estate area. 	50	-	40	70
Maximum noise levels from activities in the Business Industrial zone on Eastern Hutt Road* measured at or within the boundary of any site (other than the source site) in the Business Industrial zone on Eastern Hutt Road and at or within the boundary of any site within a Business sub-zone.	65	-	65	-

Exemption

* Except that primary warehousing operations including:

- Truck movements on sites and on access roads; and
- Loading and unloading activities –

shall be exempt from the noise rules only as they apply to receiving sites within the Business Industrial zone on Eastern Hutt Road.

Notes	
•	Noise levels shall be measured in accordance with the requirements of NZS 6801:1991 Measurement of Sound, and assessed in accordance with the requirements of NZS 6802:1991 Assessment of Environmental Sound.
•	Noise levels shall be measured with a sound level meter complying with International Standard IEC 60651 (1979): Sound Level Meters, Type 2.
•	Adjustments for special audible characteristics, if present, as provided for in clauses 4.3 and 4.4 of NZS 6802:1991, shall apply and will have the effect of imposing a maximum permitted noise level 5dBA more stringent than the L_{10} levels stated above. This condition shall not apply to impulse noise emissions arising from firing and detonation activities at the Trentham Ranges.
•	The definitions of dBA, dBC, L_{10} and L_{max} are those found in NZS 6802:1991.

32.6**Vibration standards**

*Policies 4.4.6,
15.4.4*

Vibration from any site due to blasting shall not exceed a peak particle velocity of 5mm/sec measured in the frequency range 3-12Hz at any point within 20m of a dwelling, residential institution or educational facility.

Airblast overpressure from blasting shall not exceed a peak sound pressure level of 120dBC at any point within 20m of a dwelling, residential institution or educational facility.

The airblast overpressure shall be measured in accordance with the requirements of NZS 6801:1991 Measurement of Sound and the Australian Standard AS 2187.2 1993: Explosives – Storage, transport and use. The lower limiting frequency of the measuring instruments shall be reported.

The measurements shall be assessed in accordance with the requirements of the Australian Standard AS 2187.2 1993: Explosives – Storage, transport and use.

Matters for Consideration

32.7

Matters that may be relevant in the consideration of any resource consent may include the following:

Noise and vibration

- The length of time, and the level by which, the standards will be exceeded, particularly at night, and the likely disturbance that may be caused.
- The nature and location of nearby activities and the effects they may experience.
- The topography of the site, and the neighbouring areas, and any influence this may have on noise or vibration transmission.
- The effects on residential activities, particularly night time effects.
- Any opportunities to avoid, remedy or mitigate the noise or vibration.
- The effectiveness of, and in particular the certainty provided by, any conditions or controls that might be imposed on the activity.

33**RULES FOR FLOODING
AND FAULT BAND HAZARDS****Activities Table**

Policies 14.4.1, 14.4.2, 14.4.3, 14.4.4, 14.4.5, 14.4.6, 14.4.7.

33.1	Activities	All Zones
	Flood mitigation works undertaken or approved by a local authority	P
	Buildings and structures to be erected within the 1% (1 in 100 year) flood extent of the Hutt River, as shown on the Planning Maps.	D
	Any new habitable building or structure to be erected within the fault band identified on the Planning Maps.	D
Pinehaven Flood Hazard Extent and Pinehaven Catchment Overlay		
	Within the Ponding Area of the Pinehaven Flood Hazard Extent the alteration and addition to existing buildings, or construction of accessory buildings are a Permitted Activity provided the gross floor area is less than 20m ² and the proposal complies with the relevant zone standards for permitted activities.	P
	Driveways and bridges over the Pinehaven Stream	C
	Within the Ponding Area of the Pinehaven Flood Hazard Extent the construction of new buildings, or alteration and addition to existing buildings, including accessory buildings over 20m ² , that are not Permitted Activities.	RD
	Visitor accommodation or residential accommodation activities within the Commercial Business Zone of the Pinehaven Flood Hazard Extent.	RD
	Any part of a fence within an Overflow Path of the Pinehaven Flood Hazard Extent.	RD
	Any building within the Pinehaven Catchment Overlay.	RD
	Any part of a building within an Overflow Path of the Pinehaven Flood Hazard Extent.	D
	Within the Pinehaven Flood Hazard Extent, any Permitted, Controlled or Restricted Discretionary Activity which fails to comply with any of the relevant Permitted Activity conditions, Controlled or Restricted Discretionary Activity Standards or Terms and is not identified as a Discretionary Activity, is a Non-Complying Activity.	NC
	Any building, structure or fence within the Stream Corridor of the Pinehaven Flood Hazard Extent (except where provided for under the rule for driveways and bridges as a Controlled Activity).	NC

Mangaroa Flood Hazard Extent	
Within the Ponding Area of the Mangaroa Flood Hazard Extent (outside the Erosion Hazard Area), the construction of a new, or alteration and addition to an existing, accessory building is a Permitted Activity where the proposal complies with the relevant zone standards for permitted activities.	P
Within the Ponding or Erosion Hazard Area within the Mangaroa Flood Hazard Extent, the primary driveway or vehicle access serving the dwelling is a Permitted Activity.	P
Within either the Ponding Area or Erosion Hazard Area of the Mangaroa Flood Hazard Extent, where one or more of the following occurs; <ul style="list-style-type: none"> • the construction of new dwellings; • the alteration and addition to existing dwellings; • construction of accessory buildings in the Erosion Hazard Area • construction of otherwise permitted non-residential buildings; • residential accommodation for caretaker activities in the Business Industrial Zone. 	RD
Within the Ponding Area of the Mangaroa Flood Hazard Extent, the primary driveway or vehicle access serving the dwelling where below the 1 in 100 year flood level.	RD
Within the Ponding Area of the Mangaroa Flood Hazard Extent, where one or more of the following occurs; <ul style="list-style-type: none"> • the construction of new dwellings; • the alteration and addition to existing dwellings; • construction of otherwise permitted non-residential buildings; or • residential accommodation for caretaker activities in the Business Industrial Zone; which have a Finished Floor Level below the 1 in 100 year flood level.	D
Within the Overflow Path of the Mangaroa Flood Hazard Extent, where one or more of the following occurs; <ul style="list-style-type: none"> • the construction of new dwellings; • the alteration and addition to existing dwellings; • construction of accessory buildings; or • construction of otherwise permitted non-residential buildings. 	D
Within an Overflow Path of the Mangaroa Flood Hazard Extent, the primary driveway or vehicle access serving the dwelling	D
Within the River Corridor of the Mangaroa Flood Hazard Extent, where one or more of the following occurs; <ul style="list-style-type: none"> • The primary driveway or vehicle access serving the dwelling is located in the River Corridor; • the construction of new dwellings; • the alteration and addition to existing dwellings; • construction of accessory buildings; • construction of otherwise permitted non-residential buildings; or • residential accommodation for caretaker activities in the Business Industrial Zone. 	NC

Note:	
Network Utility Structures are addressed through the provisions within Chapters 16, 23 and 30. For the avoidance of doubt any Network Utility Structure activity undertaken by a network utility operator within the Flood Hazard Extent subject to the provisions of Chapters 16, 23 and 30, will prevail over the provisions of Chapters 14 and 33.	
Advice note:	
For any activity within the Stream/River Corridor, Overflow Path, Ponding Area or Erosion Hazard Area, applicants are advised to consult the Wellington Regional Council to determine if regional consent is also required.	

Key	<p>P Permitted activity which complies with standards for permitted activities specified in the Plan</p> <p>C Controlled activity which complies with standards for controlled activities specified in the Plan</p> <p>RD Restricted Discretionary Activity</p> <p>D Discretionary activity</p> <p>NC Non-Complying Activity</p>
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Standards for Permitted and Controlled Activities

33.2 **Within the Ponding Area of the Pinehaven Flood Hazard Extent the alteration and addition to existing buildings, or construction of accessory buildings are a Permitted Activity provided the gross floor area is less than 20m² and the proposal complies with the relevant zone standards for permitted activities.**

Policy 14.4.2

- Additions and alterations are not below the floor level of the existing building, and do not exceed 20m² in area.
- Must not be within the Stream Corridor or Overflow Path
- Only one addition to the existing building following the date of notification of this plan change.

33.3 **Driveways and bridges over the Pinehaven Stream.**

Policy 14.4.6

- Only one crossing per property
- No fences (excluding required support rails) are to be constructed along the bridge crossing

Council may impose conditions over the following matters

- Design of the crossing to avoid obstructing the Stream Corridor from conveying flood water.

33.4

Policy 14.4.9

Within the Ponding Area of the Mangaroa Flood Hazard Extent (outside the Erosion Hazard Area), the construction of a new, or alteration and addition to an existing, accessory building is a Permitted Activity where the proposal complies with the relevant zone standards for permitted activities.

- The construction or additions and alterations are not within the River Corridor, Overflow Path or Erosion Hazard Area.
- The construction or additions and alterations comply with the relevant zone standards for permitted activities.

33.5

Policy 14.4.8

Within the Ponding or Erosion Hazard Area within the Mangaroa Flood Hazard Extent, the primary driveway or vehicle access serving the dwelling is a Permitted Activity.

- The access is above the 1 in 100-year flood level, and
- Does not cross an Overflow Path or River Corridor

Restricted Discretionary Activities

33.6

Policy 14.4.4

Within the Ponding Area of the Pinehaven Flood Hazard Extent the construction of new buildings, or alteration and addition to existing buildings, including accessory buildings over 20m², which are not Permitted Activities, are a Restricted Discretionary Activity.

Standards:

- The Finished Floor Level must be above the 1 in 100-year event level for residential activities, or;
- The Finished Floor Level above the 1 in 25-year event level if a commercial activity within the Business Commercial Zone.
- The buildings, additions or alterations must not be within the Stream Corridor or an Overflow Path.

Council will restrict its discretion to, and may impose conditions on

- Building floor level.
- Building location within the site

- Building floor area
- Effect of displacement of flood waters from the site.

33.7

Policy 14.4.4

Visitor accommodation or residential accommodation activities within the Business Commercial Zone of the Pinehaven Flood Hazard Extent are a Restricted Discretionary Activity.

Standard:

- Activities must be in buildings with a Finished Floor Level above the 1 in 100-year event level.

Council will restrict its discretion to, and may impose conditions on:

- Where residential accommodation is proposed, the susceptibility of the activity to flood hazards and whether appropriate mitigation can be achieved.

33.8

Policy 14.4.6

Any part of a fence within an Overflow Path of the Pinehaven Flood Hazard Extent.

Standard:

- The design of the fence must not obstruct the direction or route of the Overflow Path.

Council will restrict its discretion to, and may impose conditions on:

- Effect on the Overflow Path's ability to convey flood water along the identified route shown on the relevant hazard map.

33.9

Policy 14.4.7

Any building within the Pinehaven Catchment Overlay.

Standards:

- Achieves hydraulic neutrality
- Provision of a report by a suitably qualified and experienced person providing an assessment of the ability for the site to achieve hydraulic neutrality in accordance with the requirements of 1.8.11.

Council will restrict its discretion to, and may impose conditions on:

- To avoid, remedy or mitigate the effects of any increase in risk to people or property as a result of the peak runoff.
- Ability for the proposed development and proposed design to ensure peak flow of stormwater discharge will be no greater than pre-subdivision levels and thus achieve hydraulic neutrality.
- Mitigation measures proposed to achieve hydraulic neutrality.
- Effect on the Pinehaven Flood Hazard Extent.

33.10

*Policies
14.4.4,
14.4.6*

Within either the Ponding or Erosion Hazard Area of the Mangaroa Flood Hazard Extent, where one or more of the following occurs;

- **the construction of new dwellings,**
- **the alteration and addition to existing dwellings,**
- **construction of accessory buildings in the Erosion Hazard Area,**
- **construction of otherwise permitted non-residential buildings,**
- **residential accommodation for caretaker activities in the Business Industrial Zone.**

Standards:

- Finished Floor Level above the 1 in 100-year event level for:
 - the construction of new dwellings,
 - the alteration and addition to existing dwellings,
 - construction of otherwise permitted non-residential buildings,
 - residential accommodation for caretaker activities in the Business Industrial Zone.
- Building must not be located within an Overflow Path or River Corridor.
- Where the proposal is located within the Erosion Hazard Area, provision of a report by a suitably qualified and experienced person is required to determine the erosion risk in accordance with the requirements of 1.8.10.

Council will restrict its discretion to, and may impose conditions on:

- assessment of the appropriateness of the proposed building location in terms of area and position in relation to the flood hazard and erosion risk and any recommendations of the report required by 1.8.10;

- Where residential accommodation is proposed, the susceptibility of the activity and whether appropriate mitigation can be achieved

33.11

Policy 14.4.6

Within the Ponding Area of the Mangaroa Flood Hazard Extent, the primary driveway or vehicle access serving the dwelling where below the 1 in 100-year flood level is a Restricted Discretionary Activity.

Council will restrict its discretion to, and may impose conditions on:

- The suitability of the proposed access to facilitate evacuation during a 1 in 100 year flood event.

Matters for Consideration

33.12

Matters that may be relevant in the consideration of any resource consent include the following:

Flood hazards
<ul style="list-style-type: none"> • Whether the proposed development would increase the level of risk or jeopardise the safety of the occupants and other persons. • The effects of any earthworks or infilling. • In addition, where located within the Pinehaven Flood Hazard Extent; <ul style="list-style-type: none"> • Effect on the Overflow Path’s ability to continue conveying flood water. • Any increase in risk to people or property as a result of the building location. • In addition, where located within the Mangaroa Flood Hazard Extent; <ul style="list-style-type: none"> • Assessment of the appropriateness of the proposed building location and floor level in terms of area and position in relation to the flood hazard and erosion risk. • Where residential accommodation is proposed, the susceptibility of the activity and whether appropriate mitigation can be achieved. • Assessment of the effect of the building on the function of the floodplain and whether it would unacceptably obstruct or divert floodwater flows within the Flood Hazard Extent. • The suitability of the proposed access during a 1 in 100-year flood event, and its effect on obstructing or diverting Overflow Paths or floodwater flows within the Flood Hazard Extent.
Buildings within the fault band
<ul style="list-style-type: none"> • The accuracy of information relating to the location of the fault. • The potential effects of an earthquake in terms of the nature and scale of use proposed for the building. • The extent to which the building complies with Clause B1 Structure of the New Zealand Building Code. • The measures proposed to avoid, remedy or mitigate the effects of an earthquake.

34**RULES FOR HAZARDOUS SUBSTANCES
AND CONTAMINATED LAND****Activities Table***Policies 17.4.1, 17.4.2, 17.4.4*

34.1	Activities	All Zones
	The storage, use, handling and production of hazardous substances which complies with standards 34.2 and 34.3	P
	The storage, use, handling and production of hazardous substances which does not comply with standards 34.2 and 34.3	D
	The use, development or subdivision of any contaminated site	D
Advice note		
For any activity within the Stream/River Corridor, Overflow Path, Ponding Area or Erosion Hazard Area, applicants are advised to consult the Wellington Regional Council to determine if regional consent is also required.		

Key	P Permitted activity which complies with standards for permitted activities specified in the Plan
	D Discretionary activity

Standards for Permitted Activities

34.2 All areas within a site where hazardous substances are stored, used, handled or produced shall be sealed and bunded. All bunds shall be sealed or constructed from impervious materials, and shall be able to contain 110% of the total volume of substances stored and used on-site in the event of a spill. Underground storage of hazardous substances and all storage of lighter than air gases and LPG are exempt from the bunding requirements.

Policy 17.4.1

34.3 Surface water from all areas within a site where hazardous substances are stored, used, handled or produced shall be drained to an interceptor which will prevent contaminants being discharged into the Council's stormwater reticulation system.

Policy 17.4.1

Discharges that meet the requirements of The Environmental Guidelines for Water Discharges from Petroleum Industry Sites in New Zealand (MfE 1998) are deemed to comply with this standard.

34.4 The following are exempt from the standards for permitted activities:

Policy 17.4.1

- Trade waste sewers and landfills.
- Storage or use of hazardous consumer products for private domestic purposes.
- Storage or use of hazardous products in educational facilities.
- Retail sale of hazardous substances for domestic use.
- Use of explosives and ammunition.
- Gas and oil pipelines.
- Transformers mounted on poles.
- The application of agricultural chemicals.
- The use of fuel to power vehicles and engines.
- Hazardous substances in transit or in temporary (less than 24 hours) storage.

Matters for Consideration

34.5 Matters that may be relevant in the consideration of any resource consent may include the following:

Environmental Risk Assessment

A qualitative or quantitative risk assessment is required, by a suitably qualified person, identifying any risk to both the environment and the community with particular attention to:

1. The sensitivity of the surrounding natural and physical environment, including:
 - Aquifers, wetlands, streams/rivers/lakes.
 - Nature of subsoil.
 - Ecosystems, habitats, important stands of native vegetation, identified ecological areas and the potential of the substances to damage or destroy the life-supporting capacity of the habitats or the environment.

2. Methods and location for the disposal of the hazardous substances or contaminants.
3. Susceptibility of the site to natural hazards including flood hazards, the presence of other active geological or geomorphological processes and the probability of a hazard event occurring. An assessment of the scale and probability of flood hazards occurring, the potential impact of a breach and how the facility is designed to avoid flood water mixing with hazardous substances and escaping from the site.
4. Site drainage and off-site infrastructure (for example stormwater, sewer type and capacity).
5. Cumulative and synergistic effects, and bioaccumulation of hazardous substances used, stored, manufactured or disposed of.
6. The number of people potentially at risk from the activity, and:
 - the risk to health and safety of adjacent property and people in the locality;
 - location of sensitive activities (for example hospitals, educational and child care facilities, dwellings, parks and reserves, heritage or cultural sites, places of public assembly and the like);
 - suitability of the surrounding area for future residential growth.
7. Monitoring systems.

Risk mitigation

Consideration will be given to specific emergency procedures and equipment related to the particular activity's risk. Specific conditions may be imposed to ensure that any undue risks are avoided or mitigated, including the preparation and use of a site management plan, and compliance with relevant industry codes of practices and standards.

Alternatives

Consideration will be given to any possible alternative locations or practicable methods for undertaking the activity, if it is likely that an activity will produce any significant adverse effects on the environment.

Access and traffic safety

Whether vehicles transporting hazardous substances unnecessarily use minor or local streets (especially residential). Conditions may be imposed, in some cases, which require access along specified routes. Of particular concern is the location of entry and exit points to the site and their interrelation with existing intersections and/or land constraints, to ensure safety of operation.

PART 4 APPENDICES

CONTENTS:

Chapter 35	[vacant]
Chapter 36	Schedule of Designations
Chapter 37	Roading Hierarchy
Chapter 38	Access Design Standards and Criteria
Chapter 39	Wallaceville Structure Plan
Chapter 40	Mount Marua Structure Plan

35

[Vacant]

36**SCHEDULE OF DESIGNATIONS****Index of Requiring Authorities:**

Broadcast Communications Limited
 Hutt City Council
 Minister for Primary Industries
 Minister of Corrections
 Minister of Defence
 Minister of Education
 Minister of Police
 New Zealand Transport Agency
 The New Zealand Railways Corporation
 Radio Network of New Zealand
 Telecom Mobile Limited
 Telecom New Zealand Limited
 Trans Power NZ Limited
 Tranz Rail Limited
 United Networks Limited
 Upper Hutt City Council - Reserves & community facilities
 Upper Hutt City Council - Utilities
 Wellington Regional Council

Broadcast Communications Limited

Ref No	Map No	Designation title	Location
BCL1	R27	Broadcasting and Telecommunications	North east of North Climie No.1 trig at Mt Climie (1000m ² site)

Hutt City Council

Ref No	Map No	Designation title	Location
HCC1	U2 R19	Cemetery purposes	Akatarawa Road
HCC2	U39 U40	Excess wastewater flow storage facility	Eastern Hutt Road

Minister for Primary Industries

Minister for Primary Industries – MPI1 Designation		
Unique identifier and map identifier	MPI1, U36 U37	
Purpose of designation	Laboratories and Research (Biosecurity and Disease), Offices	
Site identifier	Ward Street, Wallaceville	
Conditions	Access and Car Parking	
	NOR1.1	All accessways and manoeuvring areas shall be formed and surfaced in accordance with the Upper Hutt City Council Code of Practice for Civil Engineering Works. Exemption - the requirement for accessways serving sites solely occupied by unstaffed utilities shall be that the accessway shall be surfaced with permanent all weather surfacing for a minimum length of 5m from the edge of the road carriageway seal.
	NOR1.2	There shall be practical vehicle access to car parking and loading spaces, in accordance with the Upper Hutt City Council Code of Practice for Civil Engineering Works.
	NOR1.3	There shall be sufficient car parking (marked and unmarked) to cater for 80 staff on the premises during the day and in addition not less than 4 additional visitor parking spaces and 2 disabled parking spaces shall be available.
	Artificial Light	
	NOR1.4	Lighting shall be to a level which is sufficient for security and operations and designed, as much as is reasonably practical, to prevent the intrusion of direct light into adjacent properties.
	Screening	
	NOR1.5	Outdoor storage areas shall be screened by a close-boarded fence, a solid wall or dense planting of vegetation. The screening shall be no less than 1.8m in height.
	Signs	
	NOR1.6	Any sign shall be removed when the activity to which it relates has ceased.
	NOR1.7	Any sign shall be located so that it does not obstruct any official traffic sign.
NOR1.8	Any sign must not be flashing, animated or continuously differ in form or detail.	
Site Coverage		
NOR1.9	The coverage by buildings on a site shall not exceed 40% of the net site area.	

Conditions (continued)	Setbacks from Boundaries				
	NOR1.10	The setback distance for buildings constructed on the site after 1 May 2014 shall not be less than:			
		Boundary		Minimum setback	
		Front boundary		6m	
Side and rear boundaries		3m			
Boundaries directly adjoining a Residential Zone		3m + 0.5m for every 1m the building is over 5m in height			
Noise					
NOR1.11	Noise from construction or demolition activities, measured at or within the boundary of any site (other than the source site) in the Residential Zones, shall not exceed the following levels:				
	Mon to Sat 7:00am – 7:00pm		All other times, Sunday & public holidays		
	L _{eq} dBa	L _{max} dBa	L _{eq} dBa	L _{max} dBa	
	75	90	45	75	
	Noise levels shall be measured in accordance with the requirements of NZS 6803: 1999 Acoustics - Construction Noise.				
	The definitions of dBA, L _{eq} and L _{max} are those found in NZS 6803:1999.				

Minister of Corrections

Ref No	Map No	Designation title	Location
COR1	U42 U43 U47	Rimutaka Prison	Freyberg Road Extension

Minister of Defence

Ref No	Map No	Designation title	Location
DEF1	U34 U35 U43 U44	Defence purposes	Trentham Military Camp, Messines Avenue & Alexander Road

Minister of Education

Ref No	Map No	Designation title	Location
ED1	U1 U7	Birchville Primary	Gemstone Drive
ED3	U26	Fraser Crescent Primary	Redwood Street
ED4	U25 U36	Heretaunga College	Ward Street
ED5	U26	Maidstone Intermediate	Redwood Street
ED6	R26	Mangaroa Primary	Flux Road
ED7	U27 U28	Oxford Crescent School	Oxford Crescent
ED8	U46	Pinehaven Primary	Pinehaven Road
ED9	U11	Plateau Primary	Molloys Road
ED10	U18	Totara Park Primary	California Drive
ED11	U41	Silverstream Primary	Whitemans Road
ED12	U23 U24	Upper Hutt College	Moonshine Road
ED13	U26 U27	Upper Hutt Primary	Martin Street
ED15	U23 U24	Fergusson Intermediate	Hikurangi Street
ED16	U20	Maoribank Primary	Hillside Drive
ED17	U24 U35	Trentham Primary	Moonshine Road
ED18	U34 U43 R24	Hutt International Boys School	Granville Street

Minister of Police

Ref No	Map No	Designation title	Location
POL1	U27	Police station	863 - 873 Fergusson Drive
POL3	U44	Dog Training	Dante Road

The New Zealand Railways Corporation

Ref No	Map No	Designation title	Location
TZR1		Railway corridor purposes	Wellington to Woodville Railway including tunnel 1 and 2

Radio Network of New Zealand

Ref No	Map No	Designation title	Location
RNZ1	R23	Radio Communication, telecommunication and ancillary purposes	East of Mt Cecil Road

Telecom New Zealand Limited

Ref No	Map No	Designation title	Location
TEL1	U20	Telecommunication, Radio communication and ancillary purposes	1288 Fergusson Drive
TEL2	R26 R27	Telecommunication, Radio communication and ancillary purposes	Mount Climie
TEL3	U35	Telecommunication, Radio communication and ancillary purposes	584-586 Fergusson Drive

New Zealand Transport Agency

Ref No	Map No	Designation title	Location
NZTA1	U3 U7 U8 U10 U11 U14 U15 U16 U17 U18 U19 U20 U22 U23 U24 U25 U31 U32 U33 U39 U40 R19 R20 R21 R23 R28	State Highway purpose	State Highway 2
NZTA2	R8	Transmission Gully Main Alignment	Transmission Gully

New Zealand Transport Agency – NZTA3 Designation									
Unique identifier and map identifier	NZTA3, R23								
Purpose of designation	State Highway purposes								
Site identifier	State Highway 58								
Lapse Date	15 June 2027								
Conditions	<table border="1"> <thead> <tr> <th>NOR1.1</th> <th>Submission of Information on Final Designs</th> </tr> </thead> <tbody> <tr> <td></td> <td> <p>Prior to the commencement of any on site work, the Requiring Authority shall submit information, including plans, detailing final designs in general accordance with the Notice of Requirement as submitted and notified to the reasonable satisfaction of the Roading Manager, Upper Hutt City Council.</p> <p>The final designs shall show the following information:</p> <ul style="list-style-type: none"> (a) The location of the proposed State highway carriageway in relation to designation boundaries. (b) The location and design of all intersections, overpasses and underpasses, in particular the reconstruction of intersections and local roads. (c) The location and design of all fencing, bunds, and barriers. (d) The design of lighting at intersections. (e) Landscape and ecological mitigation works. </td> </tr> <tr> <th>NOR1.2</th> <th>Construction Management</th> </tr> <tr> <td></td> <td> <p>Prior to the commencement of the construction works, the requiring authority shall submit a Dust Management Plan to Upper Hutt City Council’s Resource Consents and Compliance Manager for certification. The Dust Management Plan shall be prepared by person(s) suitably qualified to determine effective dust management having regard to the activities carried out on adjoining properties, and shall be implemented as certified by the Upper Hutt City Council upon the commencement of the construction works. In particular, the Dust Management Plan:</p> <ul style="list-style-type: none"> (a) Shall seek to prevent or minimise any dust emission causing a dust nuisance to adjoining properties; (b) Shall detail the specific measures to be undertaken to control dust emission beyond the boundaries of the designation (‘dust control measures’), in order to avoid and mitigate dust nuisance to adjoining properties; (c) Shall specify monitoring measures, including in relation to dust control </td> </tr> </tbody> </table>	NOR1.1	Submission of Information on Final Designs		<p>Prior to the commencement of any on site work, the Requiring Authority shall submit information, including plans, detailing final designs in general accordance with the Notice of Requirement as submitted and notified to the reasonable satisfaction of the Roading Manager, Upper Hutt City Council.</p> <p>The final designs shall show the following information:</p> <ul style="list-style-type: none"> (a) The location of the proposed State highway carriageway in relation to designation boundaries. (b) The location and design of all intersections, overpasses and underpasses, in particular the reconstruction of intersections and local roads. (c) The location and design of all fencing, bunds, and barriers. (d) The design of lighting at intersections. (e) Landscape and ecological mitigation works. 	NOR1.2	Construction Management		<p>Prior to the commencement of the construction works, the requiring authority shall submit a Dust Management Plan to Upper Hutt City Council’s Resource Consents and Compliance Manager for certification. The Dust Management Plan shall be prepared by person(s) suitably qualified to determine effective dust management having regard to the activities carried out on adjoining properties, and shall be implemented as certified by the Upper Hutt City Council upon the commencement of the construction works. In particular, the Dust Management Plan:</p> <ul style="list-style-type: none"> (a) Shall seek to prevent or minimise any dust emission causing a dust nuisance to adjoining properties; (b) Shall detail the specific measures to be undertaken to control dust emission beyond the boundaries of the designation (‘dust control measures’), in order to avoid and mitigate dust nuisance to adjoining properties; (c) Shall specify monitoring measures, including in relation to dust control
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<p>Conditions (continued)</p>		<p>measures, and on-site generation and off site deposition of dust;</p> <p>(d) Shall specify contingency measures to avoid, remedy or mitigate any dust nuisance effects on adjoining properties arising from any failure of the dust control measures;</p> <p>(e) May include provision to enable immaterial departures from the Dust Management Plan; and</p> <p>(f) May specify obligations required to be implemented prior to the commencement of the construction works.</p> <p>The Requiring Authority shall implement an Erosion Sediment Control Plan in general accordance with that provided in Appendix B of the Flood Hazard and water Quality Assessment included as part of the Notice of Requirement to alter this designation, submitted 1 October 2018.</p>
	NOR1.3	Protocol for Dealing with Koiwi or Taonga Unearthed During Development
		<p>The following procedure shall be adopted in the event that koiwi, taonga, or other archaeological material is unearthed or is reasonably suspected to have been unearthed during the Project works:</p> <p>(a) All activity within a 10m radius of the discovery shall cease;</p> <p>(b) The plant operator will shut down all machinery or activity immediately, leave the area and advise his or her Supervisor of the occurrence;</p> <p>(c) The works contractor shall immediately notify Upper Hutt City Council and the Project Archaeologist;</p> <p>(d) The Project Archaeologist shall inspect the site within 24 hours of notification. If the material is confirmed as koiwi tangata, the Project Archaeologist will inform the necessary bodies as outlined in Heritage New Zealand’s “Guidelines for koiwi tangata/human remains (AGS8)”; and</p> <p>(e) If the Project Archaeologist confirms that the taonga or other archaeological material is of Maori origin, the Requiring Authority shall notify Taranaki Whānui (Port Nicholson Block Settlement Trust) and Ngāti Toa (Te Runanga o Toa Rangatira Inc) as soon as possible but within 24 hours.</p> <p>The Requiring Authority shall 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 Maori</p>

Conditions (continued)		(Maori custom and protocol). Note: An Archaeological Authority (ref# 11013-060 and 11013-029) has also been obtained by NZTA under the Heritage New Zealand Pouhere Taonga Act 2014. The authority establishes a protocol for archaeological works, a management plan, and communication with iwi authorities.
	NOR1.4	Audit and Monitoring
		The Requiring Authority shall undertake an independent pre and post safety audit carried out on the final alignment of SH 58 with particular attention being given to the service road intersections. The Requiring Authority shall keep a record of safety audits, which shall be made available to the Upper Hutt City Council upon request.
	NOR1.5	Geotechnical Monitoring
		Following the commencement of on-site works, at regular intervals of not less than once every ten working days, all cuttings that have been worked since the immediately preceding inspection shall be inspected during construction by a qualified and experienced geologist/geotechnical engineer for the purpose of enabling adjustments to be made to slope profiles, or for slope protection/support/ stabilisation measures to be incorporated where appropriate. The Requiring Authority shall keep a record of such inspections which shall be made available to the Upper Hutt City Council upon request.
	NOR1.6	Ecological Mitigation Plan
	The Requiring Authority shall prepare an Ecological Mitigation Plan (EMP) to demonstrate how it will monitor, manage, and mitigate the adverse effects of the construction activities on terrestrial vegetation values, including associated biodiversity values. The EMP shall include, but not be limited to: (a) Maps, prepared as part of detailed design, which clearly show the location and extent of the required clearance of indigenous forest and scrub which is required to facilitate the works. (b) A calculation of the quantum (m ²) of vegetation to be cleared in each of the following categories: i. Indigenous forest (Type B)	

<p>Conditions (continued)</p>	<p style="text-align: center;">ii. Indigenous scrub (Type C)</p> <p>(c) Based on the above, a calculation of the quantum of mitigation required (areas, coverage and species type) based on the following Environmental Compensation Ratios (ECRs):</p> <ul style="list-style-type: none"> i. Indigenous forest: Type B: 1:4 ii. Indigenous scrub: Type C: 1:2 <p>(d) A description of the measures to be adopted to minimise the extent of clearance of and indigenous scrub in the designation.</p> <p>(e) A description of the measures to be undertaken within the designation to mitigate the adverse effects of removal of indigenous vegetation including, but not limited to, any proposed ecological planting.</p> <p>(f) Where removal of pines and other exotic vegetation within the existing indigenous vegetation matrix is proposed as a compensation measure, a description of the control methods (e.g. felling or in situ poisoning), extent, and period of control.</p> <p>Where, having regard to the proposed mitigation/compensation outlined above, offset mitigation is required to address any residual effects, a description of how and where this is to be will be provided. Should this offset mitigation involve land that is not owned by the Requiring Authority, the approval in principle of the landowner must be provided.</p> <p>This EMP shall be submitted to Upper Hutt City Council’s Resource Consents and Compliance Manager for certification, no less than 20 working days prior to the commencement of works.</p> <p>Notes:</p> <ul style="list-style-type: none"> • As the works in the Hutt Valley will traverse both Hutt City and Upper Hutt’s jurisdiction, where practicable, this EMP should cover both jurisdictions. The EMP would be simultaneously submitted to Upper Hutt City and the Hutt City Council for their respective approval. • Ecological mitigation will also be a requirement of any regional consent for these works. The mitigation attaching to the regional consent may also be detailed in
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Conditions (continued)		this EMP, in which case Upper Hutt City Council’s approval will only be required for those matters falling within its jurisdiction.
	NOR1.7	Revegetation Plan
		<p>The Requiring Authority shall develop a detailed Revegetation Plan and specifications demonstrating how it will implement revegetation in general accordance with the Landscape Concept Plan attached as ‘Appendix A’ to the Urban and Landscape Design Framework, and the plant communities and lists in section 4.7 of the Urban and Landscape Design Framework, included as part of the Notice of Requirements to alter this designation, submitted 1 October 2018.</p> <p>The Landscape Concept Plan will be subject to final design and to any modifications required to comply with any other conditions of this designation. It will be submitted for certification by the Upper Hutt City Council’s Resource Consents and Compliance Manager at least 20 working days prior to the commencement of works.</p> <p>The Requiring Authority shall implement plans certified by the Upper Hutt City Council.</p> <p>Note:</p> <p>As the works in the Hutt Valley will traverse both Hutt City Council and Upper Hutt City Council’s jurisdiction, where practicable, the Revegetation Plan will be simultaneously submitted to the Upper Hutt City Council and the Hutt City Council for their respective approval.</p>
	NOR1.8	Landscape Treatments
	<p>In the final design of the road, the Requiring Authority shall make provision for:</p> <ul style="list-style-type: none"> (a) Landscape treatments to remedy or mitigate adverse effects of the road through the use of the following techniques: landform shaping; soil conservation and enhancement; vegetation conservation; and, re-grassing and replanting of trees and shrubs. (b) The shaping and cutting of fill batters shall be designed and constructed in such a way as to resemble as far as possible the existing natural landforms of the area. (c) Earthworks shall be designed to integrate the alignment into the surrounding landscape i.e. rounding edges of cut faces 	

<p>Conditions (continued)</p>	<p>where practicable.</p> <p>(d) Plants shall be eco-sourced, where possible, in accordance with section 4.7 of the Urban and Landscape Design Framework, and shall be certified as free from plant pests and diseases.</p> <p>In completing landscape treatments, the Requiring Authority shall undertake the following specific measures:</p> <p>(e) Hydroseeding of cuts shall comply with NZTA P39 Specification, section 2.1 'Hydroseed composition' and the hydroseed composition shall be selected following advice from either a hydroseeding or slope stabilisation specialist.</p> <p>(f) All replanting areas will need to meet the following specifications:</p> <ul style="list-style-type: none"> i. When planting of PB8 grade and up refer to NZTA P39 Section F to ensure there will be adequate topsoil management for sufficient root structure to ensure survival. Section G of the NZTA P39 will need to be read in conjunction with Section F; ii. For planting palettes regarding hydroseeding refer to NZTA P39 Section I. All other planting palettes must follow NZTA P39 Section G; and iii. Planting of the buffer area shall achieve an 80% canopy coverage off the ground post completion of the works.
	<p>NOR1.9 Watermain Infrastructure</p>
	<p>(a) The Requiring Authority shall provide Wellington Regional Council with a physical and legal access to any watermains owned by Wellington Regional Council currently located within road reserve that will not be located within such reserve once the Project has been completed.</p> <p>(b) The Requiring Authority shall ensure that all Wellington Regional Council watermains, which will be below ground level once the Project has been completed, will be not less than 1m and not more than 2m below the completed ground surface of the Project, unless Wellington Regional Council's Asset Manager (Wellington Water Limited, or equivalent) agrees in writing.</p>

Conditions (continued)	NOR1.10	Lapsing Of Designation
		Pursuant to section 184(1)(c) of the Resource Management Act 1991 the lapsing period for this designation is ten years.
	NOR1.11	Operational Management Matters
		<p>(a) The Requiring Authority shall establish Traffic Management Plans at the varying stages of the project progress to demonstrate that traffic will be managed during the construction phase of the project in accordance with the most recent NZTA Code of Practice for Temporary Traffic Management at the time of works.</p> <p>(b) The Requiring Authority shall maintain a permanent record of any complaints alleging adverse effects from its operations within the designation or any breach of these conditions or other comments received. The record shall include the name and address (as far as practicable) of the person who made the complaint or comment, and where a complaint is made, identification of the nature of the matter complained about, date and time of the complaint and of the alleged event, weather conditions at the time of the alleged event (as far as practicable) and any remedial action taken. This record shall be made available to Upper Hutt City Council on request.</p>

Trans Power NZ Limited

Ref No	Map No	Designation title	Location
TRP1	U7	Electricity Substation	Corner of Pokaka Street and Akatarawa Road

Wellington Electricity Lines Limited

Ref No	Map No	Designation title	Location
WELL1	U7	Brown Owl Zone substation	Akatarawa Road
WELL2	U27	Maidstone Zone substation	Blenheim Street
WELL3	U34	Trentham Zone substation	20 Sutherland Avenue

Upper Hutt City Council - Reserves & community facilities

Ref No	Map No	Designation title	Location
UHC1	U22 U32 U33	Proposed Amenity Reserve	River Road / Haywards
UHC2	U13 U22 U23	Proposed Amenity Reserve	Moonshine Road / Haywards
UHC3	U37 U38	Proposed Scenic Reserve	Southern Hills ridgeline, Wallaceville Road
UHC4	U7 U8	Proposed Amenity Reserve	Emerald Hill
UHC5	U20 U28 U29 U30 R25	Proposed Amenity Reserve	Southern Hills ridgeline, near Gorrie Road
UHC6	U2 R19	Proposed Recreation or Sports Reserve (2 sites)	Adjacent to Hutt River off Gillespies Road
UHC7	U10 R19	Proposed Recreation or Sports Reserve	Adjacent to Hutt River near State Highway 2, Te Marua
UHC8	U9 U21 R19	Proposed Amenity Reserve	Southern Hills ridgeline near Gentian Street, off Mangaroa Hill Road and near Maymorn Road
UHC9	U27	Civic Centre / civic purposes	Fergusson Drive
UHC10	U27	Leisure Centre	Fergusson Drive
UHC11	U1 U2	Cemetery purposes (Akatarawa Cemetery)	Akatarawa Road
UHC12	U46	Civic purposes - Pinehaven Library and Reserve (Local Purpose)	Pinehaven Road / Jocelyn Crescent
UHC13	U6 U7	Holiday Park (Harcourt Holiday Park)	Akatarawa Road
UHC14	U27	Civic purposes	Fergusson Drive

Ref No	Map No	Designation title	Location
UHC15	U8	Civic purposes - Benge Hall and Reserve (Recreation and Local Purpose)	Main Road North
UHC16	U28	Civic purposes – Depot	Park Street
UHC17	R26	Civic purposes - Pound	Mangaroa Hill Road
UHC18	U1 U2 R19	Local Purpose (Esplanade) and Recreation	Akatarawa Road, (Akatarawa River)
UHC19	U50	Local Purpose (Community)	Avian Crescent (Avian Crescent Reserve)
UHC20	U50	Recreation	Avro Road (Avian Crescent Reserve)
UHC21	U18 U19	Recreation	Rosina Street, Benge Crescent, Clouston Park Road (Benge Park)
UHC22	U8 U9	Recreation and Local Purpose (Community)	Between State Highway 2 and Emerald Hill Drive (Birchville Park)
UHC23	U8	Recreation	Near Gemstone Drive (Birchville Beech Reserve)
UHC24	U1 U2 R19	Local Purpose (Esplanade)	Gemstone Drive (Birchville Esplanade Reserve)
UHC25	U1 U6 U7	Local Purpose (Esplanade) and Recreation	Black Beech Street / Bridge Road, Waimarama / Whangakoko & Edmund Lomas Grove
UHC26	U7 U8	Recreation	State Highway 2 (Brown Owl Park)
UHC27	U6 U19	Recreation	California Drive / Larchmont Grove (California Park)
UHC28	R11	Recreation, Local Purpose (Esplanade)	Akatarawa Road (Clouston Park, Cloustonville)
UHC29	U26	Recreation	Fraser Crescent / Clyma Crescent (Clyma Park)
UHC30	U11	Recreation	Plateau Road (Collins Creek Reserve)
UHC31	U23 U24	Recreation	Moonshine Hill Road (Craigs Flat Reserve)
UHC32	U18	Local Purpose (Community)	Denver Grove (Totara Park Kindergarten)
UHC33	U19	Recreation, Local Purpose (Community)	1122 Fergusson Drive (Doris Nicholson Kindergarten)
UHC34	U45	Recreation	Duncraig Street, Penny Lane (Duncraig Park)
UHC35	U41	Recreation	Dunns Street / Prouse Grove / Tapestry Grove (Dunns Park)
UHC36	U7	Recreation	Off Alleyne Court (Emerald Hill Reserve)
UHC37	U46	Recreation	Fendalton Crescent (Fendalton Scenic Reserve)
UHC38	U8 U21	Recreation	Gentian Street, Timberlea (Gentian Park)

Ref No	Map No	Designation title	Location
UHC39	U6 U7	Recreation, Local Purpose (Esplanade)	Akatarawa Road / Norbert Street (Harcourt Park)
UHC40	U32 U41	Recreation, Local Purpose (Esplanade and Utility)	Kiwi Street (Heretaunga Park) / Mawaihakona Stream
UHC41	U24	Drainage Reserve	Hikurangi Street
UHC42	U6	Recreation	Black Beech Street (Hoggard Park)
UHC43	R20	Scenic	State Highway 2 (Kaitoke Hill)
UHC44	R19	Recreation, Local Purpose (Esplanade)	Akatarawa Road (Karapoti Park)
UHC45	U31 U39 R23	Scenic	River Road / State Highway 58 (Keith George and Silverstream Scenic Reserve)
UHC46	U40	Recreation	Kurth Crescent / Dunns Street (Kurth Crescent Reserve)
UHC47	U6 U19 U20	Local Purpose (Esplanade)	Larchmont Grove / Wyoming Grove (Larchmont Esplanade Reserve)
UHC48	U15 U16	Recreation	McLeod Street (McLeod Park)
UHC49	U25	Recreation	McLeod Street (McLeod Street Play Area)
UHC50	U27 U28 R25	Recreation and Local Purpose (Community)	Park Street / Railway Ave / Seymour Grove (Maidstone Park)
UHC51	U10 U11 R19 R25 R26	Recreation, Local Purpose (Esplanade)	Plateau Road / Maymorn Road / Parkes Line Road / Mangaroa Hill Road / Whitemans Valley Road (Mangaroa River Esplanade Reserve)
UHC52	U34	Local Purpose (Esplanade)	Barton Avenue (Mawaihakona Stream)
UHC53	U11	Recreation	Maymorn Road, Te Marua
UHC54	U23	Recreation	Moehau Grove / Holdsworth Ave (Moehau Park)
UHC55	U19 U20	Recreation and Local Purpose (Esplanade)	Michigan Crescent / Baltimore Crescent (Ngati-Tama Park)
UHC56	U21	Local Purpose	Timberlea (Norana Road Reserve)
UHC57	U29	Recreation	Oaklands Grove (Reserve)
UHC58	U27	Recreation	Oxford Crescent / Kowhai Avenue (Oxford Park)
UHC59	R21	Recreation	State Highway 2 / Marchant Road (Pakuratahi Reserve)
UHC60	R21	Local Purpose (Esplanade)	Gilbert Road, Kaitoke (Pakuratahi River esplanade reserve)
UHC61	U46	Recreation	Pinehaven Road / Blue Mountains Intersection (Pickerills Reserve)
UHC62	U46	Recreation	Pinehaven Road (Pinehaven Reserve)
UHC63	U40 U45	Recreation	Pioneer Grove / Kurth Crescent (Pioneer Grove Park)

Ref No	Map No	Designation title	Location
UHC64	U11	Recreation	Plateau Road (Plateau Road Play Area)
UHC65	U39 U40	Local Purpose (Community)	Fergusson Drive, Silverstream Straight (site of Pumpkin Cottage)
UHC66	U1 U7	Recreation	Amber Grove / Rata Street (Rata Park)
UHC67	R21	Recreation	State Highway 2 (Rimutaka Hill)
UHC68	U27	Recreation and Local Purpose (Community)	Savage Crescent / McParland Street (Savage Park)
UHC69	U41	Recreation	Whitemans Road (Silverstream Park)
UHC70	R24 R25	Local Purpose (Amenity)	Sierra Way / Seymour Grove (Southern Hills Ridgeline)
UHC71	U8	Recreation	Speargrass Grove / Blueberry Grove (Speargrass Park)
UHC72	U21	Local Purpose	Speargrass Grove / Aniseed Grove (Speargrass Access Reserve)
UHC73	U41	Local Purpose (Drainage Reserve)	Sunbrae Drive
UHC74	U41	Recreation	Tapestry Grove / Field Street (Tapestry Park)
UHC75	U35	Recreation	Tawai Street (Park)
UHC76	U20	Recreation, Local Purpose (Esplanade)	Fergusson Drive / Norbert Road (Te Haukaretu)
UHC77	U3	Scenic	State Highway 2 (Te Marua Hill)
UHC78	U21	Recreation	Norana Road (Timberlea)
UHC79	U17 U18	Local Purpose (Drainage)	Hartford Crescent (Totara Park Drainage Reserve)
UHC80	U33 U34	Recreation	Trentham Memorial Park
UHC81	U18	Recreation	California Drive (Tulsa Grove)
UHC82	U18	Recreation, Local Purpose (Community)	Turon Crescent (Park)
UHC83	U12	Recreation	Plateau Road (Upper Plateau Recreation)
UHC84	U12 R20	Scenic	Plateau Road (Upper Plateau Scenic)
UHC85	U36 U37	Local Purpose (Community)	Ward Street / Miro Street (Ward / Miro Green Area)
UHC86	U24 U25	Local Purpose (Amenity)	Longfellow Street / Tennyson Street (Whakatiki Buffer Reserve)
UHC87	U15 U25	Recreation	Masefield Street / Whakatiki Street
UHC88	R25	Recreation	Whitemans Valley Road (Reserve)
UHC89	U41	Recreation	Blue Mountains Road / Tapestry Grove (Willow Park)

Ref No	Map No	Designation title	Location
UHC90	U45	Recreation	Wyndham Road (Reserve)
UHC91	U40 U45	Recreation	Sylvan Way

Upper Hutt City Council - Utilities

Note: All utilities are shown on the Planning Maps by a ★ symbol.

Ref No	Map No	Designation title	Location
1	U12	Water storage	236 Plateau Road
2	U7	Water storage	Alleyne Court
3	U9	Water storage	Sundew Grove
4	U28	Water storage & pump station	King Charles Drive
5	U28	Water storage	Seymour Grove
6	U43	Water storage	Pinehill Crescent
7	U42	Water storage	Raynham Way (off Arundel Grove)
8	U45	Water storage	Duncraig Street
9	U14	Water storage & pump station	Kirton Drive
10	U4	Water storage	Grace Nicholls Grove
11	U7	Wastewater pump station	12 Black Beech Street
12	U7	Wastewater pump station	65 Bridge Road
13	U7	Wastewater pump station	49 Bridge Road
14	U1	Wastewater pump station	Akatarawa Bridge
15	U10	Wastewater pump station	621 Main Road North
16	U12	Wastewater pump station	245 Plateau Road
17	U12	Wastewater pump station	191 Plateau Road
18	U11	Wastewater pump station	Maymorn Road
19	R19	Wastewater pump station	Maymorn Treatment Plant
20	U41	Stormwater pump station	Perry Street
21	U40	Stormwater pump station	Field Street
22	U27	Stormwater pump station	Gibbons Street
23	U25	Stormwater pump station	Hildreth Street
24	U25	Stormwater pump station	Argyle Grove
25	U43	Stormwater pump station	Heretaunga Retention Dam
26	U24	Water pump station	Moonshine Park
27	U42	Water pump station	Chatsworth Road
28	U11	Water pump station	Plateau Road
29	U40	Pump station	Sylvan Way
30	U45	Reservoir	Sylvan Way
31	U10	Water storage & pump station	Mount Marua

Ref No	Map No	Designation title	Location
32	U11	Wastewater pump station	63 Plateau Road

Note - status of Council roads

Council roads are not designated. For the purposes of clarity, formed Council roads have also been shown without zoning colours on the Planning Maps (ie – they are white). However, activities which take place within them are still subject to the relevant zone rules which pertain to the area in which the road is situated, as well as the City-wide rules. Where a road separates different zones on opposite sides of the road, the centre line of the road defines the boundary of the two zones.

Wellington Regional Council

Ref No	Map No	Designation title	Location
WRC1	R12 R13 R20 R21	Regional Park	Kaitoke Regional Park, State Highway 2
WRC2	U12 R21 R22 R28	Forestry Protection/ Recreation	Pakuratahi River catchment following dividing ridgeline between Hutt River and Pakuratahi River catchments
WRC3	R19 R20	Proposed Water Catchment	Part of Pakuratahi Water Catchment lying within the Mangaroa River Catchment
WRC4	R20-R21 R26-R28 R31-R33	Proposed Water Catchment	Pakuratahi River Catchment
WRC5	R3 R17	Water Catchment	Whakatikei Water Catchment lying within Whakatikei River catchment and Akatarawa River catchment
WRC6	R1-R3 R8-R11 R17-R19	Proposed Water Catchment	Akatarawa and Whakatikei Water Catchment
WRC7	R4-R7 R12-R15 R20-R22	Water Catchment	Hutt Water Catchment
WRC8	R10 R18	Forestry	Akatarawa River West

37**ROADING HIERARCHY**

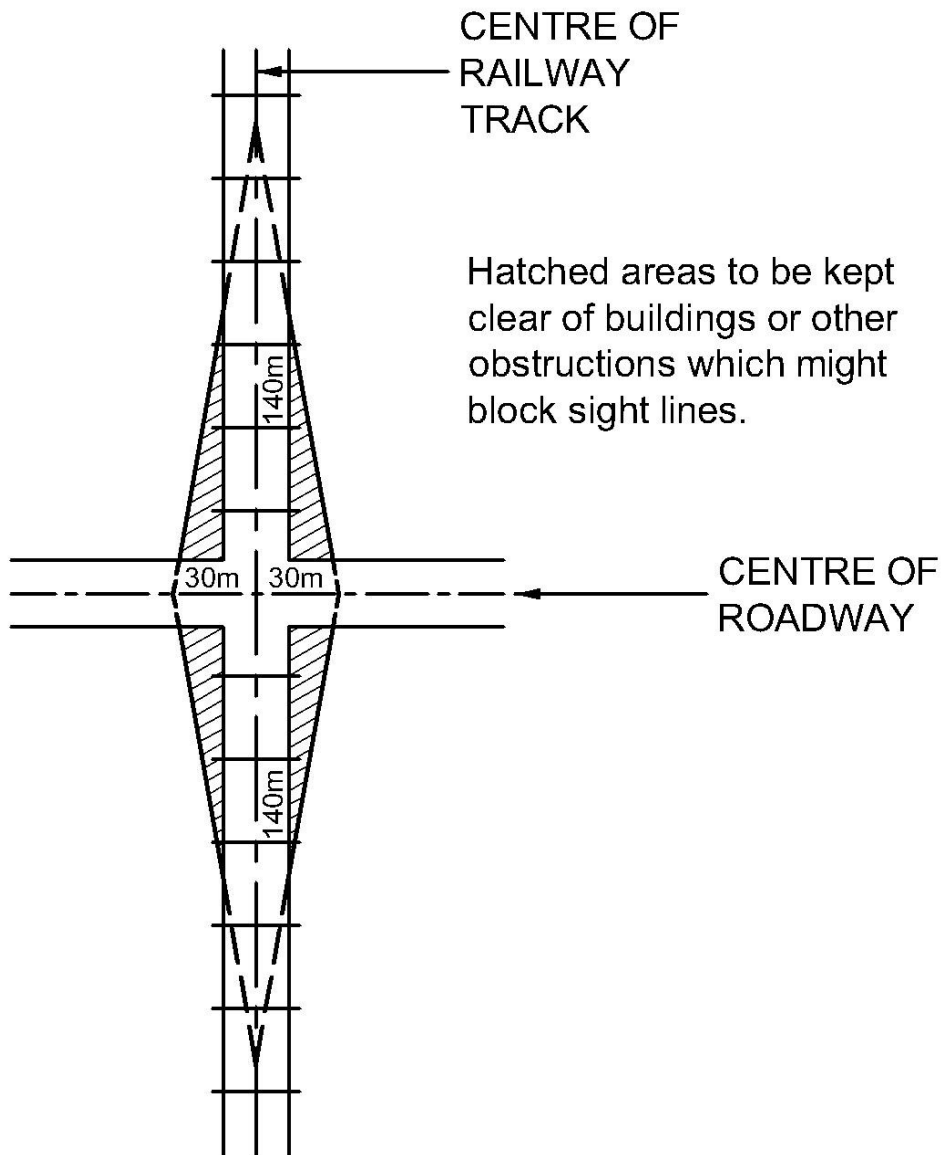
The City's roads are classified into a hierarchy according to their function in the roading network. The hierarchy reflects the importance of moving traffic around the City in a manner conducive to the development of the City. It is also important in protecting traffic routes for improvements and future extensions and enables a consistent approach to road upgrading and safety, street construction, traffic operations and levels of service.

An annotated street map of Upper Hutt is attached to the end of this chapter to illustrate the classification defined in this Roading Hierarchy table.

National Routes
<ul style="list-style-type: none"> • Fergusson Drive (from Maoribank to Main Road North) • Main Road North • State Highway 2 (River Road)
Primary (Regional) Arterials
<ul style="list-style-type: none"> • Eastern Hutt Road • Fergusson Drive (from Silverstream to Maoribank)
Secondary (District) Arterials
<ul style="list-style-type: none"> • Akatarawa Road (rural) • Akatarawa Road (urban) • Alexander Road • Blenheim Street • Field Street (from Fergusson Drive to Kiln Street) • Gard Street • Gibbons Street • Gloucester Street (from Gard Street to Pempsey Street) • Goodshed Road • Heretaunga Square (South/Eastern Link) • Kiln Street (from Field Street to Gard Street) • Lane Street • Mangaroa Hill Road (urban) • Maymorn Road (urban) • Messines Avenue • Moonshine Road • Park Street • Pempsey Street • Pine Avenue • Riverbank Street • Somme Road • Sutherland Avenue • Totara Park Road (from Fergusson Drive to River Road) • Ward Street • Whakitiki Street

Collector Routes
<ul style="list-style-type: none"> • Blue Mountains Road (from Whitemans Road to Avro Road) • King Street (from Queen Street to Fergusson Drive) • Kirton Drive • Mangaroa Hill Road (rural) • Montgomery Crescent • Queen Street • Totara Park Road (from River Road to California Drive) • Wallaceville Hill Road • Whitemans Road
Local Distributor Routes (Urban)
<ul style="list-style-type: none"> • Ararino Street • Brentwood Street • California Drive • Clouston Park Road (from Henry Street to Totara Park Road) • Ebdentown Street (from Kowhai Avenue to George Street) • Field Street (from Kiln Street to Blue Mountains Road) • Fraser Crescent (from Redwood Street to McParland Street) • Gemstone Drive • Henry Street (from George Street to Clouston Park Road) • Holdsworth Avenue • Kowhai Avenue • McLeod Street • McParland Street (from Fraser Crescent to Pine Avenue) • Miro Street • Moeraki Street • Norana Road • Pinehaven Road (from Blue Mountains Road to southern end of Jocelyn Crescent) • Redwood Street • Routley Crescent (from Whakatiki Street to Redwood Street) • Shakespeare Avenue • Stafford Street • Topaz Street • Totara Park Road (between both ends of California Drive)
Local Distributor Routes (Rural)
<ul style="list-style-type: none"> • Blue Mountains Road (from Avro Road to Johnsons Road) • Flux Road • Mangaroa Valley Road • Maymorn Road • Moonshine Hill Road • Parkes Line Road • Whitemans Valley Road
Local Roads
<ul style="list-style-type: none"> • All other urban roads • All other rural roads

Diagram A Traffic Sight Lines – Road / Rail Level Crossings



Any application to reduce this standard will require the consent of TranzRail Ltd as an affected party.

Diagram B (1) Access sight lines (Plan view)

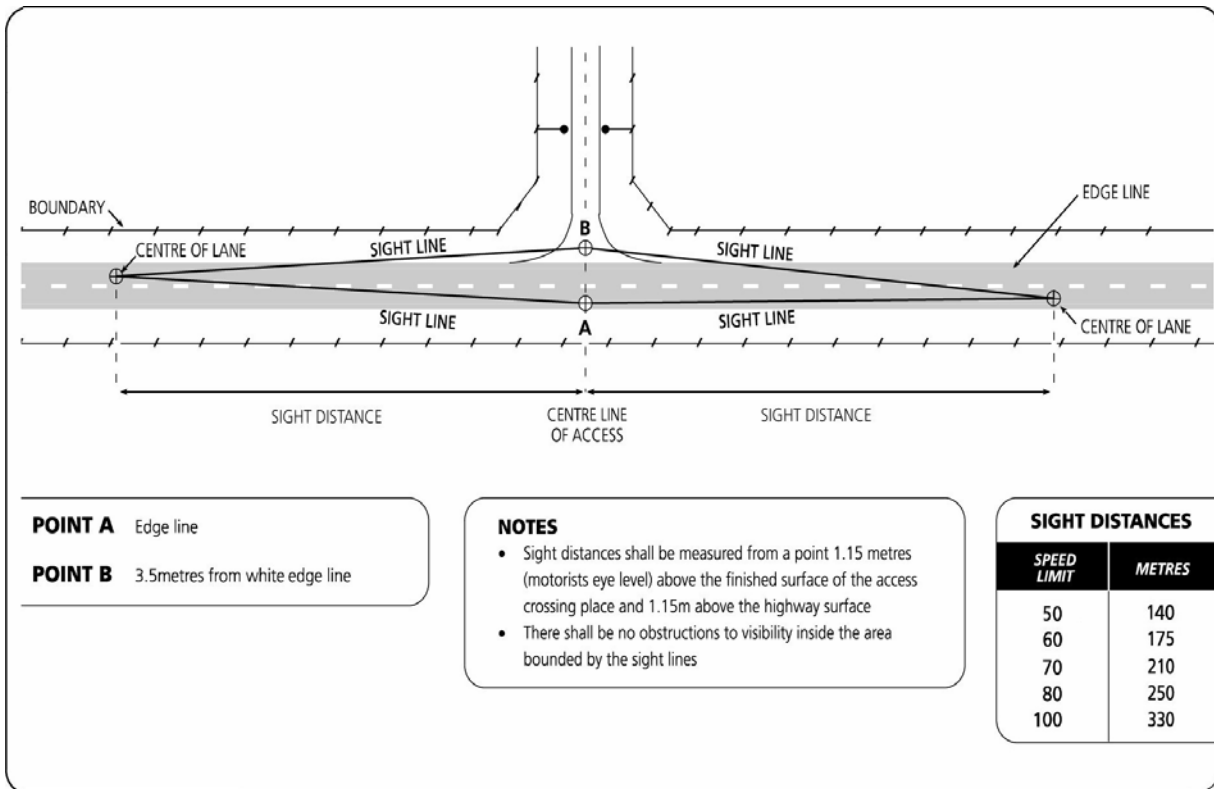


Diagram B (2) Access sight lines (Perspective view)

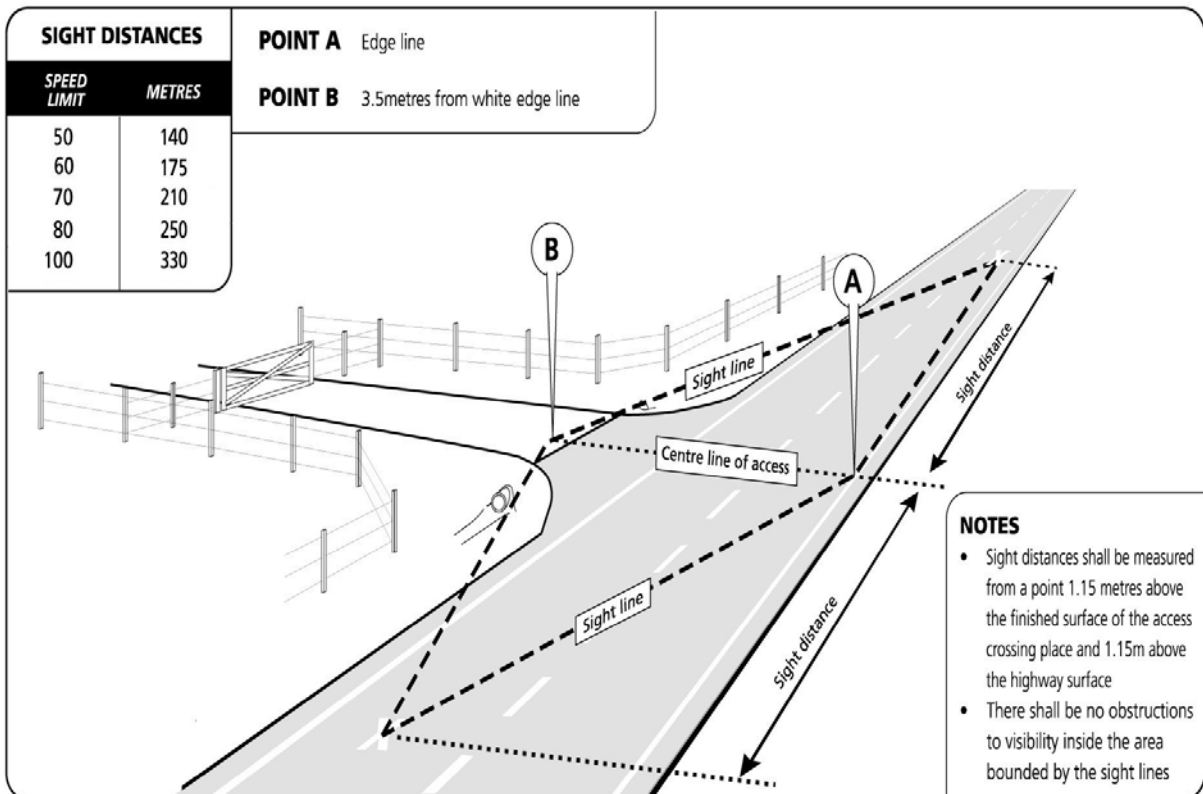


Diagram C (1) Access separation from intersections and other accesses (Plan view)

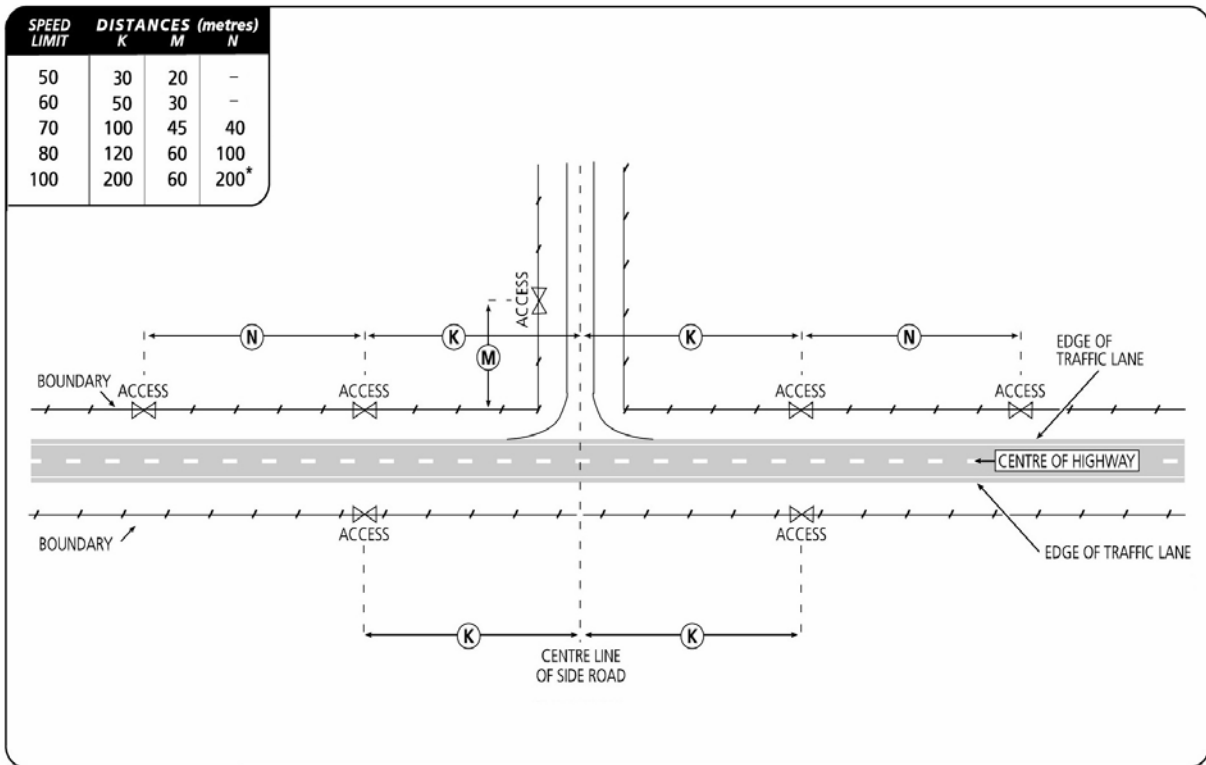
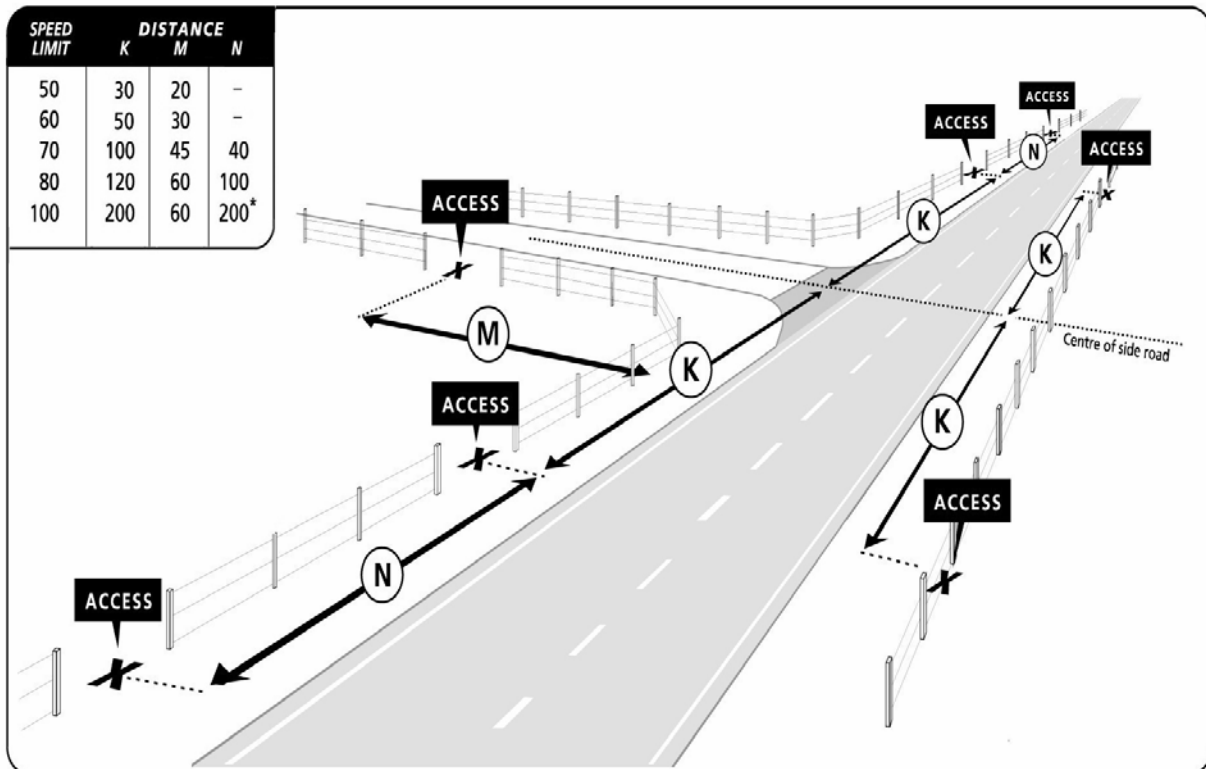


Diagram C (2) Access separation from intersections and other accesses (Perspective view)



* There shall be no more than 5 individual accesses along any 1 km section of State Highway (on both sides), measured 500m either side of a proposed access.

Diagram D (1) Low use* access design standard for rural State Highways (Plan view)

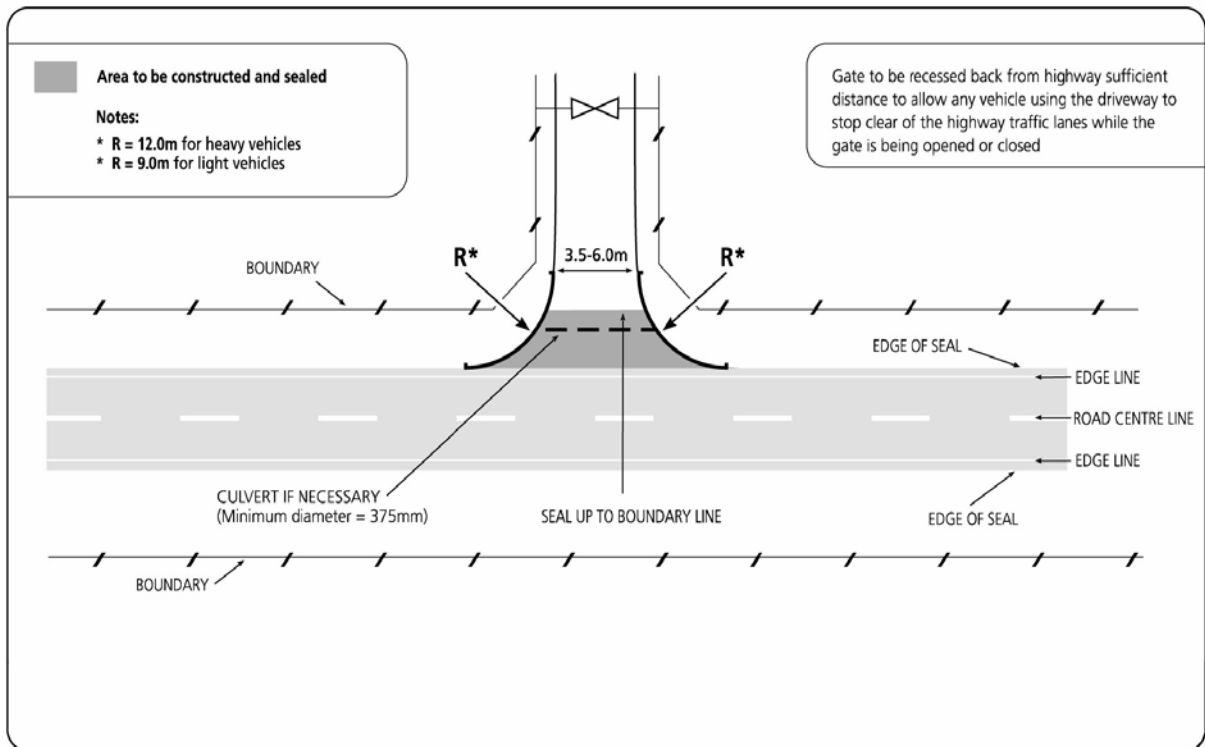
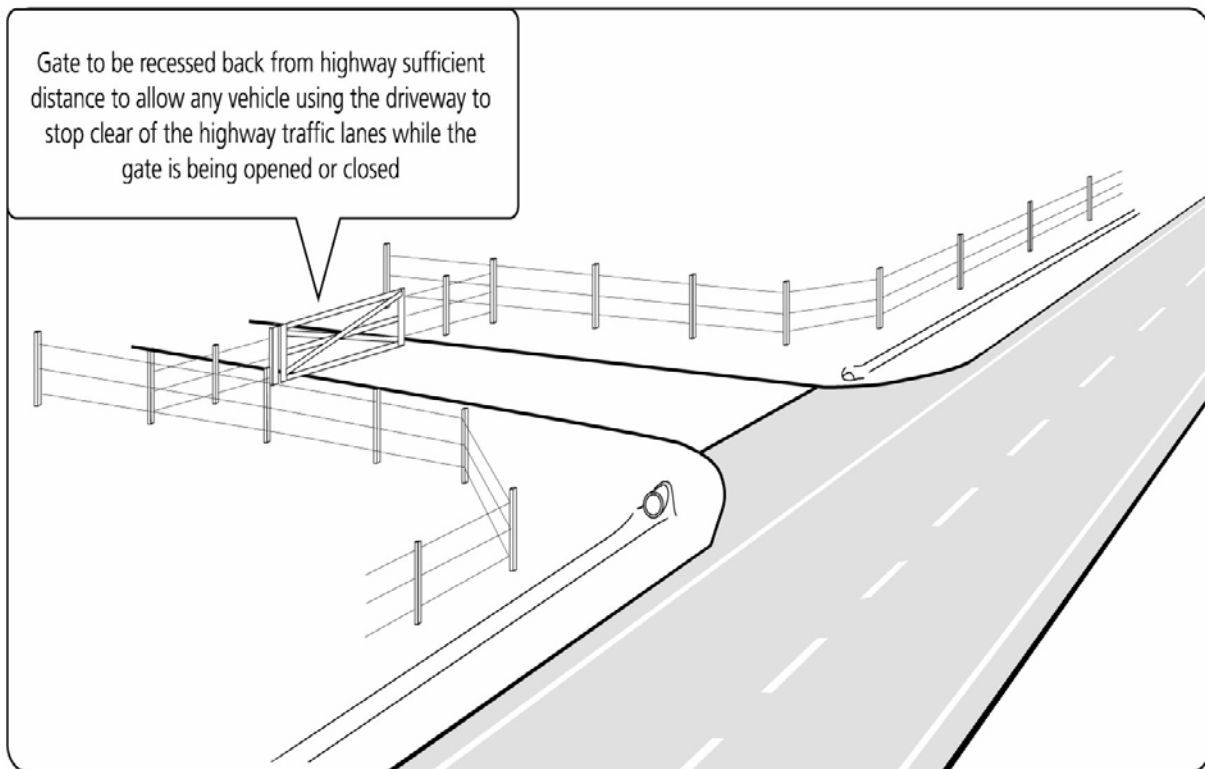


Diagram D (2) Low use* access design standard for rural State Highways (Perspective view)



*Low use is defined as up to 30 vehicle movements per day

Diagram E (1) Moderate use* access design standard for rural State Highways (Plan view)

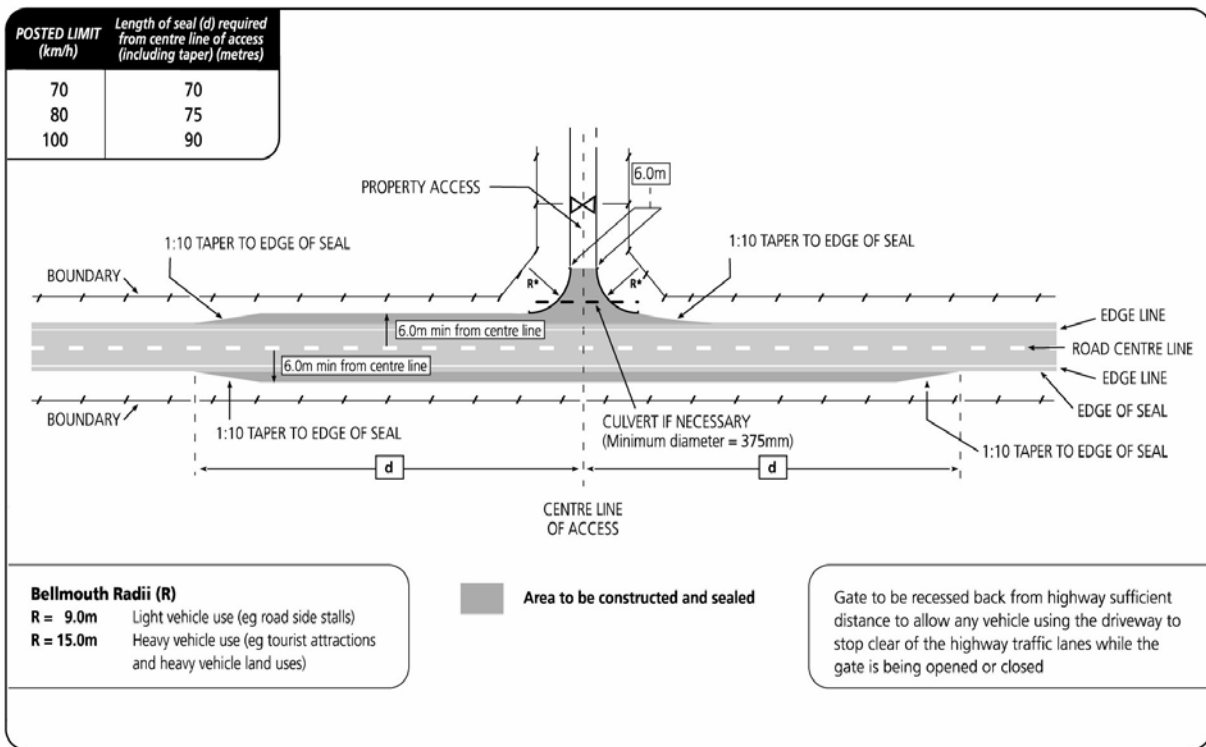
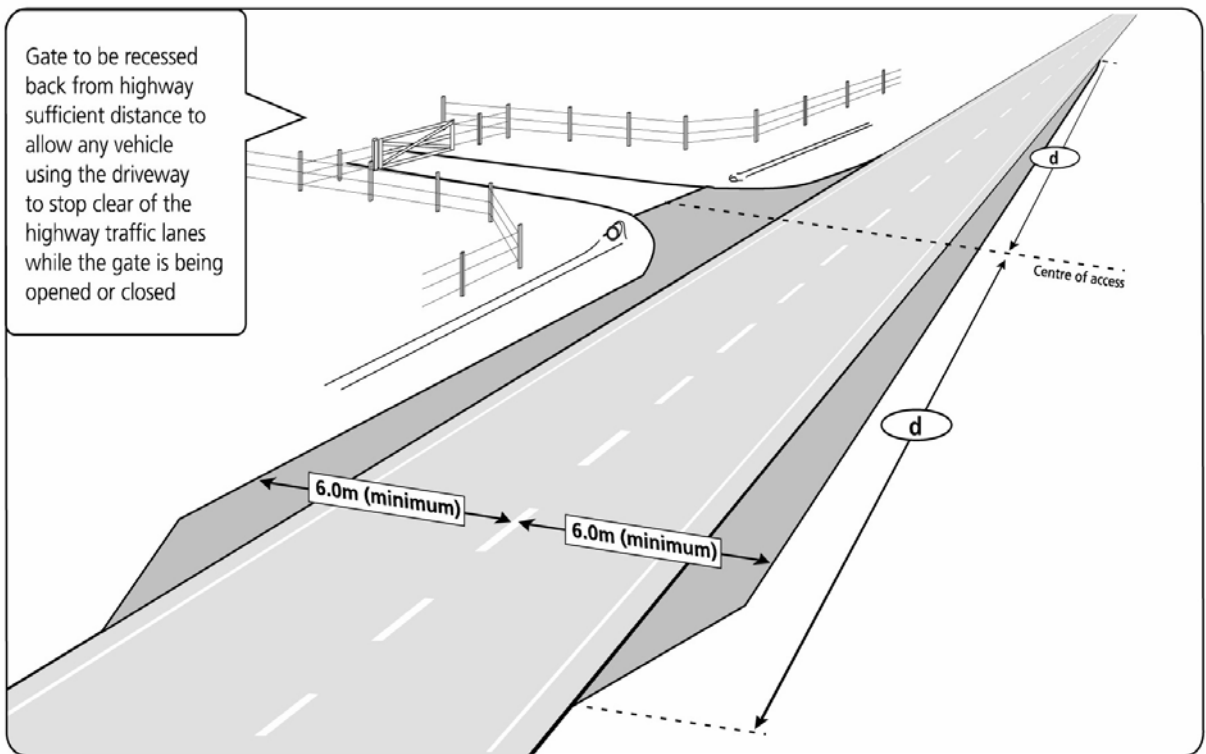


Diagram E (2) Moderate use* access design standard for rural State Highways (Perspective view)



*Moderate use is defined as 31-100 vehicle movements per day

PRECINCT DESCRIPTIONS, INTENTIONS AND OUTCOMES

Wallaceville Living Precinct Area A

At approximately 13.4ha, this precinct is the largest precinct and the precinct provides a transition to the adjacent Summerset Retirement Village and Trentham Racecourse. It has interfaces with the rail corridor and the race course and access to Alexander Road.

Intentions

- Traditional residential density, compatible with adjacent existing residential areas with areas of variable housing density, particularly around amenity or open spaces
- Development to respect historical street pattern and the ecological values of Grants Bush

Outcomes

- Variation on house styles, form and materiality to allow for variety
- Some pockets of variable housing density located at nodes in the movement network and adjoining public open space
- Visual links to racecourse provided through road alignment
- Interfaces treatment to railway
- Low level front fencing and generous front yard setbacks to allow for front yard activity
- Front boundaries along boulevard roads defined by hedging to reflect historic landscape
- Good pedestrian and cycling connections to wider network and Alexander Road
- Provides roading, pedestrian and cycling connections to Area B
- Active frontage and direct access from sites to Alexander Road
- Development to respect ecological values of Grants Bush in accordance with the Grants Bush Precinct outcomes

Wallaceville Living Precinct Area B

As the boundaries of the Flood Plain Remnant covenant were not finalised at the time when the Wallaceville Structure Plan was adopted, Area B is subject to an additional information requirement for resource consent applications to provide a spatial layout plan. The spatial layout plan must show roads, pedestrian and cycleway connections, open space areas and utilities and services.

Intentions

- Traditional residential density with pockets of variable housing density located at nodes in the movement network and adjoining public open space to provide housing variety and visual interest
- Subdivision and Development to respect historical street pattern
- Sites with no direct vehicle access to Alexander Road
- Significant trees are protected and conservation covenant providing significant private or public green space
- Development to respect the ecological values of the area that is defined by the continual existing canopy of indigenous vegetation within the floodplain remnant

Outcomes

- Wallaceville Living precinct applies
- Promotes a design theme that is consistent with Area A in terms of road reserve and reserve corridors, road typologies, stormwater management, bulk and location requirements, boundary treatments, and landscaping measures
- Provides for urban development that allows for a range of different housing typologies including clusters of high density housing which are appropriate to their locations, maintains amenity, and supports pedestrian, cycle and public transport
- Provides roading, pedestrian and cycling connections to Area A
- No direct access from sites to Alexander Road
- Protection of the indigenous vegetation in the area defined by the continual canopy within the floodplain remnant

Gateway Precinct

This Precinct is the smallest precinct, is located adjacent to Ward Street and incorporates significant heritage buildings. The historic buildings, together with the many significant mature trees create a campus and park-like setting. Its approximate size is 2.5ha and it also interfaces with the National Centre for Biosecurity and Infectious Disease (designation MPI1). It is in very close proximity to the Wallaceville train station, making the whole precinct within easy walking distance to the station.

With its frontage and access to Ward Street, this precinct will determine the first impression of much of the new development and has the potential to contribute to the character of new development of the new neighbourhood.

Intentions

Development in this precinct:

- Signals a new and different character as a gateway to the larger Wallaceville development
- Respects the heritage character and values of protected buildings and their settings
- Includes a mix of activities, including retail, commercial, community services and high density residential
- Establishes a heart or 'centre' to the wider Wallaceville Structure Plan Area
- Allows movement of vehicles, cycles and pedestrians from Ward Street through to the wider Wallaceville Structure Plan Area
- Includes provision for a range of residential housing types at a relatively high density, including duplexes, terraces and low rise apartments.

Outcomes

- Re-use of existing buildings and materials where practicable, including possible multi-storey residential or residential care in the existing multi-storey Buddle building
- Retention of healthy high value trees
- New tree planting to reinforce existing species
- Fencing along Ward Street retained as much as practicable
- Provision of a neighbourhood park, incorporating the Incinerator and interpretation as to the former use of the site through signage and landscaping
- Main public road to recognise sensitivity of protected buildings, prioritise pedestrians and consider alternative surface treatments to reinforce this

- A simple, grid structure, with blocks adopting a north south orientation, retaining long distance views of hills and maximising solar gain
- Small scale business and retail uses, actively fronting streets with little or no setback from the front/road boundary, including café and/or restaurant type activities
- Signage and advertising to respect heritage values with regard to size and position and have a consistent theme/style
- Materials and colours of new buildings to reflect historic character and favour brick and weatherboard
- Retention of existing building names
- Naming of streets to consider referencing historic uses
- Height of new buildings to respect/consider scale and form of heritage/protected buildings
- Residential development that is consistent with the Design Guide for Residential (Centres Overlay) Areas

Urban Precinct

This area measures approximately 6.6ha and is located adjacent to the compact heart of the Wallaceville Structure Plan Area and in close proximity and easy walking distance of the Wallaceville train station. It has access points to Alexander Road, direct pedestrian access to the southern portion of Ward Street and an interface with the National Centre for Biosecurity and Infectious Disease (MPI1) and Grants Bush. It also has an interface with the bush clad slopes of the Southern Hills area.

Intentions

- A compact and attractive high density residential precinct, making efficient use of the land resource in this location and providing a transition from the Business Commercial Zone to other residential areas.

Outcomes

- A height limit to allow for three storey attached terraces and low rise apartments
- A simple, grid structure, with blocks adopting a north south orientation, retaining long distance views of hills and maximising solar gain
- A range of housing types, predominantly attached types, including terraces, duplexes, and allowing for residential units entirely above ground floor
- Some business/commercial uses
- Retention of healthy high value trees where practical
- Subdivision and development to respect historical street pattern
- New tree planting to reinforce existing species
- Utilisation of a range of street typologies
- Provides active street frontage to Grants Bush
- Active frontage and direct access from sites adjoining Alexander Road
- Development that incorporates on-site measures to minimise the potential for reverse sensitivity effects arising from adjacent sites designated MPI1 and TZR1
- Residential development that is consistent with the Design Guide for Residential (Centres Overlay) Zone

Grants Bush Precinct

This precinct (8.5ha) will take much its identity from Grants Bush which provides a significant open space amenity in its midst. It also functions as the transition between the more urban and mixed use precincts and the conventional living areas of the Wallaceville Structure Plan Area. It has interfaces with the rail corridor and access to Alexander Road. The area to the south of Alexander Road is also included in this precinct as it is also within 10min walking distance of the train station. This also means that both sides of Alexander Road can develop consistently and contribute to the change of character along Alexander Road as it moves through the Wallaceville Structure Plan Area. The land to the south of Alexander Road is generally flat, outside of the Southern Hills area and its development does not restrict long distance views of the valley sides.

Intentions

- A residential precinct with identity and variety and which makes good use of land resource and respects the ecological and amenity values of Grants Bush

Outcomes

- A range of housing types to encourage diversity and a mix of residents while promoting smaller dwellings and sites
- A simple, grid structure, with blocks adopting a north south orientation, retaining long distance views of hills and maximising solar gain
- Road frontage to Grants Bush to the north, east and south of the covenant area
- Active edges to Grants Bush, with habitable room windows facing streets and open spaces
- A main public park located in the north-west corner of Grants Bush and incorporating interpretation as to the former use of the site through signage and landscaping, combined with the Grants Bush covenant to create a large central green space for the development
- Grants Bush covenant extent to be fenced with permeable fencing
- Landscaping character to reflect native bush species
- Variation in building style, form and materiality to allow for individuality
- Low level front fencing and generous front yard setbacks to allow for front yard activity
- Front boundaries along boulevard streets defined by hedging which reflects historical planting
- Subdivision and development to respect historical street pattern
- Pedestrian/cycle connection to the rail corridor walking/cycling path within road corridors, and between land to the north and south of Alexander Road
- Pedestrian connection through Grants Bush limited to the Grants Bush Walkway typology contained in the Wallaceville Road Typologies
- Protection of the ecological values of, and the indigenous vegetation canopy within Grants Bush
- Active frontage and direct access from sites to Alexander Road
- Development that incorporates on-site measures to minimise the potential for reverse sensitivity effects arising from adjacent sites designated MPI1 and TZR1
- Residential development that is consistent with the Design Guide for Residential (Centres Overlay) Areas

WALLACEVILLE ROAD TYPOLOGIES

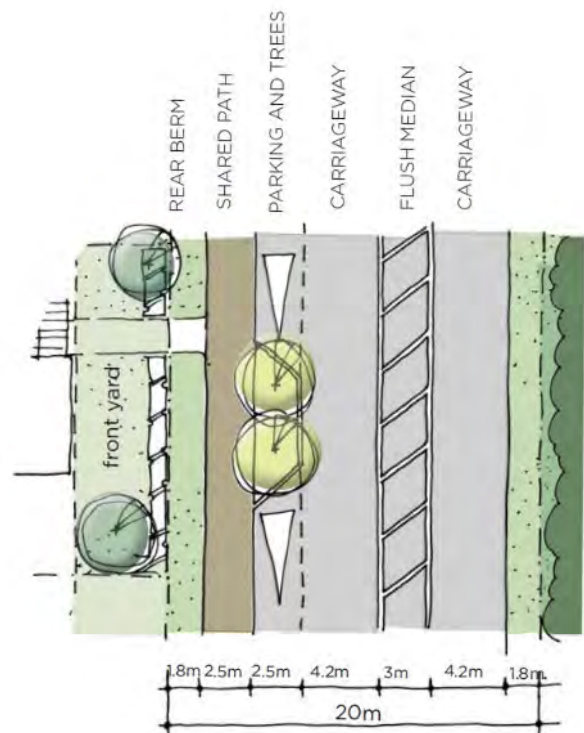
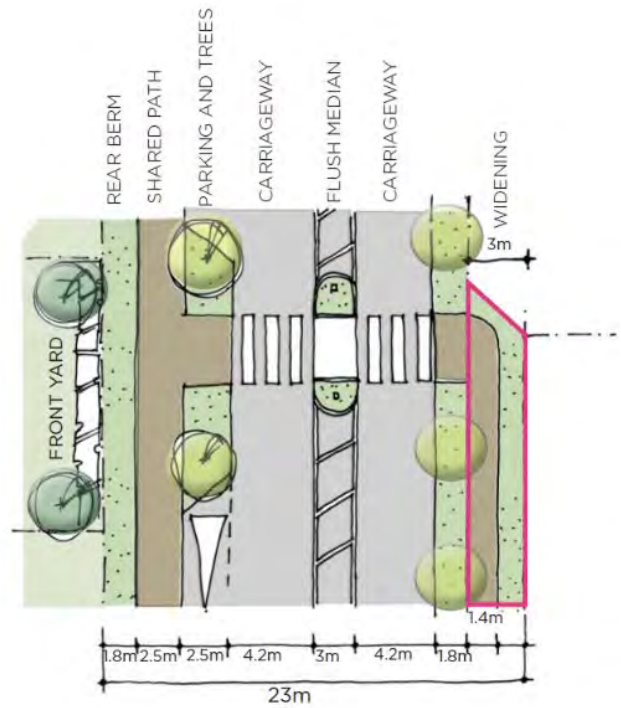
Alexander Road

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

Future dwellings adjoining Alexander Road, between the Gateway feature and Ward Street intersection should front the street, with front doors and post boxes in order to ensure an attractive and safe street environment. Vehicle access can be controlled to reduce potential conflict along the route by ensuring vehicle turning on site. The formation of Alexander Road in accordance with the road typologies and Wallaceville Structure Plan map, including the installation of two roundabouts as indicated on the map will assist in the reduction of the posted speed limit to a minimum of 60km/h. The reduction in the speed limit of Alexander Road to 60km/h will enable a higher amenity and comfort level for adjacent residential properties. Accordingly, the construction of appropriate traffic calming measures will be required prior to private vehicle access being provided from Alexander Road.

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

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

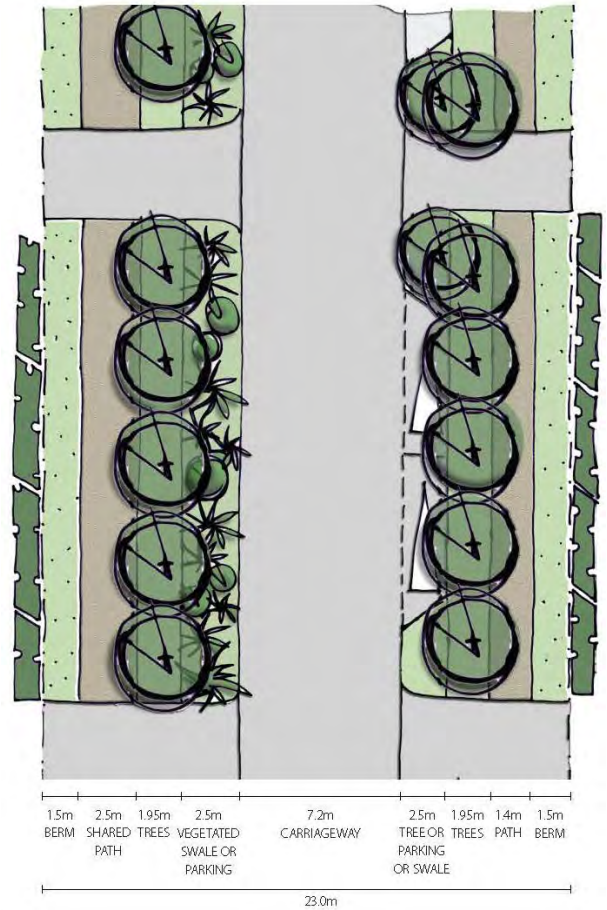


Boulevard Roads

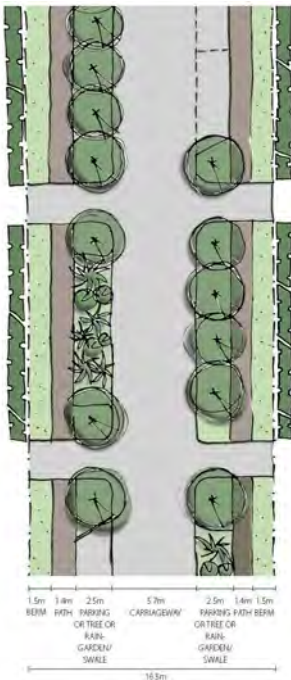
These streets are envisaged as heavily planted streets, providing green corridors which visually connect with the bush clad valley walls to the north and south. They function also as main entry points from Alexander Road and help to establish a high level of amenity upon entry.

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

Tree species can echo historic planting themes, for example totara and oaks reflect the native bush species of Grants Bush.

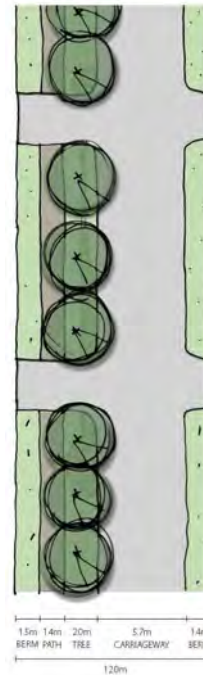


Local Roads



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

Residential Lanes



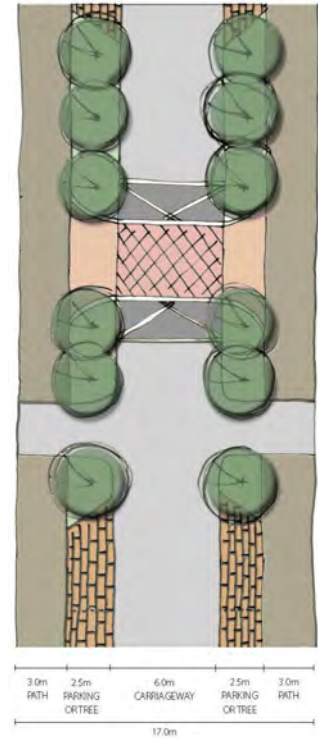
This public road has a narrow reserve width (12m) although a standard 5.7m carriageway is still provided. A tree berm is also accommodated, adjacent to a footpath on one side only. Rear berms are also provided for services.

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

Heritage Street

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

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

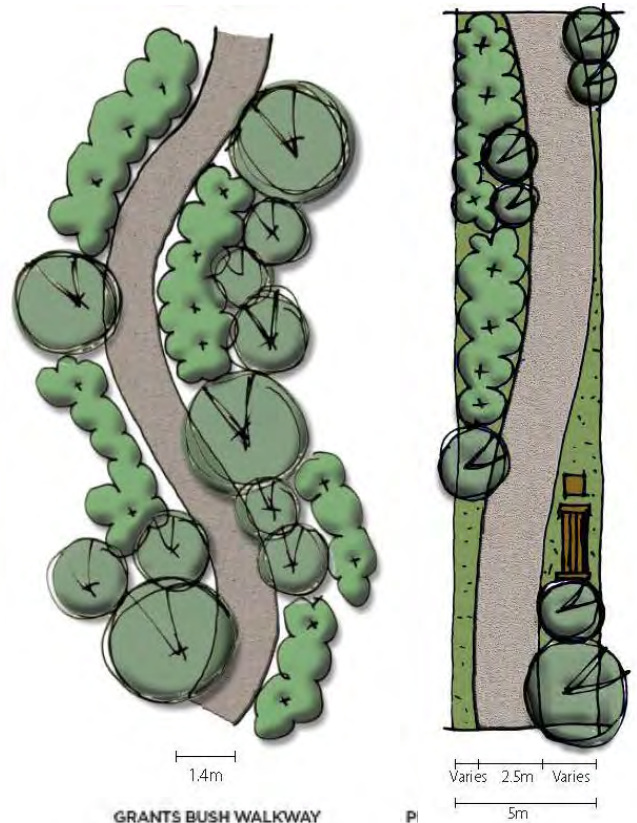


PEDESTRIAN AND CYCLING ROUTES
GRANTS BUSH WALKWAY

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

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

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



Pedestrian and Cycle Links

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

WALLACEVILLE STORMWATER MANAGEMENT PRINCIPLES

These provisions apply to Area A and Area B of the Wallaceville Structure Plan Area.

General Site Drainage

The general site drainage solutions include:

- Collecting and diverting existing upstream flows across the site and into existing and proposed soakage basins/ wetlands/ ponds; installation of roadside swale drains, infiltration trenches and soakage pits;
- Installation of on-site soakage pits and associated private drainage;
- Protection and enhancement of existing soakage area in Grants Bush; and
- Construction of new flood attenuation basins (which, at resource consent and engineering design phase, may be designed as either a dry pond/ soakage area or an engineered wetland, or a combination of the two)
- The preferred location for the new flood attenuation basins is in the Grant's Bush and the Floodplain Forest Remnant Covenant Area, subject to agreement under the conditions of these covenants.

All primary drainage conveyance systems and individual site disposal areas will be sized for the 4% AEP storm event. All secondary overland flow paths and flood flow storage areas will be sized for the 1% AEP storm event, including an allowance for climate change effects.

Stormwater Disposal

Overall site stormwater disposal intentions

For the treatment of overall site runoff the use of a series of treatment systems is proposed, including onsite low impact devices and larger devices in order to form a treatment train, which will improve the treatment efficiency for the site as a whole. Design of stormwater treatment devices will be in accordance with Greater Wellington Regional Council requirements and will take consideration of ARC TP:10.

At source devices will include swales, rain-gardens and rain tanks, which will also incorporate a soakage component in order to improve treatment efficiency and mitigate increased stormwater volumes, while at the same time, serving to recharge the groundwater network. Grassed/ planted swale drains and infiltration trenches will generally be installed along all roadways to cater for road runoff.

Individual house site stormwater disposal intentions (Wallaceville Living Precinct only)

Stormwater disposal via ground soakage but with the incorporation of a number of options for pre-treatment to safeguard against clogging and silting-up of the soakage pits being:

- Settling Chambers;
- Filter Trenches; and
- Raingardens.
- Each householder will be made fully aware of the existence and type of stormwater management and disposal system installed on their house site through a consent notice registered on their title. A simple Operation and Maintenance Plan will be attached with the consent notice and will inform the householder of their ongoing requirements to inspect, maintain and ensure the ongoing operation of their privately owned stormwater management system.

High-density or multi-unit development stormwater disposal intentions:

Stormwater disposal via larger shared treatment devices (subject to specific engineering design) including larger Raingardens or proprietary “off the shelf treatment devices”.

Where the multi-unit development entails individual fee simple titles on smaller parcels of land, then shared treatment and soakage disposal areas may be incorporated on public land, owned and operated by Council (this would be subject to further detailed design and negotiation with Council).

Where the development involves a unit-title development structure, the treatment devices will be on private land / common property and be maintained by a Body Corporate or similar management entity.

Flood Attenuation

Flood attenuation for the overall site will be achieved through the use of wetlands/ ponds, underground storage devices and increased onsite ponding/flooding. The proposed storage must cater for the storage required for flow attenuation for the increased runoff resulting from development of the site for all storms up to the 1% AEP event including allowance for climate change effects.

Stormwater Specific Information to be Provided with Applications for Subdivision and Development

- All secondary overland flow paths and flood storage areas shall be designed to accommodate the 1% AEP storm event and the design shall show how overland flowpaths will dissipate flow downstream.
- The design of the system shall demonstrate that the proposed soakage disposal is suitable through permeability tests, that it is a viable long term solution, that silt entry will be minimised.
- The design of the system shall identify any assumptions regarding the maximum area of impermeable surfaces, and whether it is appropriate to restrict the maximum percentage of such impermeable areas in future land use.
- The design shall ensure that the proposed stormwater system shall not result in ponding of stormwater on the ground for more than 48 hours following a 1% AEP storm event, unless the ponding is part of the stormwater treatment systems,
- The design shall identify whether the adoption of a minimum freeboard for habitable buildings is necessary, and if so, the amount of such freeboard.
- The design shall ensure that secondary overflow paths are identified and protected
- Any primary drainage conveyance systems which do not have secondary overland flowpaths shall be designed to accommodate the 1% AEP event
- All primary and secondary drainage conveyance systems shall be designed and constructed to ensure ease of maintenance.
- The design and construction of soakage systems shall give due allowance to long-term pore clogging of the receiving environment, including the adoption of mechanisms to require owners to maintain soakpits if they do become blocked.

In addition, the following further information/ testing/ analysis and calculations must be provided to council for their approval:

- Detailed soakage/ percolation testing across the specific area of the site, being developed, using the council approved testing methodology (to be agreed with council prior to testing occurring).
- Assessments of the effects from stormwater disposal on-site to ground soakage, on groundwater mounding (this may include ‘slug’ testing).

- Assessment of long-term effects on soakage capability for the site, as it may be affected by seasonal groundwater level changes.
- Assessment of the potential for transport of contaminants within the stormwater discharges from the site, into the groundwater system below and downstream of the site.

WALLACEVILLE STRUCTURE PLAN MAP



40**MOUNT MARUA STRUCTURE PLAN****1 INTENTIONS & ANTICIPATED OUTCOMES**

The Mount Marua Structure Plan applies exclusively to the 22.31 ha site legally described as Lot 101 DP 523671, as indicated on the Structure Plan Map contained in Section 4 below.

Intentions

- Rural-lifestyle development density, which makes efficient use of the land resource in this location, is compatible with other existing lifestyle areas along Mount Marua Drive and Stroma Way and wider areas of the Southern Hills.
- Development supports a built form which is respectful of the site's setting and character, the site's native vegetation and its naturally undulating landscape, and its contribution as a visual backdrop for the urban area.
- Best-practise engineering methods are adopted to ensure land stability is not compromised by earthworks, construction of buildings, or uncontrolled stormwater run-off.

Outcomes

- Earthworks to form access and building platforms are undertaken in a manner that avoids any confirmed Significant Natural Areas on the site and is sympathetic to the natural landform and the ridgeline.
- Dwellings are located within identified building platform areas, as defined on the Mount Marua Structure Plan Map, which ensures the elevations of buildings are not visually prominent or dominating of the skyline.
- Height controls and external colour schemes of buildings respect the high visual amenity value of the site.
- Confirmed Significant Natural Areas on the site are protected and existing vegetation outside of the identified building platform and access areas, as defined on the Mount Marua Structure Plan Map, is retained in a natural state.
- Native landscaping is undertaken, consistent with the Mount Marua Landscape Masterplan, following completion of building platform establishment and around constructed dwellings and earthworked areas.
- Stormwater is appropriately dealt with on-site to manage the impact of the built environment on the physical characteristics of the natural landform and the receiving environment.
- Appropriate access and servicing connections are made to Stroma Way.

2 PURPOSE AND PRINCIPLES

The following provisions apply to the Mount Marua Structure Plan Area.

Any resource consent application for subdivision or development within this area shall provide information to sufficiently give effect to these principles. Where one or more of these principles needs to be adhered to on an on-going basis, Council may elect to impose Consent Notice conditions on the titles of new allotments created, pursuant to Section 221 of the Resource Management Act.

2.1 Earthworks and Sediment Control Principles

- Earthworks within the Mount Marua Structure Plan Area will be undertaken over undulating topography and limited to those necessary to facilitate the access and building platforms defined on the Mount Marua Structure Plan Map.
- The main access route will follow the existing access track.
- Earthworks are designed and undertaken in accordance with best practice to maintain slope stability, avoid erosion, and control stormwater run-off.
- Earthworks are undertaken in accordance with New Zealand Standard 4431:1989.
- Subgrade preparation shall comprise the removal of all vegetation and unsuitable soils including topsoil and any weak compressible soils.
- All subgrade soil is approved by a suitably qualified engineer. The subgrade footprint shall be benched so that the fill can be keyed into natural ground for the purpose of enhancing stability of any filling.
- Subsoil drainage comprises the construction of a subsoil drain and drainage blanket as appropriate to tap into any areas of seepage. Subsoil drains should discharge all collected water into an approved source.
- Fill soils are brought to the best practical water content and compacted in thin layers not exceeding 300 mm loose thickness using specific compaction machinery.
- During construction, all stormwater from any earthworked surface to be channelled and not allowed to discharge onto the site or any sloping ground below in an uncontrolled manner.
- Diversion of stormwater away from any earthworks and control of discharge over the sloping ground below the site to mitigate erosion and control silt runoff to be undertaken in accordance with Wellington Regional Council's "Erosion and Sediment Control Guidelines" (2006). This may comprise the construction of perimeter bunds, silt fences, and cut-off drains.
- After construction, all stormwater from any roof, paved area or impermeable surface is collected, and not allowed to discharge down over sloping ground in an uncontrolled manner.

2.2 Ecology, Landscape and Visual Impact Principles

- Existing vegetation providing ecological, landscape or visual benefit is retained. A revised landscape management plan will be provided at the time of subdivision and is subject to approval by Council. The revised landscape management plan will:
 - Identify the confirmed extent of Significant Natural Areas on the site and introduce measures for the ongoing protection of these identified Significant Natural Areas, and
 - If required, demonstrate suitable alternatives to the current Landscape Masterplan, which achieve an equivalent long-term green backdrop.
- Native planting shall be undertaken to provide visual backdrop to dwellings, rehabilitate cut or fill batters, and to filter views of accesses, consistent with the Landscape Masterplan.
- Additional 'backdrop' planting areas shall be implemented if and where required to ensure the development remains unobtrusive and any potential effects of development on the identified ridgeline are avoided.
- Existing stands of pine and kanuka and other regenerating native vegetation as indicated on the Landscape Masterplan and located outside of building platforms and accessways, are managed to retain visual screening and a green backdrop to the valley floor.

- Prior to construction of access routes and building platforms identified within the Mount Marua Structure Plan Map, the limits of vegetation clearance are clearly identified 'on the ground' in order to be consistent with the Structure Plan Map and Landscape Masterplan, and to prevent vehicle access and unintended vegetation clearance or damage.
- Earthworks shall be undertaken as indicated on the Structure Plan Map.
- Building platforms are sited as indicated on the Structure Plan Map, with sufficient separation between them and surrounding properties to ensure built forms are not visually obtrusive.
- Buildings shall be single-storey and have a maximum height of 6m above finished building platform levels.
- Exterior cladding shall have a recessive colour palette of greens, browns and greys with a reflectivity value of 40% or less so that the built environment maintains a low profile and is well integrated into the surrounding landform and vegetation.
- All cut and fill batters associated with the creation of access and building platforms as indicated on the Structure Plan Map shall be formed at a gradient no steeper than 1:2 to enable remediation with planting once completed.
- Any retaining associated with building platforms and access routes shall be minimised, and otherwise located below the height, and to the rear, of future dwellings to minimise the visual presence of these.

2.3 Stormwater and Natural Hazards Principles

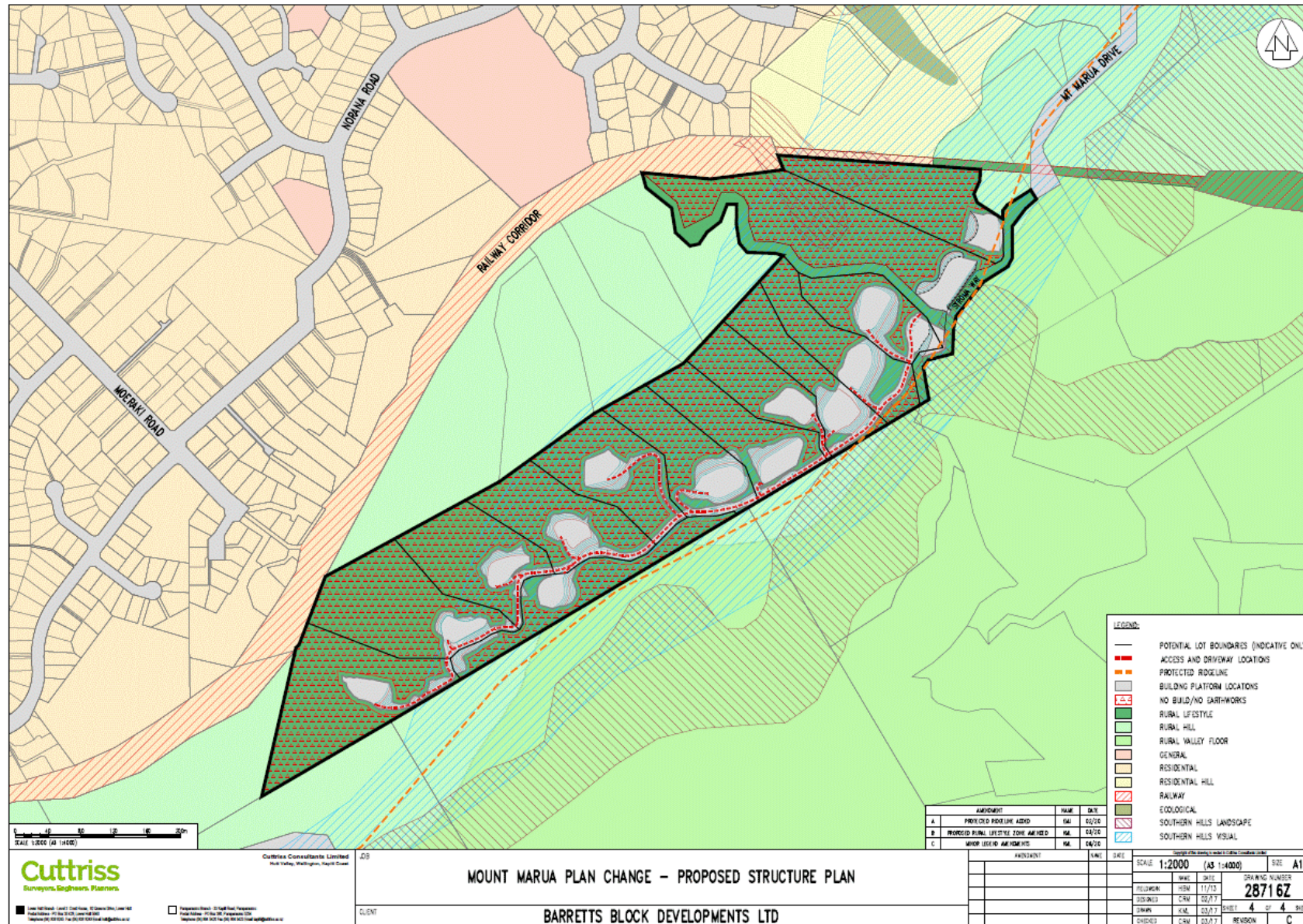
Access routes

- The main access route is graded and constructed with kerb and channel to collect and direct stormwater runoff away from sloping ground, to avoid erosion.
- Stormwater runoff once collected, is controlled, piped and discharged to the beds of established natural watercourses within the gullies on-site with suitable retentions, energy dissipation and anti-scouring measures implemented to ensure that the rate of discharge is controlled to pre-development levels, preventing erosion at the discharge points, in accordance with best practise, Council's Code of Practice for Civil Engineering Works, and through Greater Wellington Regional Council requirements. Retention devices may include rainwater tanks, swales, retention ponds and any other appropriate detention devices approved by Council.

Individual allotments

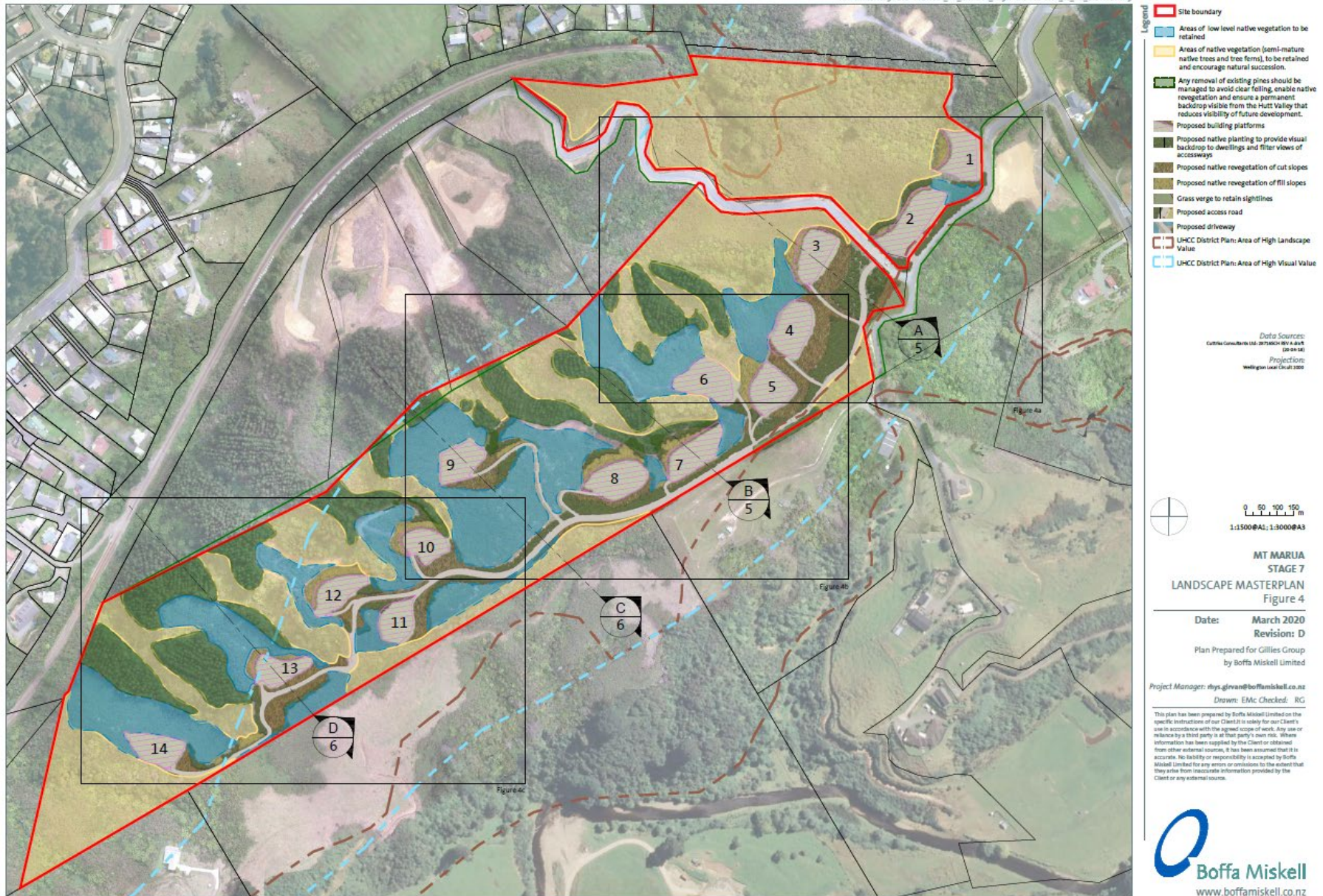
- Stormwater neutrality is achieved through on-site attenuation prior to discharge. Any application for subdivision or development shall demonstrate that post-development stormwater discharge flow rates do not exceed pre-development flow rates.
- Attenuation measures to control discharge rates could include:
 - Laying over-sized stormwater pipes with smaller diameter outlets.
 - Installing additional stormwater storage tanks with suitably sized outlet pipes.
- Excess stormwater runoff from individual house roofs or from private driveways is collected, controlled and piped to discharge to natural gullies on-site, with suitable energy dissipation and anti-scouring measures to ensure that the volume and rate of discharge is controlled to pre-development levels to prevent erosion at the discharge points, in accordance with best practise, Council's Code of Practice for Civil Engineering Works, and through Greater Wellington Regional Council requirements. Retention devices may include rainwater tanks, swales, retention ponds and any other appropriate detention devices approved by Council.

3. MOUNT MARUA STRUCTURE PLAN MAP



Inserted March 2021 (Plan Change 52)

4. MOUNT MARUA STRUCTURE PLAN – LANDSCAPE MASTERPLAN



PART 5

PLANNING MAPS

CONTENTS:

Urban Maps 1 to 50

Rural Maps 1 to 33

Urban Flood Hazard Maps 1 to 50

Rural Flood Hazard Maps 1 to 33

Guide to the Planning and Flood Hazard Maps

There are a total of 83 Planning Maps, 50 of which cover the urban areas (at a scale of 1:5000), and 33 of which cover the rural areas (at a scale of 1:25000). Each map is separately numbered and a map index sheet is provided for the urban and rural maps to identify the map number which relates to each area.

The Planning Maps provide the zoning for each property within the City. They also identify designations, heritage features, notable trees, faults, protected ridgelines, rivers/streams and flood hazard areas, all of which can be identified with reference to the key provided on each map sheet.

In addition to the Planning Maps are the Flood Hazard Maps. There are 82 Flood Hazard Maps, 50 of which cover the urban environment (at a scale of 1:5000), and 33 of which cover the rural environment (at a scale of 1:25000).

The Flood Hazard Maps identify the Flood Hazard Extents within the Mangaroa and Pinehaven Catchments, as well as the Erosion Hazard Area for the Mangaroa Catchment.

Chapter 1 (Introduction to the Plan) provides further details on using the Planning Maps in conjunction with the other parts of the Plan.

Note - status of Council roads

For the purposes of clarity, formed Council roads have been shown without zoning colours on the Planning Maps (ie – they are white). However, activities which take place within them are still subject to the relevant zone rules which pertain to the area in which the road is situated, as well as the City-wide rules. Where a road separates different zones on opposite sides of the road, the centre line of the road defines the boundary of the two zones.

Copyright

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STATUTORY ACKNOWLEDGEMENT AREA

STATUTORY ACKNOWLEDGEMENT

Addendum to the Upper Hutt City District Plan

The following documents are to be read as an attachment to and in conjunction with the Upper Hutt City District Plan.

The information is not subject to the provisions of Schedule 1 to the Resource Management Act 1991. However, it is recommended that applicants who are seeking resource consent on properties that are either adjacent or adjoin a Statutory Acknowledgement Area undertake consultation with the relevant iwi prior to lodging their resource consent application.

What are Statutory Acknowledgements?

A statutory acknowledgement is a formal acknowledgement by the Crown of the mana of tangata whenua over a specified area. It recognises the particular cultural, spiritual, historical and traditional association of an iwi with the site, which is identified as a statutory area.

Statements of statutory acknowledgements are set out in Treaty of Waitangi claim settlement legislation. The text for each statutory acknowledgement includes:

- identification and description of the statutory area;
- a statement of association detailing the relationship between the relevant iwi and the area; and
- details of the statutory area.

Statutory areas only relate to Crown-owned land and include areas of land, geographic features, lakes, rivers, wetlands, and coastal marine areas.

Whilst there may be minor variations in the legislation for settlements, the purposes of a statutory acknowledgement will generally include the following:

- **Notification of resource consent applications**

Consent authorities, the Environment Court, and Heritage New Zealand Pouhere Taonga are required to have regard to a statutory acknowledgement when determining whether the relevant iwi may be adversely affected by the granting of a resource consent for activities within, adjacent to or impacting directly on the statutory area.

- **Summaries of resource consent applications**

Consent authorities are required to forward summaries of resource consent applications to the relevant iwi for activities within, adjacent to or impacting directly on any statutory area. This information must be the same as would be given to any affected persons under limited notification in accordance with section 95B of the RMA, unless otherwise agreed between the consent authority and the relevant iwi.

The information is to be provided to the relevant iwi as soon as reasonably practicable after the consent authority has received the application, and prior to making any determination as to notification of the application.

This requirement does not affect the obligation of a consent authority to notify an application in accordance with section 95 to 95F of the Resource Management Act 1991, or to form an opinion as to whether the relevant iwi group is adversely affected under those sections.

- **Submissions**

In submissions to and proceedings before a consent authority, the Environment Court or Heritage New Zealand Pouhere Taonga, the relevant iwi governance entity - and any member of that iwi - may cite a statutory acknowledgement as evidence of association with a statutory area where those proceedings concern activities that are within, adjacent to or impacting directly on any statutory area.

Statutory Plans

Information recording statutory acknowledgements for statutory areas covered wholly or partly by the plan must be attached to regional policy statements, regional plans and district plans.

Statutory plans are required to specify that information provided in relation to statutory acknowledgements is for the purposes of public information only and does not form part of the plan and is not subject to the provisions of Schedule 1 of the RMA.

1 Port Nicholson Block (Taranaki Whānui ki Te Upoko o Te Ika) Acknowledgement

In accordance with the Port Nicholson Block (Taranaki Whānui ki Te Upoko o Te Ika) Claims Settlement Act 2009, information regarding statutory acknowledgements is hereby attached to the Upper Hutt City District Plan.

This information includes the relevant provisions of the Port Nicholson Block (Taranaki Whānui ki Te Upoko o Te Ika) Claims Settlement Act 2009 (sections 23 to 31 in full) as well as descriptions/maps of the statutory areas and the related statements of association.

Port Nicholson Block (Taranaki Whānui ki Te Upoko o Te Ika) Claims Settlement Act 2009

Part 2 Cultural redress

Subpart 2 - Statutory acknowledgement and deed of recognition

Statutory acknowledgement

23 Statutory acknowledgement by the Crown

- (1) The Crown acknowledges the statements of association.
- (2) In this Act, **statements of association** means the statements—
 - (a) made by Taranaki Whānui ki Te Upoko o Te Ika of their particular cultural, spiritual, historical, and traditional association with each statutory area; and
 - (b) that are in the form set out in Part 2 of the documents schedule of the deed of settlement at the settlement date.

24 Purposes of statutory acknowledgement

- (1) The only purposes of the statutory acknowledgement are to—
 - (a) require relevant consent authorities, the Environment Court, and Heritage New Zealand Pouhere Taonga to have regard to the statutory acknowledgement, as provided for in sections 25 to 27; and
 - (b) require relevant consent authorities to forward summaries of resource consent applications to the trustees, as provided for in section 29; and
 - (c) enable the trustees and any member of Taranaki Whānui ki Te Upoko o

Te Ika to cite the statutory acknowledgement as evidence of the association of Taranaki Whānui ki Te Upoko o Te Ika with the relevant statutory areas, as provided for in section 30.

- (2) This section does not limit sections 33 to 35.

Section 24(1) (a): amended, on 202014, by section 107 of the Heritage New Zealand Pouhere Taonga Act 2014 (2014 No).

25 Relevant consent authorities to have regard to statutory acknowledgement

- (1) On and from the effective date, a relevant consent authority must have regard to the statutory acknowledgement relating to a statutory area in forming an opinion, in accordance with sections 93 to 94C of the Resource Management Act 1991, as to whether the trustees are persons who may be adversely affected by the granting of a resource consent for activities within, adjacent to, or directly affecting the statutory area.

- (2) Subsection (1) does not limit the obligations of a relevant consent authority under the Resource Management Act 1991.

26 Environment Court to have regard to statutory acknowledgement

- (1) On and from the effective date, the Environment Court must have regard to the statutory acknowledgement relating to a statutory area in determining under section 274 of the Resource Management Act 1991 whether the trustees are persons having an interest in proceedings greater than the public generally in respect of an application for a resource consent for activities within, adjacent to, or directly affecting the statutory area.

- (2) Subsection (1) does not limit the obligations of the Environment Court under the Resource Management Act 1991.

27 Heritage New Zealand Pouhere Taonga and Environment Court to have regard to statutory acknowledgement

- (1) If, on or after the effective date, an application is made under section 44, 56, or 61 of the Heritage New Zealand Pouhere Taonga Act 2014 for an authority to undertake an activity that will or may modify or destroy an archaeological site within a statutory area,—

(a) Heritage New Zealand Pouhere Taonga, in exercising its powers under section 48, 56, or 62 of that Act in relation to the application, must have regard to the statutory acknowledgement relating to the statutory area; and

(b) the Environment Court, in determining under section 59(1) or 64(1) of that Act any appeal against a decision of Heritage New Zealand Pouhere Taonga in relation to the application, must have regard to the statutory acknowledgement relating to the statutory area, including in making a determination as to whether the trustees are persons directly affected by

the decision.

- (2) In this section, archaeological site has the meaning given in section 6 of the Heritage New Zealand Pouhere Taonga Act 2014.

Section 27: replaced, on 202014, by section 107 of the Heritage New Zealand Pouhere Taonga Act 2014 (2014 No).

28 Recording statutory acknowledgement on statutory plans

- (1) On and from the effective date, each relevant consent authority must attach information recording the statutory acknowledgement to all statutory plans that wholly or partly cover a statutory area.
- (2) The information attached to a statutory plan must include the relevant provisions of sections 23 to 31 in full, the descriptions of the statutory areas, and the statements of association.
- (3) The attachment of information to a statutory plan under this section is for the purpose of public information only, and the information is not—
- (a) part of the statutory plan, unless adopted by the relevant consent authority; or
 - (b) subject to the provisions of Schedule 1 of the Resource Management Act 1991, unless adopted as part of the statutory plan.

29 Distribution of resource consent applications to trustees

- (1) Each relevant consent authority must, for a period of 20 years from the effective date, forward to the trustees a summary of resource consent applications received by that consent authority for activities within, adjacent to, or directly affecting a statutory area.
- (2) The information provided under subsection (1) must be—
- (a) the same as would be given under section 93 of the Resource Management Act 1991 to persons likely to be adversely affected, or as may be agreed between the trustees and the relevant consent authority; and
 - (b) provided as soon as is reasonably practicable after each application is received, and before a determination is made on the application in accordance with sections 93 to 94C of the Resource Management Act 1991.
- (3) The trustees may, by notice in writing to a relevant consent authority,—
- (a) waive their rights to be notified under this section; and
 - (b) state the scope of that waiver and the period it applies for.
- (4) For the purposes of this section, a regional council dealing with an application to carry out a restricted coastal activity in a statutory area must be treated as if it were the relevant consent authority in relation to that application.
- (5) This section does not affect the obligation of a relevant consent authority to—

- (a) notify an application in accordance with sections 93 to 94C of the Resource Management Act 1991:
- (b) form an opinion as to whether the trustees are persons who may be adversely affected under those sections.

30 Use of statutory acknowledgement

- (1) The trustees and any member of Taranaki Whānui ki Te Upoko o Te Ika may, as evidence of the association of Taranaki Whānui ki Te Upoko o Te Ika with a statutory area, cite the statutory acknowledgement that relates to that area in submissions to, and in proceedings before, a relevant consent authority, the Environment Court, or Heritage New Zealand Pouhere Taonga concerning activities within, adjacent to, or directly affecting the statutory area.
- (2) The content of a statement of association is not, by virtue of the statutory acknowledgement, binding as fact on—
 - (a) relevant consent authorities:
 - (b) the Environment Court:
 - (c) Heritage New Zealand Pouhere Taonga:
 - (d) parties to proceedings before those bodies:
 - (e) any other person who is entitled to participate in those proceedings.
- (3) Despite subsection (2), the statutory acknowledgement may be taken into account by the bodies and persons specified in that subsection.
- (4) To avoid doubt,—
 - (a) neither the trustees nor members of Taranaki Whānui ki Te Upoko o Te Ika are precluded from stating that Taranaki Whānui ki Te Upoko o Te Ika have an association with a statutory area that is not described in the statutory acknowledgement; and
 - (b) the content and existence of the statutory acknowledgement do not limit any statement made.

Section 30(1): amended, on 20 May 2014, by section 107 of the Heritage New Zealand Pouhere Taonga Act 2014 (2014 No 26).

Section 30(2)(c): replaced, on 20 May 2014, by section 107 of the Heritage New Zealand Pouhere Taonga Act 2014 (2014 No 26).

31 Application of statutory acknowledgement to river, stream, or harbour

In relation to a statutory acknowledgement,—

harbour includes the bed of the harbour and everything above the bed

river or **stream**—

- (a) means—
 - (i) a continuously or intermittently flowing body of fresh water,

- including a modified watercourse; and
 - (ii) the bed of the river or stream; but
- (b) does not include—
- (i) a part of the bed of the river or stream that is not owned by the Crown; or
 - (ii) land that the waters of the river or stream do not cover at its fullest flow without overlapping its banks; or
 - (iii) an artificial watercourse; or
 - (iv) a tributary flowing into the river or stream.

Schedule 1

Statutory Areas in Upper Hutt

Statutory Area

HUTT RIVER

Location

As shown on SO 408071

HUTT RIVER (as shown on SO 408071)



STATEMENT OF ASSOCIATION

Te Awakairangi is the oldest name for the Hutt River attributed to the Polynesian explorer Kupe. It was also known as Heretaunga in a later period. The origins of the streams flowing to Awakairangi are high in the Tararua Range. The stream and rivers lead down through Pakuratahi at the head of the Hutt Valley. Taranaki Whānui ki Te Upoko o Te Ika had interests at Pakuratahi. The trail linking Te Whanganui a Tara and the Wairarapa came through Pakuratahi and over the Rimutaka Range. Prior to the 1855 uplift Te Awakairangi was navigable by waka up to Pakuratahi and the river was navigable by European ships almost to Whirinaki (Silverstream).

Taranaki Whānui ki Te Upoko o Te Ika travelled in the Hutt Valley largely by waka. There were few trails through the heavy forest of the valley. Many Taranaki Whānui ki Te Upoko o Te Ika Kainga and Pā were close to the river including at Haukaretu (Maoribank), Whakataka Pā (which was across the bank from what is now Te Marua), Mawaihakona (Wallaceville), Whirinaki, Motutawa Pā (Avalon), Maraenuku Pā (Boulcott), Paetutu Pā and at the mouth of the river, Hikoikoi Pā to the west and Waiwhetu Pā (Owhiti) to the east.

Te Awakairangi linked the settlements as well as being a food supply for the pā and kainga along the river. Mahinga kai were found along the river such as Te Momi (Petone) which was a wetland that held abundant resources of birds, tuna and other food sources. The river ranged across the valley floor and changed course several times leaving rich garden sites. Waka were carved from forest trees felled for that purpose close to the river.

2 Ngati Toa Rangatira Acknowledgement

In accordance with the Ngati Toa Rangatira Claims Settlement Act 2014, information regarding statutory acknowledgements is hereby attached to the Upper Hutt City District Plan.

This information includes the relevant provisions of the Ngati Toa Rangatira Claims Settlement Act 2014 (sections 24 to 33 in full) as well as descriptions/maps of the statutory areas and the related statements of association.

Ngati Toa Rangatira Claims Settlement Act 2014

Part 2 Cultural redress

Subpart 1 - Statutory acknowledgement and deeds of recognition

Statutory acknowledgement

24 Interpretation

(1) In this Act, **statutory acknowledgement** means the acknowledgement made by the Crown in section 25 in respect of each statutory area, on the terms set out in this subpart.

(2) In this subpart,—

coastal statutory area means a statutory area described in Schedule 1 under the heading “Coastal statutory areas”

relevant consent authority, for a statutory area, means a consent authority of a region or district that contains, or is adjacent to, the statutory area

statements of association means the statements—

- (a) made by Ngati Toa Rangatira of their particular cultural, spiritual, historical, and traditional association with the statutory areas (except the coastal statutory areas); and
- (b) that are in the form set out in part 2.1 of the documents schedule of the deed of settlement

statements of coastal values means the statements—

- (a) made by Ngati Toa Rangatira of their particular values relating to the coastal statutory areas; and
- (b) that are in the form set out in part 2.2 of the documents schedule of the

deed of settlement

statutory area means an area described in Schedule 1, with the general location (but not the precise boundaries) indicated on the deed plan referred to in relation to the area.

25 Statutory acknowledgement by the Crown

The Crown acknowledges the statements of association and the statements of coastal values.

26 Purposes of statutory acknowledgement

The only purposes of the statutory acknowledgement are—

- (a) to require relevant consent authorities, the Environment Court, and Heritage New Zealand Pouhere Taonga to have regard to the statutory acknowledgement, as provided for in sections 27 to 29; and
- (b) to require relevant consent authorities to provide summaries of resource consent applications, or copies of notices of resource consent applications, to the trustee of the Toa Rangatira Trust, as provided for in section 31; and
- (c) to enable the trustee of the Toa Rangatira Trust and members of Ngati Toa Rangatira to cite the statutory acknowledgement as evidence of the association of Ngati Toa Rangatira with a statutory area, as provided for in section 32.

Section 26(a): amended, on 202014, by section 107 of the Heritage New Zealand Pouhere Taonga Act 2014 (2014 No).

27 Relevant consent authorities to have regard to statutory acknowledgement

- (1) On and from the effective date, a relevant consent authority must have regard to the statutory acknowledgement relating to a statutory area in deciding, under section 95E of the Resource Management Act 1991, whether the trustee of the Toa Rangatira Trust is an affected person in relation to an activity within, adjacent to, or directly affecting the statutory area and for which an application for a resource consent has been made.
- (2) Subsection (1) does not limit the obligations of a relevant consent authority under the Resource Management Act 1991.

28 Environment Court to have regard to statutory acknowledgement

- (1) On and from the effective date, the Environment Court must have regard to the statutory acknowledgement relating to a statutory area in deciding, under section 274 of the Resource Management Act 1991, whether the trustee of the Toa Rangatira Trust is a person who has an interest in proceedings that is greater than the interest that the general public has in respect of an application

for a resource consent for activities within, adjacent to, or directly affecting the statutory area.

- (2) Subsection (1) does not limit the obligations of the Environment Court under the Resource Management Act 1991.

29 Heritage New Zealand Pouhere Taonga and Environment Court to have regard to statutory acknowledgement

- (1) If, on or after the effective date, an application is made under section 44, 56, or 61 of the Heritage New Zealand Pouhere Taonga Act 2014 for an authority to undertake an activity that will or may modify or destroy an archaeological site within a statutory area,—

- (a) Heritage New Zealand Pouhere Taonga, in exercising its powers under section 48, 56, or 62 of that Act in relation to the application, must have regard to the statutory acknowledgement relating to the statutory area; and
- (b) the Environment Court, in determining under section 59(1) or 64(1) of that Act any appeal against a decision of Heritage New Zealand Pouhere Taonga in relation to the application, must have regard to the statutory acknowledgement relating to the statutory area, including in making a determination as to whether the trustees are persons directly affected by the decision.

- (2) In this section, archaeological site has the meaning given in section 6 of the Heritage New Zealand Pouhere Taonga Act 2014.

Section 29: replaced, on 202014, by section 107 of the Heritage New Zealand Pouhere Taonga Act 2014 (2014 No).

30 Recording statutory acknowledgement on statutory plans

- (1) On and from the effective date, each relevant consent authority must attach information recording the statutory acknowledgement to all statutory plans that wholly or partly cover a statutory area.

- (2) The information attached to a statutory plan must include—

- (a) the relevant provisions of sections 24 to 33 in full; and
- (b) the descriptions of the statutory areas wholly or partly covered by the plan; and
- (c) any statements of association or statements of coastal values for the statutory areas.

- (3) The attachment of information to a statutory plan under this section is for the purpose of public information only and, unless adopted by the relevant consent authority as part of the statutory plan, the information is not—

- (a) part of the statutory plan; or
- (b) subject to the provisions of Schedule 1 of the Resource Management Act 1991.

31 Provision of summaries or notices of certain applications to trustee

- (1) Each relevant consent authority must, for a period of 20 years starting on the effective date, provide the following to the trustee of the Toa Rangatira Trust for each resource consent application for an activity within, adjacent to, or directly affecting a statutory area:
 - (a) if the application is received by the consent authority, a summary of the application; or
 - (b) if notice of the application is served on the consent authority under section 145(10) of the Resource Management Act 1991, a copy of the notice.
- (2) The information provided in a summary of an application must be the same as would be given to an affected person by limited notification under section 95B of the Resource Management Act 1991, or as may be agreed between the trustee of the Toa Rangatira Trust and the relevant consent authority.
- (3) A summary of an application must be provided under subsection (1)(a)—
 - (a) as soon as is reasonably practicable after the consent authority receives the application; but
 - (b) before the consent authority decides under section 95 of the Resource Management Act 1991 whether to notify the application.
- (4) A copy of a notice of an application must be provided under subsection (1)(b) no later than 10 working days after the day on which the consent authority receives the notice.
- (5) This section does not affect a relevant consent authority's obligation,—
 - (a) under section 95 of the Resource Management Act 1991, to decide whether to notify an application, and to notify the application if it decides to do so; or
 - (b) under section 95E of that Act, to decide whether the trustee of the Toa Rangatira Trust is an affected person in relation to an activity.

32 Use of statutory acknowledgement

- (1) The trustee of the Toa Rangatira Trust and any member of Ngati Toa Rangatira may, as evidence of the association of Ngati Toa Rangatira with a statutory area, cite the statutory acknowledgement that relates to that area in submissions to, and in proceedings before, a relevant consent authority, the Environmental Protection Authority or a board of inquiry under Part 6AA of the Resource Management Act 1991, the Environment Court, or Heritage New Zealand Pouhere Taonga concerning activities within, adjacent to, or directly affecting the statutory area.
- (2) The content of a statement of association or statement of coastal values is not, by virtue of the statutory acknowledgement, binding as fact on—
 - (a) relevant consent authorities:

- (b) the Environmental Protection Authority or a board of inquiry under Part 6AA of the Resource Management Act 1991:
 - (c) the Environment Court:
 - (d) Heritage New Zealand Pouhere Taonga:
 - (e) parties to proceedings before those bodies:
 - (f) any other person who is entitled to participate in those proceedings.
- (3) However, the bodies and persons specified in subsection (2) may take the statutory acknowledgement into account.
- (4) To avoid doubt,—
- (a) neither the trustee of the Toa Rangatira Trust nor members of Ngati Toa Rangatira are precluded from stating that Ngati Toa Rangatira has an association with a statutory area that is not described in the statutory acknowledgement; and
 - (b) the content and existence of the statutory acknowledgement do not limit any statement made.

Section 32(1): amended, on 202014, by section 107 of the Heritage New Zealand Pouhere Taonga Act 2014 (2014 No).

33 Trustee may waive rights

- (1) The trustee of the Toa Rangatira Trust may waive the right to be provided with summaries, and copies of notices, of resource consent applications under section 31 in relation to a statutory area.
- (2) The trustee may waive the right to have a relevant consent authority, the Environment Court, or Heritage New Zealand Pouhere Taonga have regard to the statutory acknowledgement under sections 27 to 29 in relation to a coastal statutory area.
- (3) Rights must be waived by written notice to the relevant consent authority, the Environment Court, or Heritage New Zealand Pouhere Taonga stating—
- (a) the scope of the waiver; and
 - (b) the period for which it applies.
- (4) An obligation under this subpart does not apply to the extent that the corresponding right has been waived under this section.

Section 33(2): amended, on 202014, by section 107 of the Heritage New Zealand Pouhere Taonga Act 2014 (2014 No).

Section 33(3): amended, on 202014, by section 107 of the Heritage New Zealand Pouhere Taonga Act 2014 (2014 No).

**Schedule 1
Statutory Areas**

Statutory Area

Location

HUTT RIVER AND ITS TRIBUTARIES

As shown on Deed Plan
OTS-068-45

Statutory Area

HUTT RIVER AND ITS TRIBUTARIES (as shown on Deed Plan OTS-068-45)



STATEMENT OF ASSOCIATION

The Hutt River (Te Awa Kairangi) is of historical and cultural importance to Ngati Toa Rangatira. The iwi claim an association with the Hutt River from the time of their participation in the invasion of the Hutt Valley during 1819 and 1820.

During that campaign, the taua marched around the western side of Te Whanganui a Tara, defeating the local iwi as they went. When the war party reached the Hutt River, they constructed rafts which they used to aid them in their invasion of the Hutt Valley.

Although Ngati Toa Rangatira did not remain in the area after this invasion, the Hutt River continued to be important to the iwi following their permanent migration and settlement in the lower North Island in the late 1820s and early 1830s. The relationship of Ngati Toa Rangatira to the Hutt Valley and River was not one defined by concentrated settlement and physical presence. Rather, the iwi felt their claim to the land was strong based on the powerful leadership of Te Rauparaha and Te Rangihaeata and the relationship they had with iwi residing in the Hutt Valley who had been placed there by Ngati Toa in the 1830s. For some years these iwi in the Hutt Valley paid tribute of goods such as canoes, eels and birds to Te Rauparaha and Te Rangihaeata.

Ngati Toa Rangatira have a strong historical connection with the Hutt River and its tributaries, and the iwi consider that the river is included within their extended rohe and it is an important symbol of their interests in the Harataunga area.

Te Awa Kairangi was traditionally an area for gathering piharau, or the freshwater blind eel, as well as tuna (eel) from its tributaries. Harataunga also supported flax plantations, which were used by early Maori for trading with settlers. The River was also of great importance as it was the largest source of freshwater in the area.

The river was also an important transport route, and small waka were used along the length of Te Awa Kairangi.

UPPER HUTT CITY COUNCIL OPERATIVE DISTRICT PLAN

UPDATE SCHEDULE

PLAN CHANGES						
No.	Title and Description	UHCC File Ref.	Date Issued	Pages/Maps Updated	Annotated by	Date
	Operative Date of District Plan		01.09.04			
2	Mt. Marua Zone Boundary Realignment	351/12/002	01.06.05	Urban Maps 9, 10 Rural Map 19		
3	Rezoning of Pak’N’Save Carpark at 26 Gibbons St and 21 Royal St	351/12/003	01.06.05	Urban Map 27 Rural Map 25		
4	Rezoning of 88 and 110 Katherine Mansfield Drive	351/12/004	23.02.05	Rural Map 25		
5	Updating of Development Contribution Wording – Chapter 10	351/12/005	01.06.05	Pages 10/1 - 10/3		
6	Updating of Schedule of Notable Trees – Chapter 27 and Map Changes	351/12/006	01.06.05	Pages 27/3 – 27/4 Urban Maps 20, 27, 34		
7	Earthworks and Height Controls	351/12/007	30.09.05	Pages 4/5, 5/4, 9/3, 9/4, 18/7, 18/8, 19/6, 19/7, 20/6, 21/9, 21/13, 22/11, 22/12, 23/1 – 23/5, 35/4, 35/7.		
8	Organised Fireworks Displays	351/12/008	11.07.07	Pages 21/2, 21/8, 21/16, 32/1, 35/8, 7/4		
10	Definition of Front/Corner/Rear Lots	351/12/010	11.07.07	Pages 18/7, 35/3, 35/6, 35/11		
11	Rezoning of 17 John Street “Kowhai Court”	351/12/011	04.08.06	Urban Maps 35, 36 Rural Map 24		
12	Rezoning of the Talbot Grove subdivision from Special Activity to Residential (Cnr. Messines Avenue and Seddul Bahr Road)	351/12/012	30.09.05	Urban Maps 34, 42, 43 Rural Map 24		

PLAN CHANGES						
No.	Title and Description	UHCC File Ref.	Date Issued	Pages/Maps Updated	Annotated by	Date
13	'Wineglass' Land, Royal Wellington Golf Club	351/12/013	11.07.07	Urban Maps 32, 33 Rural Map 24		
16	Car parking provisions for retailing activities	351/12/016	11.07.07	Pages 31/1		
18	Comprehensive Residential Developments	351/12/018	14.08.13	Pages 2/11, 2/12, 4/14/4, 4/5, 4/8, 4/9, 16/9, 18/1, 18/2, 18/4, 18/7, 18/8, 18/10, 18/15, 18/16, 18/21, 18/22, 18/25 – 18/42, 31/1, 35/3, 35/9, 35/10 Urban Maps 26, 27, 28, 33, 34, 35, 37, 38, 42		
17	Reserves and Leisure Facilities Contribution for Multiple Dwelling/Unit Developments without Subdivision	351/12/017	04.08.06	Pages 2/11, 18/2, 18/5, 25/1, 25/2		
20	410 Eastern Hutt Rd	351/13/004	04.02.11	Pages 6/2, 6/4, 6/5, 20/3, 20/7, 20/11, 20/15, 20/22, 32/3 Urban Maps 39 & 40 Rural Maps 23 & 24		
21	Retail Provisions	351/12/020	04.02.11	Pages 6/4, 6/6, 6/8, 20/2, 20/19, 20/20, 35/2, 35/7, 35/13		
22	Temporary Events	351/12/021	04.02.11	Pages 1/6, 15/2, 15/5, 15/7, 15/8, 18/3, 19/3, 20/3, 21/3, 22/4, 25A/1 – 25A/3, 32/1, 35/1, 35/9, 35/11		
23	Riverstone Commercial	351/12/025	04.02.11	Pages 20/2, 20/4, 20/6, 20/7, 20/9, 20/10, 20/14 – 20/16, 20/21 Urban Map 14 Rural Map 24		
24	Notable Tree Review	351/12/022	20.06.13	Pages 12/4, 12/6, 12/7, 27/1-27/10		

PLAN CHANGES						
No.	Title and Description	UHCC File Ref.	Date Issued	Pages/Maps Updated	Annotated by	Date
				Urban Maps 1, 7, 10, 11, 17 - 20, 23 - 29, 33 - 35, 37, 39 - 42, 45, 46 & 48		
25	Controlled and Limited Discretionary Activity Review and Minor Changes	351/12/027	04.02.11	Pages 1/3, 2/1, 2/2, 2/8, 18/1 - 18/8, 18/10, 18/13 - 18/16, 19/1 - 19/8, 19/12 - 19/15, 20/1, 20/2 - 20/9, 20/13, 20/16, 20/17, 21/1 - 21/3, 21/5, 21/8 - 21/10, 21/13, 21/17, 22/1 - 22/3, 22/5, 22/6, 22/9 - 22/11, 22/14, 23/1, 23/2, 23/5, 30/2, 31/1, 35/5		
26	Child Care Centres	351/12/029	04.02.11	Pages 4/2, 4/4, 18/2, 18/13, 18/17, 22/3, 35/4		
27	Open Space Subdivision	351/12/028	04.02.11	Pages 21/1, 21/4, 21/9		
28	Blue Mountains Rd	351/13/006	04.02.11	Pages 18/4, 18/11, 18/20 Urban Maps 46 & 47 Rural Map 24		
29	Southern Hills Overlay and Protected Ridgeline Standards	351/12/023	14.08.13	Pages 1/6, 3/4, 9/2, 12/1-12/5, 12/8, 12/9, 15/1-15/3, 15/7, 18/3, 19/4, 20/3, 20/4, 21/3, 22/4, 23/1, 23/2, 23/6, 23/7-23/9, 28/1-28/5, 35/1 Urban Maps 1-50 Rural Maps 1-33 Urban Southern Hills Maps 1-50 Rural Southern Hills Maps 1-33		
30	Amendments to Reserve Contributions	351/12/033	04.02.11	Pages 25/1 - 25/3		
31	Unzoned Land and Heritage Feature	351/12/034	30.11.11	Page 26/7 Rural Map 28		
32	National Policy Statement - Electricity	351/12/038	26.10.12	Pages 16/1 - 16/4, 16/7 - 16/9,		

PLAN CHANGES						
No.	Title and Description	UHCC File Ref.	Date Issued	Pages/Maps Updated	Annotated by	Date
	Transmission			18/1, 18/3, 18/14 – 18/16, 19/1, 19/3, 19/13, 19/14, 20/1, 20/16, 20/17, 21/2, 21/9, 21/10, 22/1, 22/2, 22/10, 22/11, 23/1, 23/5, 23/6, 30/2, 30/4, 35/12		
33	Rezoning of Kurth Crescent	351/13/007	12.05.11	Urban Map 40 Rural Map 24		
39	Definitions Review: Site, Allotment and Lot	351/12-044	21/05/2015	5/5, 5/8, 5/9, 9/1, 9/3, 18/1, 18/6, 18/10, 19/1, 19/5, 19/6, 19/8, 20/1, 20/5, 20/6, 20/9, 21/1, 21/5, 21/8, 21/12, 21/15, 21/17, 22/1, 22/6, 22/7, 22/14, 25/1, 25/2, 35/3, 35/5, 35/8, 35/9, 35/11 – 35/14.		
37	Maidstone Terrace	351/12-043	9/12/2015	4/6, 18/2, 18/3, 18/6, 18/7, 18/9, 18/14, 18/18, 18/19, 18/29 Urban Map 27, 38 Rural Map 25		
40	Wallaceville	351/13-008	28/4/2016	Contents, 2/11, 3/3, Chapter 4, Chapter 6, 8/1, 11/3, 18/1-30, 20/1-26, 22/1, 25/3, 26/7, 27/9-12, 35/5-end, 36 new chapter Urban maps 35, 36, 37, 44 Rural maps 24,25		
38	Network Utilities and Renewable Energy Generation	351/12-045	11/5/2016	All contents pages, 16/1 – 16/3, 16/5 – 16/7, 16/10 – 16/16, New Chapter 16A, 18/4, 18/20, 18/28, 19/3 – 19/5, 19/16, 20/5, 20/6, 20/23, 20/24, 21/3, 21/4, 21/18, 22/4 – 22/6, 22/16, 22/17, 28/1 – 28/4, 30 (all pages), New Chapter		

PLAN CHANGES						
No.	Title and Description	UHCC File Ref.	Date Issued	Pages/Maps Updated	Annotated by	Date
				30A, 35/1 – 35/5, 35/9-35/18. <i>Note, full chapters were replaced as changes affected ordering of subsequent pages in most chapters.</i>		
41	Urban Tree Groups	351/12-045	12/10/16	1/6, 4/10, 12/5, 12/7 – 12/12, 18/2, 18/4, 19/3 – 19/4, 20/5, 12/3, 22/4, 23/1, 23/5, 27/12 – 27/13, whole new chapter 27A 35/13-35/14, 35/18, 35/19, 35/20.		
43	Introductory Chapters	351/12/048	26/10/17	Contents Page; Parts 1, 2, and 4 cover page; Chapters 1, 2, 3 and 35, entirely.		
44	Temporary Events	351/12/049	20/06/18	Contents Page; Part 2 & 3 cover pages; 2/6, 2/18; Chapter 8A, entirely; 15/2, 15/5/ – 15/8; 18/4; 19/3; 20/5; 21/3; 22/4; Chapter 25A, entirely; 31/1.		
42	Mangaroa and Pinehaven Flood Hazard Extents	351/12/046	12/09/2019	Contents Page; Chapter 1- 1/15, 1/16, 1/17, 1/18; Chapter 2- 2/5, 2/6, 2/7, 2/8, 2/13, 2/14, 2/15 2/16, 2/17, 2/18; Chapter 9- whole chapter; Chapter 14- whole chapter; Chapter 16- whole chapter; Chapter 17/3, 17/4, 17/5, 17/6, 17/7; Chapter 18- whole chapter; Chapter 19- whole chapter; Chapter 20- 20/1, 20/2, 20/3, 20/4, 20/21, 20/22, 20/23, 20/24, 20/25, 20/26, 20/27, 20/28, 20/29, 20/30- Chapter 23-		

PLAN CHANGES						
No.	Title and Description	UHCC File Ref.	Date Issued	Pages/Maps Updated	Annotated by	Date
				whole chapter; Chapter 30- whole chapter; Chapter 33- whole chapter; Chapter 34- whole chapter; Section 5- Introduction and new Flood Hazard Extent maps.		
45	Signs	351/12/050	19/12/2019	Chapter 2- Page 2/7 onwards Chapter 4- Page 4/7 onwards Chapter 8A- Page 8A/9 onwards Chapter 15- Page 15/4 onwards Chapter 18- Pages 18/3-18/4, Page 18/19 onwards Chapter 19- Pages 19/3-19/4, 19/11 onwards Chapter 20- Pages 20/3-20/4, 20/16 onwards Chapter 21- whole chapter Chapter 22- whole chapter		
52	Mount Marua Structure Plan		31/03/2021	Chapter 5 – Pages 4 and 8 Chapter 19 – Pages 6,7,9,10,18 & 20 Chapter 23 - Pages 7 & 10 Chapter 28 - Pages 3 & 4 Chapter 40 – whole new chapter		

DESIGNATIONS						
1	Uplifting of Education Designation – ED14 Brown Owl School	351/10/005	24.08.04	Page 36/2 Urban Maps 7, 20		
2	Uplifting of Education Designation – ED2 Brentwood School	351/10/005	26.01.05	Page 36/2 Urban Map 34		

3	Change in Requiring Authority - State Owned Enterprise Designation - TZR1 Rail Network	351/10/005	23.07.04	Pages 36/1, 36/3		
4	Uplifting of Periodic Detention Centre Designation - COR2 10 Goodshed Road	351/10/005	01.11.07	Page 36/2 Urban Map 27		
5	Partial Removal of Designation - 410 Eastern Hutt Road	351/10/005	09.05.07	Urban Maps 39, 40		
6	Partial Removal of Designation - 155 Mangaroa Hill Road	351/10/005	20.03.12	Rural Map 26		
7	Partial Removal of Designation - SH2 (parts of TNZ1 and TNZ3)	351/10/005	05.06.13	Rural Map 20		
8	Removal of designation TNZ4 ('Proposed State Highway')	351/10/005	04.11.13	Rural Map 8		
9	Inclusion of designation TNZ4 ('Transmission Gully Main Alignment')	351/10/005	04.11.13	Rural Map 8		
10	Part removal of designation MAF1 (Wallaceville Animal Research Centre)	351/10/005	29.11.13	Page 36/1 Urban Maps 35, 36, 37		
11	Part removal of designation ED4 (32 Miro Street - Heretaunga College)	351/10/005	01.05.14	Urban Map 36		
12	Removal of designation CRT1 (Upper Hutt Courthouse)	351/10/005	01.05.14	Pages 36/1 & 36/2 Urban Map 27		
13	Alteration to MAF1 Designation	351/14/002	09.12.15	Pages 36/1 Urban Maps 36 & 37		
14	Alteration to Designation for Wellington Electricity Lines Limited	351/14/003	09.12.15	Page 36/4 Urban Maps 7, 27 & 34		
15	Alteration to New Zealand Transport Agency Designations - TNZ1-3, insertion of NZTA3	351/11/003	15.06.17	Page 36/3 Maps: U3 U7 U8 U10 U11 U14 U15 U16 U17 U18 U19 U20 U22 U23 U24 U25 U31 U32 U33 U39 U40 R8 R19 R20 R21 R23 R28		
16	Partial Removal of Maidstone Designation - UHC50 (Reserve and Local Purpose (Community))	351/12/043	16.10.17	Urban Maps U27 & U38		

MISCELLANEOUS

	Clause 20A change – minor correction to the plotting of Mawaihakona Stream	351/11/001	26.05.10	Urban Maps 31, 32, 33, & 34		
	Clause 20A change – minor correction to the plotting of Pinehaven Stream	351/11/001	26.05.10	Urban Maps 41, 46 & 48		
	Amendments to District Plan non-notification statements resulting from a Section 292 RMA direction	351/12/035	09.03.11	Pages 18/3, 18/17, 19/4, 20/4, 21/4, 22/4, 26/1, 28/1		
	Clause 20A change – minor correction to Tables 20.1 and 22.1	351/12/027	16.11.11	Pages 20/1 & 22/1		
	Clause 20A change – minor correction to Table 20.2	351/12/027	30.12.11	Page 20/3		
	Clause 20A change – insertion of previously omitted rule 20.11A	351/12/025	31.01.12	Page 20/8, 20/9		
	Clause 20A changes – amendments to District Plan resulting from Plan Change 32 National Policy Statement – Electricity Transmission	351/12/038	20.11.12	Pages 12/5, 18/1, 18/4, 18/16 – 18/19, 19/1, 19/14, 19/15, 20/1, 21/1, 21/9 – 21/14, 22/1, 22/11, 22/12, 23/1, 23/5 – 23/8, 30/1		
	Clause 20A changes – amendments to District Plan resulting from Plan Change 24 – Notable Tree Review	351/12/022	08.08.13 14.08.13	Pages 18/1, 18/11, 19/1, 20/1, 22/1, 23/1, 27/3 – 27/10		
	Clause 20A changes – amendments to District Plan resulting from Plan Change 18 – Comprehensive Residential Developments	351/12/018	27.08.13 05.09.13	Pages 2/12, 18/1, 18/2, 18/4, 18/15		
	Clause 20A changes – amendments to District Plan resulting from Plan Change 29 – Southern Hills Overlay and Protected Ridgeline Standards	351/12/023	28.08.13	Pages 12/6, 12/7, 23/2, 23/5-23/8, 27/1, 27/2, 28/1		
	Clause 20A changes – amendments to District Plan resulting from Plan Change 18 – Comprehensive Residential Developments	351/12/018	05.12.13	Page 18/16		
	Clause 20A change – minor correction of rule 18.30 as a result of Plan Change 25	351/12/027	16.05.14	Page 18/17		
	Clause 20A change – minor amendments to Chapter 27 to resulting from changes to section 76 of the Resource Management Act	351/12/045	03.09.15	Pages 27/3 - 27/10		
	Clause 20A change – minor amendments to GIS mapping of notable trees, and schedule of notable trees reference	351/12-045	1.12.2016	Pages 18/3, 27/1, 27/12		

	Clause 20A change – Chapter 1 footer and Southern Hills Overlay extent update on Urban Maps 9 & 10	351/12/02 3 & 351/12/04 8	26.04.18	Chapter 1, Urban Map 9, Urban Map 10		
	Clause 20A change – insertion of NZTA3 Designation Conditions	351/11/003	21.09.18	Pages 36/1, 36/3 – 36/9		

	Clause 20A change – minor amendments to correct references to Chapter 35, Chapter 27A, Rule 2.6.9D, Rule 27.8, and designation MAF1. Inclusion of omitted rules for MPI1	351/12/048; 351/12/049; 351/14/002; 351/12/045	30.10.18	Part 3 Contents Page, Pages 16/1, 18/10, 18/14, 20/13, 23/2, 23/3, 27A/2, 36/1, 36/2, 36/3, 39/2, 39/3 & 39/12		
	Addendum for public information – attachment to District Plan to meet obligations under Treaty Settlement legislation	351/12/053	14.08.19	Attachment after the District Plan Contents		