

Appendix 1: Recommended Amendments for the wider PC49 Plan Change

The provisions in **red** are the notified provisions for deletions and **green** for additions. Further amendments that are recommended in the section 42a report are highlighted **blue**, and any amendments identified in the Right of Reply are identified in **yellow**. For the yellow and blue highlighting text recommended for deletion is struck through, and text recommended for inclusion is underlined.

1.1 Contents

PART 1 — INTRODUCTION AND GENERAL PROVISIONS	
1 INTRODUCTION	
1.1	Contents
1.2	Purpose
1.3	Description of the district
2 HOW THE PLAN WORKS	
2.1	Statutory context
2.2	General approach
2.3	Status of Resource Consents
2.4	Information requirements
2.5	Cross boundary matters
2.6	Relationships between spatial layers
3 INTERPRETATION	
3.1	Definitions
3.2	Abbreviations
4 NATIONAL DIRECTION INSTRUMENTS	
4.1	National policy statements and New Zealand Coastal Policy Statement
4.2	National environmental standards
4.3	Regulations
5 TANGATA WHENUA/MANA WHENUA	
5.1	Tangata whenua
PART 2 — DISTRICT-WIDE MATTERS	
SD STRATEGIC DIRECTION	
UFD	Urban form and development
ENERGY, INFRASTRUCTURE, AND TRANSPORT	
NU	Network Utilities
REG	Renewable Energy Generation
TP	Transport and Parking
HAZARDS AND RISKS	

CL	Contaminated Land
HS	Hazardous Substances
NH	Natural Hazards
WM	Waste Management
HISTORICAL AND CULTURAL VALUES	
HH	Historic Heritage
TREE	Notable Trees
UTG	Urban Tree Groups
NATURAL ENVIRONMENT VALUES	
ECO	Ecosystems and Indigenous Biodiversity
NATC	Natural Character
NFL	Natural Features and Landscapes
PA	Public Access
SUBDIVISION	
SUB-GEN	General Subdivision Provisions that Apply in All Zones
SUB-RES	Subdivision in Residential Zones
SUB-RUR	Subdivision in Rural Zones
SUB-COM	Subdivision in Commercial and Industrial Zones
SUB-OSZ <u>OSRZ</u>	Subdivision in the Open Space Zone and Recreation Zones
SUB-SAZ	Subdivision in the Special Activity Zone
SUB-DEV1	Subdivision in Development Area 1
SUB-DEV3	Subdivision in Development Area 3
DC	Development Contributions
GENERAL DISTRICT-WIDE MATTERS	
ASW	Activities on the Surface of Water
AIR	Air
EW	Earthworks
LIGHT	Light
NOISE	Noise
SIGN	Signs
TEMP	Temporary Activities
PART 3 — AREA-SPECIFIC MATTERS	
ZONES	
Residential Zones	
GRZ	General Residential Zone
Rural Zones	
GRUZ	General Rural Zone
RPROZ	Rural Production Zone

RLZ	Rural Lifestyle Zone
SETZ	Settlement Zone
Commercial and Mixed Use Zones	
COMZ	Commercial Zone
CCZ	City Centre Zone
Industrial Zones	
GIZ	General Industrial Zone
Open Space and Recreation Zones	
OSRZ	Open Space Zone and Recreation Zones
<u>NOSZ</u>	<u>Natural Open Space Zone</u>
OSZ	Open Space Zone
<u>SARZ</u>	<u>Sport and Active Recreation Zone</u>
Special Purpose Zones	
SAZ	Special Activity Zone
DEV DEVELOPMENT AREAS	
DEV1	Development Area 1 - Wallaceville Structure Plan Development Area
DEV2	Development Area 2 - Mount Marua Structure Plan Development Area
DEV3	Development Area 3 - Gabites Block Development Area
DES DESIGNATIONS	
BCL	Broadcast Communications Limited
HCC	Hutt City Council
KRH	KiwiRail Holdings Limited (was New Zealand Railways Corporation/Tranz Rail Limited)
MCOR	Minister of Corrections
MDEF	Minister of Defence
MEDU	Minister of Education
MPOL	Minister of Police
MPRI	Minister for Primary Industries (was Minister of Agriculture and Forestry)
NZTA	New Zealand Transport Agency
RNZ	Radio Network of New Zealand
SNZ	Spark New Zealand (was Telecom New Zealand Limited)
TPR	Transpower New Zealand Limited
UHCC	Upper Hutt City Council
WELL	Wellington Electric Lines Ltd
WRC	Wellington Regional Council
PART 4 — APPENDICES AND MAPS	
APPENDICES	
APP1	Appendix 1 - Design Guide for the Residential Centres Precinct
APP2	Appendix 2 - Gabites Block Area Structure Plan and Supporting Diagrams
MAPS	

1.3 Description of the District

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.

2.1 Statutory Context

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.

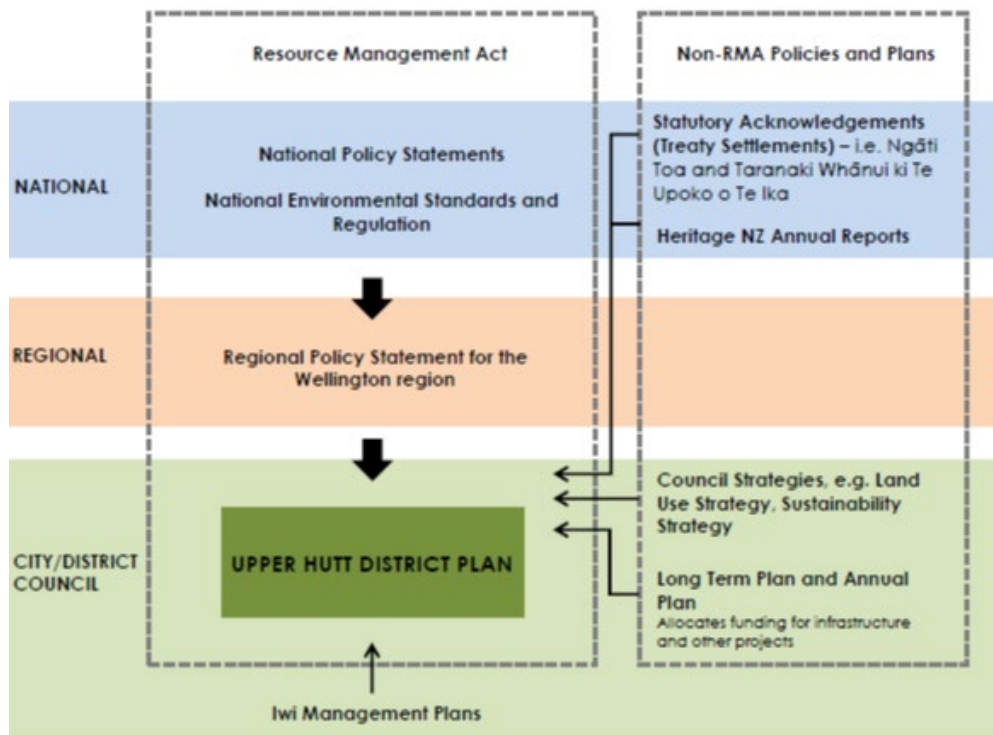
Relationships with other RMA documents

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:
<ol style="list-style-type: none">1. any national policy statement;2. any New Zealand coastal policy statement; and3. any operative regional policy statement.	<ol style="list-style-type: none">1. any proposed regional policy statements;2. management or strategy plans prepared under other Acts;3. obligations under the Heritage New Zealand Pouhere Taonga Act 2014;4. 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.

Relationships 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 te 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 2018 Open Space Strategy;
- 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.

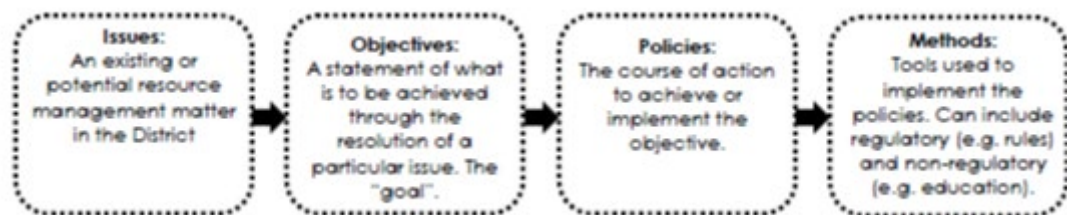
As the Upper Hutt City Council continues to monitor and review its various strategies and plans, there may be a requirement for the Plan to be reviewed to maintain consistency across **Council** documentation. Therefore, the above list only represents documents relevant at the time of writing.

2.2 General Approach

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, historic heritage**, landscape and ecology.

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:

- General Residential Zone
- General Rural Zone
- Rural Production Zone
- Rural Lifestyle Zone
- Commercial Zone
- City Centre Zone
- General Industrial Zone
- Natural Open Space Zone
- Open Space Zone
- Sport and Active Recreation Zone
- Special Activities Zone

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 to completely align with the National Planning Standards.

The order of the Rolling Review Plan Changes will be based on their priority and importance, and also to enable this new structure.

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

3.1 Definitions

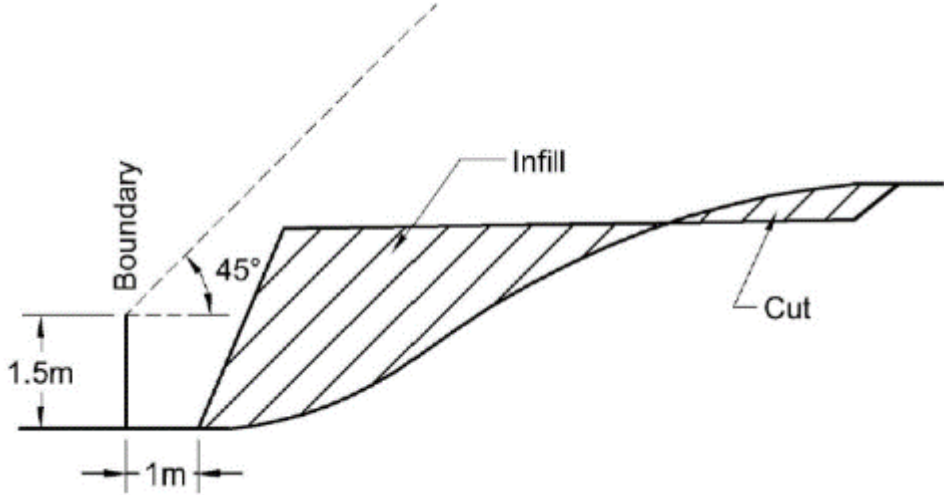
Term	Definition
the Act	the Resource Management Act 1991 including any amendments thereto.
Abrasive blasting NPS	means the cleaning, smoothing, roughening, cutting or removal of part of the surface of any article by the use, as an abrasive, of a jet of sand, metal, shot or grit or other material propelled by a blast of compressed air or steam or water or by a wheel.
Access allotment	any separate allotment , owned in common undivided shares, and used primarily for access to one or more allotments 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 business . 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 General Residential Zone or Residential Hill Precinct 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 NPS	has the same meaning as in section 218 of the RMA (as set out in the box below) 4. In this Act, the term allotment means— a. any parcel of land under the Land Transfer Act 2017 that is a continuous area and whose boundaries are shown separately on a survey plan, whether or not— i. the subdivision shown on the survey plan has been allowed, or subdivision approval has been granted, under another Act; or

	<ul style="list-style-type: none"> ii. a subdivision consent for the subdivision shown on the survey plan has been granted under this Act; or b. any parcel of land or building or part of a building that is shown or identified separately— <ul style="list-style-type: none"> i. on a survey plan; or ii. on a licence within the meaning of subpart 6 of Part 3 of the Land Transfer Act 2017; or c. any unit on a unit plan; or d. any parcel of land not subject to the Land Transfer Act 2017. <p>5. For the purposes of subsection (2), an allotment that is—</p> <ul style="list-style-type: none"> a. subject to the Land Transfer Act 2017 and is comprised in 1 record of title or for which 1 record of title could be issued under that Act; or b. not subject to that Act and was acquired by its owner under 1 instrument of conveyance— shall be deemed to be a continuous area of land notwithstanding that part of it is physically separated from any other part by a road or in any other manner whatsoever, unless the division of the allotment into such parts has been allowed by a subdivision consent granted under this Act or by a subdivisional approval under any former enactment relating to the subdivision of land. <p>6. For the purposes of subsection (2), the balance of any land from which any allotment is being or has been subdivided is deemed to be an allotment.</p>
Alteration or addition	in relation to Historic Heritage - 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.
Amenity values NPS	has the same meaning as in section 2 of the RMA (as set out in the box below) means those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes.
Ancillary activity NPS	means an activity that supports and is subsidiary to a primary activity .
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"> 5. Anemometers to measure the average wind speed, wind gust speeds, turbulence intensity and wind shear; 6. 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: <ul style="list-style-type: none"> 1. Devices used in amateur radio configurations 2. Devices used only for television reception; and 3. Any other device not otherwise defined above that is less than 1.5m² in area <p>Advice note: The mountings of any antenna and any radiofrequency equipment or similar device shall not be included in the measurement of area of 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.</p>
Aquifer NPS	means a permeable geological formation, group of formations, or part of a formation, beneath the ground, capable of receiving, storing, transmitting and yielding water .
Bed NPS	has the same meaning as in section 2 of the RMA (as set out in the box below) <ul style="list-style-type: none"> 1. in relation to any river— <ul style="list-style-type: none"> i. for the purposes of esplanade reserves, esplanade strips, and subdivision, the space of land which the waters of the river cover at its annual fullest flow without overtopping its banks; ii. in all other cases, the space of land which the waters of the river cover at its fullest flow without overtopping its banks; and

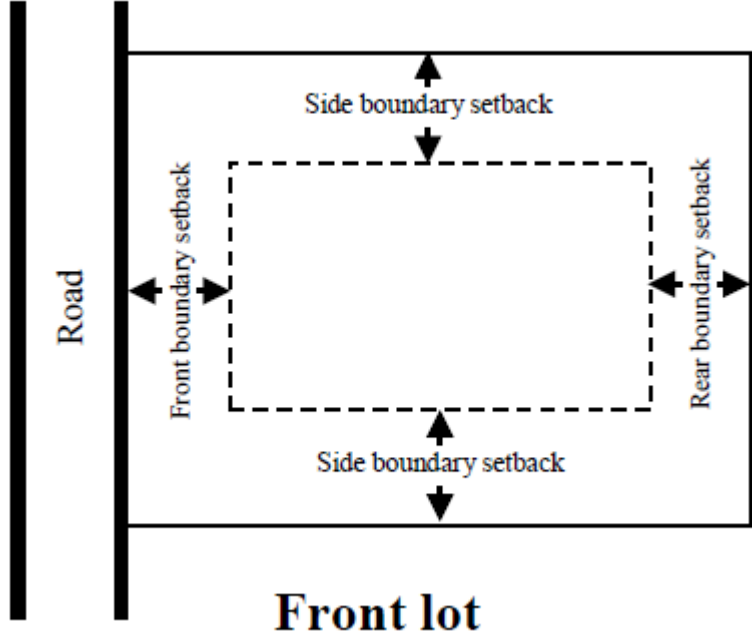
	<p>2. in relation to any lake, except a lake controlled by artificial means,—</p> <ol style="list-style-type: none"> i. for the purposes of esplanade reserves, esplanade strips, and subdivision, the space of land which the waters of the lake cover at its annual highest level without exceeding its margin; ii. in all other cases, the space of land which the waters of the lake cover at its highest level without exceeding its margin; and <p>3. in relation to any lake controlled by artificial means, the space of land which the waters of the lake cover at its maximum permitted operating level; and</p> <p>4. in relation to the sea, the submarine areas covered by the internal waters and the territorial sea.</p>
Best practicable option NPS	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <p>in relation to a discharge of a contaminant or an emission of noise, means the best method for preventing or minimising the adverse effects on the environment having regard, among other things, to—</p> <ol style="list-style-type: none"> 1. the nature of the discharge or emission and the sensitivity of the receiving environment to adverse effects; and 2. the financial implications, and the effects on the environment, of that option when compared with other options; and 3. the current state of technical knowledge and the likelihood that the option can be successfully applied.
Biodiversity offset	<p>means a measurable positive environmental outcome resulting from actions designed to redress the residual adverse effects on biodiversity arising from activities after appropriate avoidance, minimisation, and remediation measures have been applied. The goal of a biodiversity offset is to achieve no net loss, and preferably a net gain, of indigenous biodiversity values.</p>
Bore NPS	<p>means any hole drilled or constructed in the ground that is used to:</p> <ol style="list-style-type: none"> 1. investigate or monitor conditions below the ground surface; or 2. abstract gaseous or liquid substances from the ground; or 3. discharge gaseous or liquid substances into the ground; but it excludes test pits, trenches, soak holes and soakage pits.
Boundary	<p>the legal boundary of a site, unless otherwise specified.</p>
Boundary adjustment NPS	<p>means a subdivision that alters the existing boundaries between adjoining allotments, without altering the number of allotments.</p>
Building NPS	<p>means a temporary or permanent movable or immovable physical construction that is:</p> <ol style="list-style-type: none"> 1. partially or fully roofed; and 2. is fixed or located on or in land; <p>but excludes any motorised vehicle or other mode of transport that could be moved under its own power.</p>
Building coverage NPS	<p>means the percentage of the net site area covered by the building footprint.</p>
Building footprint NPS	<p>means, in relation to building coverage, the total area of buildings at ground floor level together with the area of any section of any of those buildings that extends out beyond the ground floor level limits of the building and overhangs the ground.</p>
Building improvement centres	<p>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.</p>
Cabinet	<p>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.</p>
Cleanfill area NPS	<p>means an area used exclusively for the disposal of cleanfill material.</p>
Cleanfill material NPS	<p>means virgin excavated natural materials including clay, gravel, sand, soil and rock that are free of:</p> <ol style="list-style-type: none"> 1. combustible, putrescible, degradable or leachable components;

	<ol style="list-style-type: none"> 2. hazardous substances and materials; 3. products and materials derived from hazardous waste treatment, stabilisation or disposal practices; 4. medical and veterinary wastes, asbestos, and radioactive substances; 5. contaminated soil and other contaminated materials; and 6. liquid wastes.
Code of Practice for Civil Engineering Works	<p>a document prepared by the Council which sets out performance criteria, standards and procedures for engineering works within Upper Hutt.</p> <p>Read the document: https://www.upperhuttcity.com/Your-Council/Plans-policies-bylaws-and-reports/Code-of-Practice-for-Civil-Engineering-Works</p>
Commercial activity NPS	means any activity trading in goods, equipment or services. It includes any ancillary activity to the commercial activity (for example administrative or head offices).
Community care housing	special care housing used for the rehabilitation or care of any group of persons.
Community corrections activity NPS	means the use of land and buildings for non-custodial services for safety, welfare and community purposes, including probation, rehabilitation and reintegration services, assessments, reporting, workshops and programmes, administration, and a meeting point for community works groups.
Community facility NPS	means land and buildings used by members of the community for recreational, sporting, cultural, safety, health, welfare, or worship purposes. It includes provision for any ancillary activity that assists with the operation of the community facility .
Community garden	<u>means land used as a garden on privately or publicly held land, used by a group or collective, for the purpose of growing fruit, vegetables and flowers on a not for profit basis.</u>
Community scale renewable energy generation	means renewable electricity 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 .
Comprehensive residential development	<p>a residential development of at least three residential units, on a site within the Residential Centres Precinct, at a density greater than the minimum net site area requirement for the General Residential Zone.</p> <p>Note: A Comprehensive Residential Development may include an existing residential unit.</p>
Conservation	the maintenance or enhancement of environmental and historic heritage values.
Construction and Commissioning activities	<p>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.</p> <p>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'.</p>
Contaminant NPS	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <p>includes any substance (including gases, odorous compounds, liquids, solids, and microorganisms) or energy (excluding noise) or heat, that either by itself or in combination with the same, similar, or other substances, energy, or heat—</p> <ol style="list-style-type: none"> 1. when discharged into water, changes or is likely to change the physical, chemical, or biological condition of water; or 2. when discharged onto or into land or into air, changes or is likely to change the physical, chemical, or biological condition of the land or air onto or into which it is discharged.

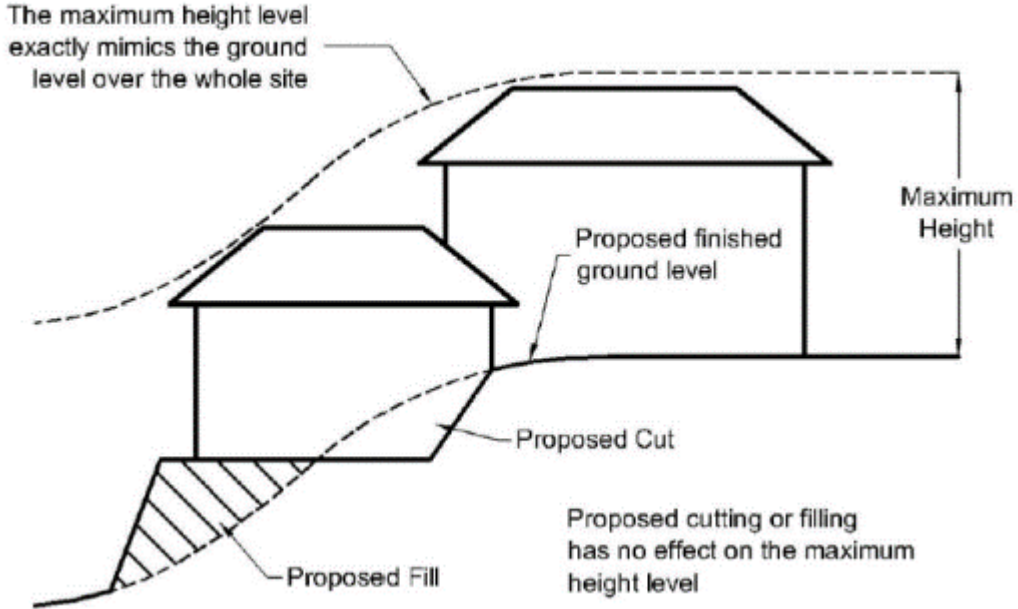
<p>Contaminated land <i>NPS</i></p>	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <p>means land that has a hazardous substance in or on it that—</p> <ol style="list-style-type: none"> 1. has significant adverse effects on the environment; or 2. is reasonably likely to have significant adverse effects on the environment.
<p>Corner allotment</p>	<p>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 allotment in the relevant zone, but excludes any rear allotment.</p> <div data-bbox="491 405 1270 1025" data-label="Diagram"> <p>The diagram illustrates a corner lot, which is a rectangular plot of land situated at the intersection of two roads. The roads are represented by thick black lines forming an L-shape. The lot is a solid black rectangle. A dashed rectangle inside the lot represents a building footprint. Arrows indicate setbacks from the lot boundaries to the building footprint: 'Front boundary setback' at the top and bottom edges, and 'Side boundary setback' at the left and right edges. The roads are labeled 'Road'.</p> </div> <p style="text-align: center;">Corner lot</p>
<p>Council</p>	<p>the Upper Hutt City Council or any committee, subcommittee or person to whom the Council's powers, duties and discretions have been lawfully delegated.</p>
<p>Cultivation <i>NPS</i></p>	<p>means the alteration or disturbance of land (or any matter constituting the land including soil, clay, sand and rock) for the purpose of sowing, growing or harvesting of pasture or crops.</p>
<p>Customary activity</p>	<p><u>means the use of land or buildings for Māori cultural activities that provide for the special relationship between tangata whenua and places of customary importance.</u></p>
<p>Discharge <i>NPS</i></p>	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <p>includes emit, deposit, and allow to escape.</p>
<p>Distribution network</p>	<p>for the purpose of the Renewable Energy Chapter (REG), 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.</p>
<p>Distributor</p>	<p>for the purpose of the Renewable Energy Chapter (REG), has the same meaning as in the National Policy Statement for Renewable Electricity Generation and means a business engaged in distribution of electricity.</p>
<p>Drain <i>NPS</i></p>	<p>means any artificial watercourse designed, constructed, or used for the drainage of surface or subsurface water, but excludes artificial watercourses used for the conveyance of water for electricity generation, irrigation, or water supply purposes.</p>
<p>Drinking water <i>NPS</i></p>	<p>means water intended to be used for human consumption; and includes water intended to be used for food preparation, utensil washing, and oral or other personal hygiene.</p>
<p>Dripline (of a tree)</p>	<p>the shape defined on the ground by a series of vertical lines formed around the outer most extent of the tree, branches and foliage.</p>

Dry abrasive blasting NPS	means abrasive blasting using materials to which no water has been added.
Dust NPS	means all non-combusted solid particulate matter that is suspended in the air, or has settled after being airborne. Dust may be derived from materials including rock, sand, cement, fertiliser , coal, soil, paint, animal products and wood.
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 NPS	means the alteration or disturbance of land , including by moving, removing, placing, blading, cutting, contouring, filling or excavation of earth (or any matter constituting the land including soil, clay, sand and rock); but excludes gardening, cultivation , and disturbance of land for the installation of fence posts.
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.
Educational facility NPS	means land or buildings used for teaching or training by child care services, schools, or tertiary education services, including any ancillary activities .
Effect NPS	has the same meaning as in section 3 of the RMA (as set out in the box below) includes— <ol style="list-style-type: none"> 1. any positive or adverse effect; and 2. any temporary or permanent effect; and 3. any past, present, or future effect; and 4. any cumulative effect which arises over time or in combination with other effects— regardless of the scale, intensity, duration, or frequency of the effect , and also includes— <ol style="list-style-type: none"> 1. any potential effect of high probability; and 2. any potential effect of low probability which has a high potential impact.
Environment NPS	has the same meaning as in section 2 of the RMA (as set out in the box below) includes— <ol style="list-style-type: none"> 1. ecosystems and their constituent parts, including people and communities; and 2. all natural and physical resources; and 3. amenity values; and 4. the social, economic, aesthetic, and cultural conditions which affect the matters stated in paragraphs (a) to (c) or which are affected by those matters.
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 NPS	has the same meaning as in section 2 of the RMA (as set out in the box below) means a reserve within the meaning of the Reserves Act 1977— 1. which is either— i. a local purpose reserve within the meaning of section 23 of that Act, if vested in the territorial authority under section 239; or ii. a reserve vested in the Crown or a regional council under section 237D; and 2. which is vested in the territorial authority , regional council, or the Crown for a purpose or purposes set out in section 229.
Esplanade strip NPS	has the same meaning as in section 2 of the RMA (as set out in the box below) means a strip of land created by the registration of an instrument in accordance with section 232 for a purpose or purposes set out in section 229.
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	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: ISO 717-1:2013 Acoustics - Rating of sound insulation in buildings and of building elements - Part 1: Airborne sound. 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 Façade Elements And Facades</i> .
Family flat	a self-contained residential unit no more than 55m ² in floor area, on the same property and in the same ownership as the principal residential unit (and not leased to another party), for the purpose of providing ancillary accommodation. Note: For clarity, a family flat which exceeds the 55m ² limit will be considered as a residential unit and will be assessed against the appropriate rules.
Farming activity	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.
Fertiliser NPS	means a substance or biological compound or mix of substances or biological compounds in solid or liquid form, that is described as, or held out to be suitable for, sustaining or increasing the growth, productivity or quality of soils, plants or, indirectly, animals through the application to plants or soil of any of the following: 1. nitrogen, phosphorus, potassium, sulphur, magnesium, calcium, chlorine, and sodium as major nutrients; or 2. manganese, iron, zinc, copper, boron, cobalt, molybdenum, iodine, and selenium as minor nutrients; or 3. fertiliser additives to facilitate the uptake and use of nutrients; or 4. non-nutrient attributes of the materials used in fertiliser . It does not include livestock effluent, human effluent, substances containing pathogens, or substances that are plant growth regulators that modify the physiological functions of plants.
Finished Floor Level	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
Flood Hazard Extent	the area identified within the District Plan (Part 5) Hazard Maps. This identifies the area:

	1. 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	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.
Forestry	the management of forests for: 1. Soil conservation . 2. Forest protection. 3. Regulation of water . 4. Production of timber or other forest products. 5. Recreational, aesthetic or scientific purposes. It does not include forest products industries or on-site milling.
Freshwater NPS	has the same meaning as fresh water in section 2 of the RMA (as set out in the box below) means all water except coastal water and geothermal water .
Front allotment	any site abutting a road that complies with the relevant subdivision standard (for the minimum frontage) of a front allotment in the relevant zone, but excludes any rear allotment or corner allotment .  <p style="text-align: center;">Front lot</p>
Functional need NPS	means the need for a proposal or activity to traverse, locate or operate in a particular environment because the activity can only occur in that environment .
Gabites Block Natural Area	means an area of significant indigenous vegetation or significant habitat of indigenous fauna that meets the criteria in Policy 23 of the Regional Policy Statement for the Wellington Region and identified in DEV3-ECO-APPENDIX1. It excludes wetlands and other waterbodies .
Gabites Block Rail Corridor Buffer Area	means an area in the Station Flats Area identified on the Gabites Block Development Area Structure Plan in DEV3-APPENDIX1. The area runs approximately parallel to the Wellington to Woodville rail corridor measured as a distance of 50m from the boundary of the railway corridor designation.
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.

Green infrastructure NPS	means a natural or semi-natural area, feature or process, including engineered systems that mimic natural processes, which are planned or managed to: <ol style="list-style-type: none"> 1. provide for aspects of ecosystem health or resilience, such as maintaining or improving the quality of water, air or soil, and habitats to promote biodiversity; and 2. provide services to people and communities, such as stormwater or flood management or climate change adaptation.
Greywater NPS	means liquid waste from domestic sources including sinks, basins, baths, showers and similar fixtures, but does not include sewage , or industrial and trade waste .
Gross floor area NPS	means the sum of the total area of all floors of a building or buildings (including any void area in each of those floors, such as service shafts, liftwells or stairwells), measured: <ol style="list-style-type: none"> 1. where there are exterior walls, from the exterior faces of those exterior walls; 2. where there are walls separating two buildings, from the centre lines of the walls separating the two buildings; 3. where a wall or walls are lacking (for example, a mezzanine floor) and the edge of the floor is discernible, from the edge of the floor.
Ground level NPS	means: <ol style="list-style-type: none"> 1. the actual finished surface level of the ground after the most recent subdivision that created at least one additional allotment was completed (when the record of title is created); 2. if the ground level cannot be identified under paragraph (a), the existing surface level of the ground; 3. if, in any case under paragraph (a) or (b), a retaining wall or retaining structure is located on the boundary, the level on the exterior surface of the retaining wall or retaining structure where it intersects the boundary.
Groundwater NPS	means water occupying openings, cavities, or spaces in soils or rocks beneath the surface of the ground.
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 NPS	means any room used for the purposes of teaching or used as a living room, dining room, sitting room, bedroom, office or other room specified in the Plan to be a similarly occupied room.
Hazardous substance NPS	has the same meaning as in section 2 of the RMA (as set out in the box below) <p>includes, but is not limited to, any substance defined in section 2 of the Hazardous Substances and New Organisms Act 1996 as a hazardous substance. The Hazardous Substances and New Organisms Act 1996 defines hazardous substances as meaning, unless expressly provided otherwise by regulations or an EPA notice, any substance—</p> <ol style="list-style-type: none"> 1. with 1 or more of the following intrinsic properties: <ol style="list-style-type: none"> i. explosiveness: ii. flammability: iii. a capacity to oxidise: iv. corrosiveness: v. toxicity (including chronic toxicity): vi. ecotoxicity, with or without bioaccumulation; or 2. which on contact with air or water (other than air or water where the temperature or pressure has been artificially increased or decreased) generates a substance with any 1 or more of the properties specified in paragraph (a).
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.

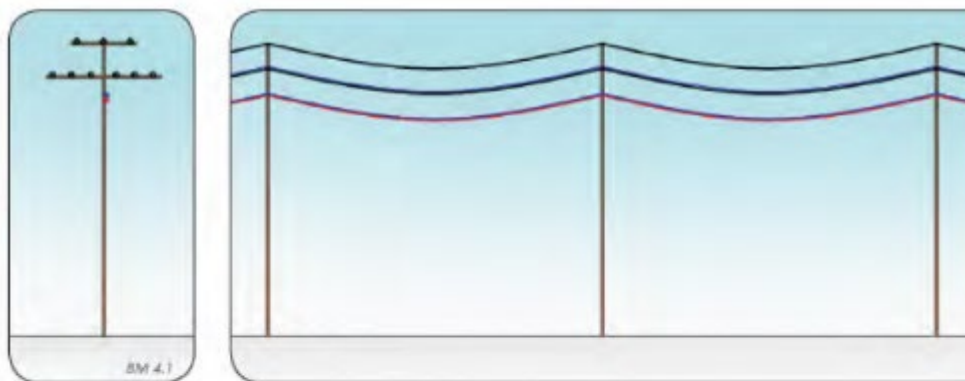
<p>Height NPS</p>	<p>means the vertical distance between a specified reference point and the highest part of any feature, structure or building above that point.</p> 
<p>Height in relation to boundary NPS</p>	<p>means the height of a structure, building or feature, relative to its distance from either the boundary of a:</p> <ol style="list-style-type: none"> 1. site; or 2. another specified reference point.
<p>Historic heritage NPS</p>	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <ol style="list-style-type: none"> 1. means those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, deriving from any of the following qualities: <ol style="list-style-type: none"> i. archaeological: ii. architectural: iii. cultural: iv. historic: v. scientific: vi. technological; and 2. includes— <ol style="list-style-type: none"> i. historic sites, structures, places, and areas; and ii. archaeological sites; and iii. sites of significance to Māori, including wāhi tapu; and iv. surroundings associated with the natural and physical resources.
<p>Home business NPS</p>	<p>means a commercial activity that is:</p> <ol style="list-style-type: none"> 1. undertaken or operated by at least one resident of the site; and 2. incidental to the use of the site for a residential activity.
<p>Hydraulic neutrality</p>	<p>the principle of managing stormwater runoff from all new allotment 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.</p>
<p>Impervious surface</p>	<p>means a surface which prevents or significantly constrains the soakage or filtration of water into the ground.</p> <p>It includes:</p> <ol style="list-style-type: none"> 1. Roofs; 2. Paved areas including driveways and sealed or compacted metal parking areas and patios; 3. Tennis or netball courts; 4. Sealed and compacted—metal roads; 5. Engineered layers such as compacted clay. <p>It excludes:</p> <ol style="list-style-type: none"> f. Grass or bush areas; g. Gardens and other landscape areas;

	<p>h. Permeable artificial surfaces, fields or lawns;</p> <p>i. Slatted decks;</p> <p>k. Swimming pools, ponds and dammed water; and</p> <p>l. Rain tanks.</p>
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> <ol style="list-style-type: none"> 1. Clearance of diseased, dead or dying vegetation; 2. Clearance undertaken for the purpose of flood control undertaken or approved by local authorities; 3. Clearance where necessary to maintain or restore existing essential services or for emergency work to avoid injury to persons or damage to property; 4. Clearance of regenerating vegetation under the canopy of a plantation forest; 5. Clearance of indigenous vegetation that has been planted and managed specifically for the purposes of harvesting.
Industrial activity NPS	means an activity that manufactures, fabricates, processes, packages, distributes, repairs, stores, or disposes of materials (including raw, processed, or partly processed materials) or goods. It includes any ancillary activity to the industrial activity .
Industrial and trade waste NPS	means liquid waste, with or without matter in suspension, from the receipt, manufacture or processing of materials as part of a commercial, industrial or trade process, but excludes sewage and greywater .
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.
Intensive indoor primary production NPS	means primary production activities that principally occur within buildings and involve growing fungi, or keeping or rearing livestock (excluding calf-rearing for a specified time period) or poultry.
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).
LA90 NPS	has the same meaning as the 'Background sound level' in New Zealand Standard 6801:2008 Acoustics – Measurement of Environmental Sound.
LAEQ NPS	has the same meaning as 'time-average A-weighted sound pressure level' in New Zealand Standard 6801:2008 Acoustics -Measurement of Environmental Sound.
LAF(MAX) NPS	has the same meaning as the 'maximum A-frequency weighted, F-time weighted sound pressure level' in New Zealand Standard 6801:2008 Acoustics – Measurement Of Environmental Sound.
Lake NPS	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <p>means a body of fresh water which is entirely or nearly surrounded by land.</p>
Land NPS	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <ol style="list-style-type: none"> 1. includes land covered by water and the airspace above land; and 2. in a national environmental standard dealing with a regional council function under section 30 or a regional rule, does not include the bed of a lake or river; and 3. in a national environmental standard dealing with a territorial authority function under section 31 or a district rule, includes the surface of water in a lake or river.
Land disturbance NPS	means the alteration or disturbance of land (or any matter constituting the land including soil, clay, sand and rock) that does not permanently alter the profile, contour or height of the land .
Landfill NPS	means an area used for, or previously used for, the disposal of solid waste. It excludes cleanfill areas .

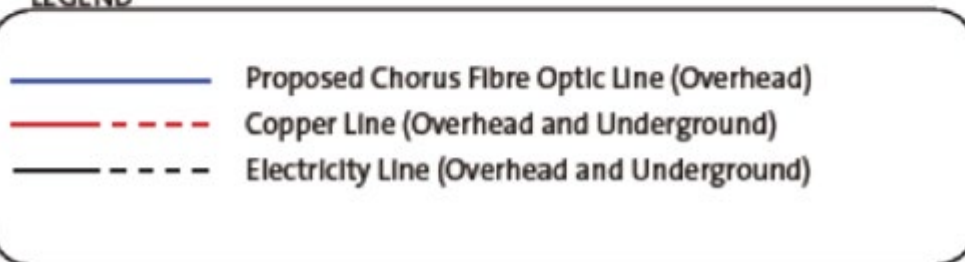
Landscaping	the provision of tree and shrub planting, and may include ancillary lawn, rocks, paved areas or amenity features.
Large format retail	is a retail activity or activities , located within a standalone building or complex of buildings , where the gross floor area of each retail activity is no less than 750m ² .
LDN NPS	has the same meaning as the 'Day night level, or day-night average sound level' in New Zealand Standard 6801:2008 Acoustics – Measurement of Environmental Sound.
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.
LPEAK NPS	has the same meaning as 'Peak sound pressure level' in New Zealand Standard 6801:2008 Acoustics – Measurement of Environmental Sound.
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 '.
Mana whenua	has the same meaning as in section 2 of the RMA : means customary authority exercised by an iwi or hapū in an identified area.
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.
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 residential unit NPS	means a self-contained residential unit that is ancillary to the principal residential unit , and is held in common ownership with the principal residential unit on the same site .
Minor structures	means any structure of less than 5m ² in area with a height of less than 1.2m. 1. Any fence or wall with a height of less than 2m. 2. Any retaining wall with a height of less than 1.5m above the finished ground level . 3. Any tank or pool, and any structural support: <ul style="list-style-type: none"> ○ Which has a capacity of less than 25,000 litres and is supported directly by the ground. ○ Which has a capacity of less than 2,000 litres and is supported at a height of less than 2.0 metres from the base of its structure. ○ Which has a capacity of less than 500 litres and is supported at a height of less than 4.0 metres from the base of its supporting structure.
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: <ol style="list-style-type: none"> 1. The re-conductoring of the line with higher capacity conductors; and 2. The re-sagging 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 1: Location of new fibre optic **line**



LEGEND



Minor upgrading shall not include:

- a) 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
- b) Any increase in any individual wire, cable, or other similar conductor to a diameter that exceeds 35mm, or
- c) The bundling together of any wire, cable, or other similar conductor so that the bundle exceeds 43mm in diameter, or
- d) 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.

Motorised recreation

Motorised recreation include vehicles, quad bikes, motorbikes, SUV, petrol/ other volatile fuel powered bicycle and highly powered e-bikes with power outputs exceeding that of the Land Transport Act definition of a bicycle, which are used for purposes other than access.

Light Utility Vehicles (LUVs), also known as side by sides, go karts and larger LUVs are considered the same category as 4WD's for access and management purposes.

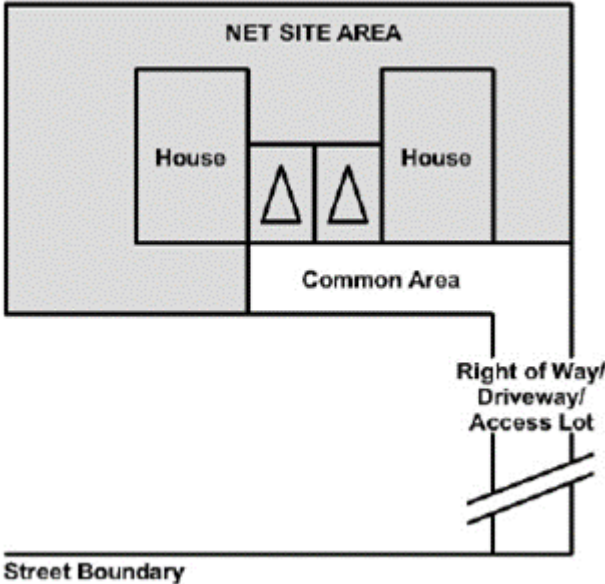
This excludes **motorised recreation** associated with **temporary events** and miniature railways.

Motor vehicle wrecking

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

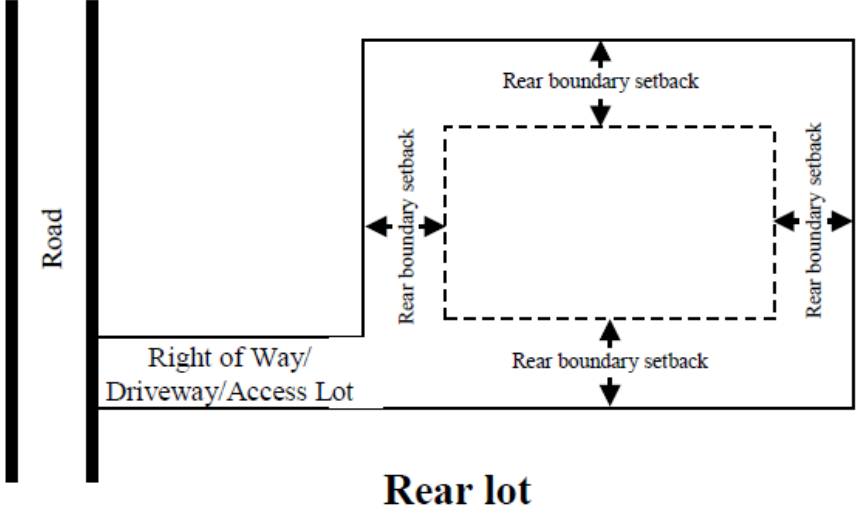
Natural and physical resources

has the same meaning as in section 2 of the RMA (as set out in the box below)

<p>NPS</p>	<p>Includes land, water, air, soil, minerals, and energy, all forms of plants and animals (whether native to New Zealand or introduced), and all structures.</p>
<p>Natural hazard NPS</p>	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <p>means any atmospheric or earth or water related occurrence (including earthquake, tsunami, erosion, volcanic and geothermal activity, landslip, subsidence, sedimentation, wind, drought, fire, or flooding) the action of which adversely affects or may adversely affect human life, property, or other aspects of the environment.</p>
<p>Net floor area NPS</p>	<p>means the sum of any gross floor area; and</p> <ol style="list-style-type: none"> 1. includes: <ol style="list-style-type: none"> i. both freehold and leased areas; and ii. any stock storage or preparation areas; but 2. excludes: <ol style="list-style-type: none"> i. void areas such as liftwells and stair wells, including landing areas; ii. shared corridors and mall common spaces; iii. entrances, lobbies and plant areas within a building; iv. open or roofed outdoor areas, and external balconies, decks, porches and terraces; v. off street loading areas; vi. building service rooms; vii. parking areas and basement areas used for parking, manoeuvring and access; and viii. non-habitable floor spaces in rooftop structures.
<p>Net site area</p>	<p>the area of a site excluding:</p> <ol style="list-style-type: none"> 1. Any access allotment, driveway or right of way in the case of a rear allotment. 2. Any common area, access allotment, driveway or right of way where there is more than one residential unit on a site. 
<p>Network utility</p>	<p>means any activity undertaken by a network utility operator as defined in s166 of the RMA, relating to:</p> <ol style="list-style-type: none"> 1. Distribution or transmission by pipeline of natural or manufactured gas, petroleum, biofuel or geothermal energy, or 2. 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 3. works as defined in section 2 of the Electricity Act 1992 for the conveyancing of electricity, or 4. The distribution of water for supply including irrigation, or 5. Sewerage or drainage reticulation, or 6. Construction and operation of roads and railway lines, or 7. The operation of an airport as defined by the Airport Authorities Act 1966, or 8. the provision of any approach control service within the meaning of the Civil Aviation Act 1990, or

	<p>9. Undertaking a project or work described as a 'network utility operation' by regulations made under the Resource Management Act 1991 and includes:</p> <ul style="list-style-type: none"> o Lighthouses, navigation aids, beacons, signal and trig stations and natural hazard emergency warning devices, o Meteorological services, o all associated structures; and o regionally significant network utilities
Network utility operator NPS	<p>has the same meaning as in s166 of the RMA (as set out in the box below)</p> <p>means a person who—</p> <ul style="list-style-type: none"> a) undertakes or proposes to undertake the distribution or transmission by pipeline of natural or manufactured gas, petroleum, biofuel, or geothermal energy; or b) operates or proposes to operate a network for the purpose of— <ul style="list-style-type: none"> i. telecommunication as defined in section 5 of the Telecommunications Act 2001; or ii. radiocommunication as defined in section 2(1) of the Radiocommunications Act 1989; or c) is an electricity operator or electricity distributor as defined in section 2 of the Electricity Act 1992 for the purpose of line function services as defined in that section; or d) undertakes or proposes to undertake the distribution of water for supply (including irrigation); or e) undertakes or proposes to undertake a drainage or sewerage system; or f) constructs, operates, or proposes to construct or operate, a road or railway line; or g) is an airport authority as defined by the Airport Authorities Act 1966 for the purposes of operating an airport as defined by that Act; or h) is a provider of any approach control service within the meaning of the Civil Aviation Act 1990; or i) undertakes or proposes to undertake a project or work prescribed as a network utility operation for the purposes of this definition by regulations made under this Act,— <p>and the words network utility operation have a corresponding meaning.</p>
Network utility structure	<p>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.</p>
Noise NPS	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <p>includes vibration.</p>
Noise rating level NPS	<p>means a derived noise level used for comparison with a noise limit.</p>
Notional boundary NPS	<p>means a line 20 metres from any side of a residential unit or other building used for a noise sensitive activity, or the legal boundary where this is closer to such a building.</p>
Official sign NPS	<p>means all signs required or provided for under any statute or regulation, or are otherwise related to aspects of public safety.</p>
Open Space and Recreation Zones	<p><u>means the zones which comprise the open space network of Upper Hutt, including the Natural Open Space Zone, Open Space Zone and the Sport and Active Recreation Zone.</u></p>
Operational need NPS	<p>means the need for a proposal or activity to traverse, locate or operate in a particular environment because of technical, logistical or operational characteristics or constraints.</p>
Organised fireworks display	<p>The public display of fireworks conducted by a suitably qualified person.</p>
Outdoor living space NPS	<p>means an area of open space for the use of the occupants of the residential unit or units to which the space is allocated.</p>

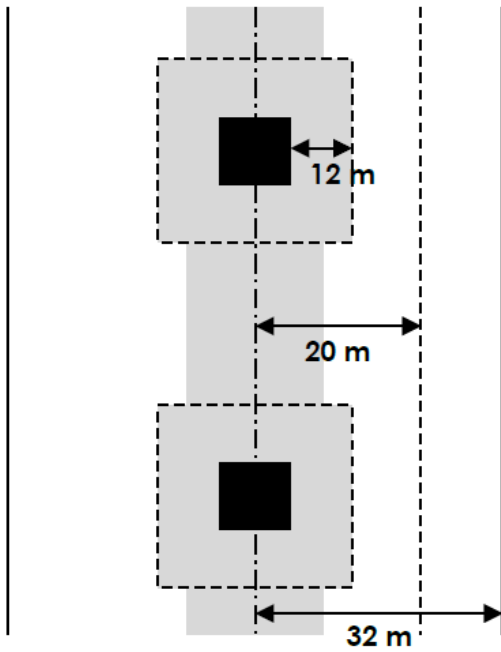
Overflow path	the area defined on the District Plan Part 5 Hazard Maps. The overflow paths are areas identified as conveying moving flood water across land during a flood event and may be fast and/or deep.
Park and facilities management	means land, structures or activities that facilitate the management, use and enjoyment of a public open space and that are mostly for the convenience and amenity of the public.
Partial or total demolition	in relation to Historic Heritage - means the removal, destruction or taking down of any significant historic 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. ”
Passive recreation	comprises all forms of informal recreational activity that are passive in nature, including means the use of walkways, bridle paths land and/or buildings for passive recreation and picnic areas, leisure activities which are informal, swimming including walking, running, and fishing-cycling. Excludes motorised activities , cycling and outdoor education. It excludes facilities for organised, competitive sports.
Peak particle velocity NPS	means, to the extent used for the assessment of the risk of structural damage to a fixed structure , the instantaneous maximum velocity reached by a vibrating surface as it oscillates about its normal position.
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.
Primary production NPS	means: <ul style="list-style-type: none"> a. any aquaculture, agricultural, pastoral, horticultural, mining, quarrying or forestry activities; and b. includes initial processing, as an ancillary activity, of commodities that result from the listed activities in a); c. includes any land and buildings used for the production of the commodities from a) and used for the initial processing of the commodities in b); but d. excludes further processing of those commodities into a different product.
Property	all of that land held in one ownership
Quarry NPS	means a location or area used for the permanent removal and extraction of aggregates (clay, silt, rock or sand). It includes the area of aggregate resource and surrounding land associated with the operation of a quarry and which is used for quarrying activities .
Quarrying activities NPS	means the extraction, processing (including crushing, screening, washing, and blending), transport, storage, sale and recycling of aggregates (clay, silt, rock, sand), the deposition of overburden material, rehabilitation, landscaping and cleanfilling of the quarry , and the use of land and accessory buildings for offices, workshops and car parking areas associated with the operation of the quarry .
Raft NPS	has the same meaning as in section 2 of the RMA (as set out in the box below) means any moored floating platform which is not self-propelled; and includes platforms that provide buoyancy support for the surfaces on which fish or marine vegetation are cultivated or for any cage or other device used to contain or restrain fish or marine vegetation; but does not include booms situated on lakes subject to artificial control which have been installed to ensure the safe operation of electricity generating facilities.
Rear allotment	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 allotment 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

	<p>allotment) that is less than the relevant subdivision standard (for the minimum frontage) for a front or corner allotment.</p> 
Regional park	<p>land which is managed and administered by the Wellington Regional Council in accordance with a Regional Park management plan.</p>
Regionally significant network utilities	<p>includes:</p> <ul style="list-style-type: none"> a) pipelines for the distribution or transmission of natural or manufactured gas or petroleum b) the National Grid, as defined by the National Policy Statement on Electricity Transmission c) facilities for the generation and transmission of electricity where it is supplied to the network, as defined by the Electricity Governance Rules 2003 d) the local authority water supply network and water treatment plants e) the local authority wastewater and stormwater networks, systems and wastewater treatment plants <p>the Strategic Transport Network, detailed in Appendix 1 to the Wellington Regional Land Transport Strategy 2010-2040</p>
Relocated building	<p>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.</p>
Renewable electricity generation	<p>means generation of electricity from solar, wind, hydro, geothermal, biomass, tidal, wave, or ocean current sources.</p>
Renewable electricity generation activities	<p>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.</p>
Renewable energy	<p>is defined in section 2 of the Resource Management Act 1991</p>
Repair or maintenance	<p>in relation to Historic Heritage - means any repair of a structural element of a significant historic heritage feature (including the facade, exterior wall, roof and internal load bearing walls), using building materials similar to the existing ones.</p>
Residential activity NPS	<p>means the use of land and building(s) for people's living accommodation.</p>
Residential Centres Precinct	<p>an area identified on the planning maps as Residential Centres Precinct.</p>
Residential unit NPS	<p>means a building(s) or part of a building that is used for a residential activity exclusively by one household, and must include sleeping, cooking, bathing and toilet facilities.</p>

Rest home	any nursing or convalescent home for aged and infirm persons or similar facility.
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.
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 business, restaurants or service stations .
Retirement village NPS	means a managed comprehensive residential complex or facilities used to provide residential accommodation for people who are retired and any spouses or partners of such people. It may also include any of the following for residents within the complex: recreation, leisure, supported residential care, welfare and medical facilities (inclusive of hospital care) and other non-residential activities .
Reverse sensitivity	means the vulnerability of an existing lawfully established activity to other activities in the vicinity which are sensitive to adverse environmental effects that may be generated by such existing activity, thereby creating the potential for the operation of such existing activity to be constrained.
River NPS	has the same meaning as in section 2 of the RMA (as set out in the box below) means a continually or intermittently flowing body of fresh water ; and includes a stream and modified watercourse; but does not include any artificial watercourse (including an irrigation canal, water supply race, canal for the supply of water for electricity power generation, and farm drainage canal).
River Corridor	the area as defined on the District Plan (Part 5) Hazard Maps as ' River Corridor '.
Road NPS	has the same meaning as in section 2 of the RMA (as set out in the box below) has the same meaning as in section 315 of the Local Government Act 1974; and includes a motorway as defined in section 2(1) of the Government Roothing Powers Act 1989 Section 315 of the Local Government Act 1974 road definition: road means the whole of any land which is within a district, and which— <ol style="list-style-type: none"> a. immediately before the commencement of this Part was a road or street or public highway; or b. immediately before the inclusion of any area in the district was a public highway within that area; or c. is laid out by the council as a road or street after the commencement of this Part; or d. is vested in the council for the purpose of a road as shown on a deposited survey plan; or e. is vested in the council as a road or street pursuant to any other enactment;— and includes— <ol style="list-style-type: none"> I. except where elsewhere provided in this Part, any access way or service lane which before the commencement of this Part was under the control of any council or is laid out or constructed by or vested in any council as an access way or service lane or is declared by the Minister of Works and Development as an access way or service lane after the commencement of this Part or is declared by the Minister of Lands as an access way or service lane on or after 1 April 1988; II. every square or place intended for use of the public generally, and every bridge, culvert, drain, ford, gate, building, or other thing belonging thereto or lying upon the line or within the limits thereof;— but, except as provided in the Public Works Act 1981 or in any regulations under that Act, does not include a motorway within the meaning of that Act or the Government Roothing Powers Act 1989 Section 2(1) of the Government Roothing Powers Act 1989 motorway definition motorway— <ol style="list-style-type: none"> 1. means a motorway declared as such by the Governor-General in Council under section 138 of the Public Works Act 1981 or under section 71 of this Act; and 2. includes all bridges, drains, culverts, or other structures or works forming part of any motorway so declared; but

	3. does not include any local road , access way, or service lane (or the supports of any such road , way, or lane) that crosses over or under a motorway on a different level.
Roading hierarchy	the classification of roads according to their intended function within the City's roading network (see Transport and Parking Chapter TP-SCHED1).
Rural industry NPS	means an industry or business undertaken in a rural environment that directly supports, services, or is dependent on primary production .
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 : 1. The mechanical repair and servicing of motor vehicles (other than panel beating, trimming or spray painting, heavy engineering such as engine restoring and crankshaft grinding). 2. The sale or hire of any goods, including the preparation and sale of food and beverages. 3. Car wash facilities. The hire of light trailers and motor vehicles.
Setback	the minimum distance from a particular boundary of a site .
Sewage NPS	means human excrement and urine.
Shape factor	a square with sides of the specified dimension which can be fitted within the net site area .
Sign NPS	means any device, character, graphic or electronic display, whether temporary or permanent, which: 1. is for the purposes of: i. identification of or provision of information about any activity, property or structure or an aspect of public safety; ii. providing directions; or iii. promoting goods, services or events; and 2. is projected onto, or fixed or attached to, any structure or natural object; and 3. includes the frame, supporting device and any ancillary equipment whose function is to support the message or notice.
Significant Exterior Alteration	In the Gateway Precinct of the Wallaceville Structure Plan Development 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 NPS	means: 1. an area of land comprised in a single record of title under the Land Transfer Act 2017; or 2. an area of land which comprises two or more adjoining legally defined allotments in such a way that the allotments cannot be dealt with separately without the prior consent of the council ; or 3. the land comprised in a single allotment or balance area on an approved survey plan of subdivision for which a separate record of title under the Land Transfer Act 2017 could be issued without further consent of the Council ; or 4. despite paragraphs (a) to (c), in the case of land subdivided under the Unit Titles Act 1972 or the Unit Titles Act 2010 or a cross lease system, is the whole of the land subject to the unit development or cross lease.
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

Special audible characteristic NPS	has the same meaning as ' special audible characteristic ' in section 6.3 of New Zealand Standard 6802:2008 Acoustics – Environmental Noise.
Sport and active recreation	<u>means the use of land and/or buildings for organised and informal sports activities, tournaments and sports education, on both land and water. It includes ancillary activities to sport and recreation activities, but excludes temporary events or motorised activities.</u>
Stormwater NPS	means run-off that has been intercepted, channelled, diverted, intensified or accelerated by human modification of a land surface, or run-off from the surface of any structure , as a result of precipitation and includes any contaminants contained within.
Stream Corridor	the area as defined on the District Plan Part 5 Hazard Maps as ' Stream Corridor '.
Structure NPS	has the same meaning as in section 2 of the RMA (as set out in the box below) means any building , equipment, device, or other facility, made by people and which is fixed to land ; and includes any raft .
Subdivision NPS	has the same meaning as " subdivision of land " in section 218 of the RMA (as set out in the box below) means— <ol style="list-style-type: none"> 1. the division of an allotment— <ol style="list-style-type: none"> i. by an application to the Registrar-General of Land for the issue of a separate certificate of title for any part of the allotment; or ii. by the disposition by way of sale or offer for sale of the fee simple to part of the allotment; or iii. by a lease of part of the allotment which, including renewals, is or could be for a term of more than 35 years; or iv. by the grant of a company lease or cross lease in respect of any part of the allotment; or v. by the deposit of a unit plan, or an application to the Registrar-General of Land for the issue of a separate certificate of title for any part of a unit on a unit plan; or 2. an application to the Registrar-General of Land for the issue of a separate certificate of title in circumstances where the issue of that certificate of title is prohibited by section 226.
Sustainable management NPS	has the same meaning as in section 5 of the RMA (as set out in the box below) means managing the use, development, 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 well-being and for their health and safety while— <ol style="list-style-type: none"> 1. sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and 2. safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and 3. avoiding, remedying, or mitigating any adverse effects of activities on the environment.
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 military training activity NPS	means a temporary activity undertaken for the training of any component of the New Zealand Defence Force (including with allied forces) for any defence purpose. Defence purposes are those purposes for which a defence force may be raised and maintained under section 5 of the Defence Act 1990 which are: <ol style="list-style-type: none"> 1. the defence of New Zealand, and of any area for the defence of which New Zealand is responsible under any Act; 2. the protection of the interests of New Zealand, whether in New Zealand or elsewhere:

	<ol style="list-style-type: none"> 3. the contribution of forces under collective security treaties, agreements, or arrangements: 4. the contribution of forces to, or for any of the purposes of, the United Nations, or in association with other organisations or States and in accordance with the principles of the Charter of the United Nations: 5. the provision of assistance to the civil power either in New Zealand or elsewhere in time of emergency: 6. the provision of any public service.
Temporary renewable energy assessment and research structures	<p>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:</p> <ol style="list-style-type: none"> 1. Erecting an anemometer 2. Digging test pits, drilling boreholes, constructing investigation drives and removing samples to investigate geological conditions. 3. Installing instruments into drill holes for monitoring groundwater levels and land 4. Erecting survey monuments and installing instruments to monitor land 5. Erecting telemetry stations for the transmission of instrument data. 6. Installing microseismic stations to measure microseismic activity and ground noise. 7. Erection of signs or notices giving warning of danger
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.
Territorial authority NPS	<p>has the same meaning as in section 5 of the Local Government Act 2002 (as set out in the box below)</p> <p>means a city council or a district council named in Part 2 of Schedule 2.</p>
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	<p>has the same meaning as in section 3 of the Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009.</p>  <p style="text-align: center;"> = Tower support structure </p> <p>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</p>

	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.
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: 1. 'maintenance' (as it relates to network utilities); and 2. 'minor upgrading'; and any other activity specifically otherwise provided for under Rules NU-R1-R31
Urban environment allotment	means an allotment within the meaning of section 218 1. that is no greater than 4000m ² ; and 2. that is connected to a reticulated water supply system and a reticulated sewerage system; and 3. on which there is a building used for industrial or commercial purposes or as a dwelling house; and 4. 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.
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
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 NPS	means land and/or buildings used for accommodating visitors, subject to a tariff being paid, and includes any ancillary activities .
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 Development Area	the area of land defined in the Wallaceville Structure Plan Map (refer to DEV1 Wallaceville Structure Plan Development Area)
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 .
Wastewater NPS	means any combination of two or more the following wastes: sewage , greywater or industrial and trade waste .
Water NPS	has the same meaning as in section 2 of the RMA (as set out in the box below) 1. means water in all its physical forms whether flowing or not and whether over or under the ground; 2. includes fresh water , coastal water , and geothermal water ; 3. does not include water in any form while in any pipe, tank, or cistern.
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.
Water sensitive design	means a collaborative approach to freshwater management. It is applied to land use planning and development at complementary scales including region, catchment, development and site. Water sensitive design seeks to protect and enhance natural freshwater systems, sustainably manage water resources, and mimic natural processes to achieve enhanced outcomes for ecosystems and communities.
Waterbody NPS	has the same meaning as in section 2 of the RMA (as set out in the box below)

	means fresh water or geothermal water in a river, lake, stream , pond, wetland , or aquifer , or any part thereof, that is not located within the coastal marine area.
Wetland NPS	has the same meaning as in section 2 of the RMA (as set out in the box below) includes permanently or intermittently wet areas, shallow water , and land water margins that support a natural ecosystem of plants and animals that are adapted to wet conditions.
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.

UFD — Urban Form and Development

UFD-01 HOUSING BOTTOM LINES

In order to achieve sufficient development capacity to meet expected housing demand, the following housing bottom lines (including competitiveness margins) apply within Upper Hutt City:

Short — Medium Term (2021-2030)	Long Term (2031-2051)
4713	7510

Explanation

The National Policy Statement on Urban Development 2020 (NPS-UD) requires Tier 1 local authorities to set housing bottom lines over the short-medium (next 10 years) and long term (10 to 30 years). Upper Hutt City Council is a Tier 1 local authority as it is part of the Wellington Tier 1 urban **environment** as described in the Appendix of the NPS-UD. The housing bottom lines in Objective UFD-O1 refer to the development capacity that must be provided for by the **Council** within the given timeframes, rather than the amount of housing that is to be built in in that time.

The short-medium term (2021-2031) and long term (2031-2051) housing bottom lines are drawn from the Council's 2022 housing capacity update of the Housing and Business Development Capacity Assessment (HBA) that has been prepared in accordance with Subpart 5 of the NPS-UD. Changes to the District Plan to give effect to the housing bottom lines must be made using an RMA Schedule 1 process.

RESIDENTIAL

The residential areas within the City are characterised by mainly low rise **residential units** 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 City Centre Zone (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 General Residential Zone the Residential Conservation and Residential Hill Precincts 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**.

The amount of **land** suitable for urban use is influenced by servicing, topographical, ecological and other constraints. The General 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.

The primary role of the General 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 General-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.

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

Within the General Residential Zone of the City are **environments** with special character. The Residential Conservation Precinct 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 Precinct is characterised by more recent development which recognises the topographical constraints by having a lower density of development. This Precinct also contains areas undergoing development as well as some earmarked for future development.

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.

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.

The **Wallaceville Structure Plan Development 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 was developed to provide for development in a logical and coherent manner that takes into account the historical, cultural, environmental and landscape characteristics of the area. 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.

RURAL

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

The rural **environment** 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 activities**, **forestry** and other **activities** commonly located in the rural **environment**. Loss of this open space through more intensive **subdivision** and subsequent residential development may create an **environment** in which the **effects** of rural **activities** are no longer acceptable.

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

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

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

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

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

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

The Gabites Block Development Area provides for low density residential and rural residential development while maintaining and protecting the natural and landscape values of the Gabites Block in its Maymorn context. The

Location and density of development is required to be in accordance with the Gabites Block Development Area Structure Plan.

COMMERCIAL AND INDUSTRIAL

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.

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

The variety of **activities** which exist in the commercial areas contributes to the vitality and convenience of the City. A number of distinct commercial and industrial areas are found in the City.

Some commercial 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.

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

7. The Commercial zone focuses on **retail** and service functions which support the local community. This includes suburban centres which provide for a limited range of shopping and business needs. Local shops and dairies provide day-to-day convenience shopping.
8. 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.
9. The Industrial 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 zone.

OPEN SPACE

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.

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.

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**.

The hours and days of Te Marua 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.

For the **Open Space and Recreation Zones** three Strategic Objectives apply. These objectives have been developed to apply to each of the zones and take a holistic approach to considering the current and future state of the open spaces within Upper Hutt.

OSRZ-01	Open Space Network
	Upper Hutt has a well-connected and accessible open space network which meets the current and future recreational, conservation, and cultural needs of the district, and supports economic wellbeing through tourism destination opportunities.
OSRZ-02	Protecting Values
	Sport, recreation, leisure activities , and development within Open Space and Recreation Zones is enabled, whilst ensuring the amenity, environmental and cultural values of the open space network are protected.
OSRZ-03	Open Space Provision
	Sufficient additional open space capacity is located and designed to meet the future recreational, sports and leisure needs of the Upper Hutt community.

SPECIAL ACTIVITIES

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~~ Wellington Speedway and the Silver Stream Railway. These **activities** make an important and positive economic, social and cultural contribution to the City.

The Wellington Speedway is located to the north of the City and is used primarily for car racing. The hours and days of Wellington 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.

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.

The Trentham Military Camp, Rimutaka Prison, and the New Zealand International Campus (former Central Institute of Technology (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**.

ECO — Ecosystems and Indigenous Biodiversity

Background

This chapter presents **Council's** objectives, policies, methods and rules for the protection and management of significant **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:

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.

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.

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 steplands 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**.

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.

Resource Management Issues

ECO-I1 *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**.

ECO-I2 *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.

Objectives

ECO-O1 *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**.

ECO-O2 *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.

Policies

ECO-P1 *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.

ECO-P2 *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.

ECO-P3 *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.

ECO-P4 *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 ECO-Schedule 1.

Until the Change or Variation takes **effect**, the interim rules and standards below on the clearance of **indigenous vegetation** apply.

ECO-P5 *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 Precincts.

ECO-P6 *To manage development and **activities** with the potential to adversely affect the ecological 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**, revegetating 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**.

ECO-P7

*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.

ECO-P8

*To avoid, remedy or mitigate the contamination, degradation and erosion of soil from 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:

1. Erosion prone areas, due to geological and topographical conditions.
2. Climatic conditions, such as frequency and level of rainfall.
3. Vegetative conditions, such as an absence of vegetative cover.
4. Proximity of property or features that could be damaged by landslip, erosion or other events.
5. 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.

Rules

Activities Tables

Policies ECO-P1, ECO-P2, ECO-P3, ECO-P4, ECO-P6

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

ECO-R3	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)	PER	All
Standards for Permitted Activities			
ECO-S1 <i>Policies</i> ECO-P1, ECO-P2, ECO-P3, ECO-P4, ECO-P7, ECO-P8	Indigenous vegetation clearance <ol style="list-style-type: none"> 1. Indigenous vegetation clearance shall not take place: <ol style="list-style-type: none"> a. Within any area set aside by statute or covenant for protection and preservation, or b. Within 10m of any waterbody (including wetland), including within the waterbody itself, or c. If the area to be cleared contains indigenous vegetation or fauna identified as rare or threatened as identified in ECO-SCHED2 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: <ol style="list-style-type: none"> a. The diversion or blockage of any river or stream, and b. The passage of fish being impeded, and c. The destruction of any habitat in a waterbody, and d. 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 Activities			Zones
ECO-R4 <i>Policies</i> ECO-P6, ECO-P7, ECO-P8,	Indigenous vegetation clearance within an area that is not an Urban Environment Allotment , and is not an identified Urban Tree Group listed in UTG-SCHED1, and is identified as having high ecological value as identified within the Southern Hills Overlay Area up to 500m ² in total area on any one site within any continuous 5 year period, subject to meeting the permitted standards ECO-S1. Council will restrict its discretion to, and may impose conditions on : <ol style="list-style-type: none"> 1. Avoiding, remedying or mitigating effects related to the standard in question. 2. Effects on ecological values. 3. Measures to avoid, remedy or mitigate potential adverse effects. 	RDIS	All
ECO-R5 <i>Policies</i> ECO-P6, ECO-P7, ECO-P8,	Indigenous vegetation clearance within an area that is not an Urban Environment Allotment , and is not an identified Urban Tree Group listed in UTG-SCHED1, 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 ECO-S1. Council will restrict its discretion to, and may impose conditions on : <ol style="list-style-type: none"> 1. Avoiding, remedying or mitigating effects related to the standard in question 2. Effects on ecological values 3. Measures to avoid, remedy or mitigate potential adverse effects. 	RDIS	All
Southern Hills Overlay Area			
ECO-R6 <i>Policies</i> ECO-P6, NFL-P4, NU-P9	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 Council will restrict its discretion to, and may impose conditions on: <ol style="list-style-type: none"> 1. Design, appearance, scale and siting of the building, structure, or new aboveground network utility. 2. Effects on visual values. 	RDIS	All

	<p>3. Effects on landscape values.</p> <p>4. Effects on ecological values.</p> <p>5. Measures to avoid, remedy or mitigate potential adverse effects.</p> <p>6. In addition to the above, for the Mount Marua Structure Plan Development Area, compliance with the Mount Marua Structure Plan.</p>		
Discretionary Activities			Zones
ECO-R7	<p>Indigenous vegetation clearance that is not an Urban Environment Allotment, and is not an identified Urban Tree Group listed in UTG-SCHED1, which exceeds the above permitted activity thresholds and/or does not meet the standards in ECO-S1.</p>	DIS	<i>All except Development Area 3</i>
ECO-R8	<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 UTG-SCHED1, 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 in ECO-S1.</p>	DIS	<i>All</i>
Southern Hills Overlay Area			
ECO-R9	<p>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</p>	DIS	<i>All</i>
Non-complying Activities			Zones
Southern Hills Overlay Area			
ECO-R10	<p>Any building or structure or new aboveground network utility, otherwise noncomplying under the underlying zone, located within an area identified as Southern Hills Overlay Area</p>	NC	<i>All</i>
Matters for Consideration			
Matters that may be relevant in the consideration of any resource consent include the following:			
ECO-MC1	<p>Earthworks</p> <ol style="list-style-type: none"> 1. The extent to which any cut or fill will remove existing vegetation-or affect existing natural features, such as waterbodies. 2. The effect of any cut or fill on any stands of important indigenous vegetation, or places of scientific value 3. 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. 4. The necessity for carrying out the work, and extent to which the earthworks are required 5. The findings of any assessment prepared by a suitably qualified expert ecologist, either commissioned by Council or accompanying a resource consent application. 6. The Southern Hills Environmental Management Study prepared for Upper Hutt City Council by Boffa Miskell Ltd July 2008 		
ECO-MC2	<p>Indigenous vegetation clearance</p> <ol style="list-style-type: none"> 1. Reasons for the vegetation clearance. 2. Effects on fauna and flora (including age, species diversity, rarity and representativeness). 3. Effects on visual amenity, in particular in respect of sensitive or prominent landforms, sites or features. 4. Effects on sites or features of scientific, cultural or heritage value. 5. Effects on waterbodies, including effects on water quality and the potential for flooding. 6. The nature and effectiveness of measures to avoid, remedy and mitigate adverse effects. 7. The effectiveness of any existing or proposed protection or enhancement mechanisms. 8. The significance of the affected indigenous vegetation or habitat of indigenous fauna, in terms of the following generic criteria: <ol style="list-style-type: none"> a. Representativeness: i.e. contains or supports an ecosystem that is unrepresented, uncommon or unique. 		

	<p>b. Rarity: i.e. contains or supports threatened ecosystems, threatened species, or endemic species.</p> <p>c. Diversity: i.e. contains or supports diverse ecosystems, species, vegetation.</p> <p>d. Distinctiveness: i.e. its natural state, significance as a habitat.</p> <p>e. Continuity: i.e. role as an ecological buffer area or corridor.</p> <p>9. 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.</p> <p>10. 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.</p> <p>11. The Southern Hills Environmental Management Study prepared for Upper Hutt City Council by Boffa Miskell Ltd July 2008.</p>
<p>ECO-MC3</p>	<p>Southern Hills Overlay Area</p> <p>1. Matters for consideration within GRZ-MC1 to GRZ-MC10 of the General Residential Zone, GRUZ-MC1 to GRUZ-MC10 of the General Rural Zone, RPROZ-MC1 to RPROZ-MC10 of the Rural Production Zone, RLZ-MC1 to RLZ-MC10 of the Rural Lifestyle Zone, OSZ-MC1 to OSZ-MC9 of the Open Space Zone, and and SAZ-MC1 to SA-MC9 of the Special Activity Zone.</p> <p>2. Compliance with the relevant standards of the underlying zoning of the site.</p> <p>3. The extent to which any natural feature will be retained or enhanced by the development of anticipated consequential development(s).</p> <p>4. 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).</p> <p>5. 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.</p> <p>6. 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.</p> <p>7. 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.</p> <p>8. 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.</p> <p>9. The suitability of the site in relation to natural science factors including geological, topographical, ecological and dynamic components.</p> <p>10. The effects of the activity on the ecological, intrinsic, cultural or amenity values of the area.</p> <p>11. The effectiveness of any existing or proposed protection or enhancement mechanisms.</p> <p>12. The significance of the affected indigenous vegetation or habitat of indigenous fauna, in terms of the following generic criteria:</p> <ol style="list-style-type: none"> 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. <p>13. In addition to the above, for the Mount Marua Structure Plan Development Area, compliance with the Mount Marua Structure Plan.</p>

Methods

ECO-M1

District Plan provisions consisting of the following:

- Rules to promote the retention of bush-covered hillsides with the provisions of the Conservation Area within the General Residential Zone, and standards to implement the ecology protection policies.
- The requirement to provide esplanade reserves and strips upon subdivision where it adjoins specified **waterbodies**.
- Rules on the clearance of **indigenous vegetation**.

- ECO-M2** 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.
- ECO-M3** 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.
- ECO-M4** 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.
- ECO-M5** 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.
- ECO-M6** 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.
- ECO-M7** 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.
- ECO-M8** 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.
- ECO-M9** 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.

Anticipated Environmental Results

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
ECO-AER1	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
ECO-AER2	Protection of important ecological sites on private land	Additions and deletions to lists of important sites	Council records Consultation
ECO-AER3	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 register

ECO-Schedule 1 - Criteria for items to be included on the future Schedule of Significant Natural Areas

ECO-SCHED1
Representativeness
1. 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
1. Contains threatened communities of plants or animals. 2. Contains individuals or populations of threatened species. 3. Contains species that are endemic to the ecological district.
Diversity
1. Supports a diversity of communities/species /vegetation.
Distinctiveness
1. Contains large/dense viable population of species. 2. Is largely in its natural state or restorable. 3. Is an uninterrupted ecological sequence. 4. Contains significant landforms. 5. Supports large numbers of indigenous species.
Continuity and linkage within landscape
1. Provides, or has potential to provide, corridor/buffer zone to an existing protected area that supports indigenous species.
Cultural values
1. Traditionally important for Maori. 2. Recreational values. 3. Significant landscape values. 4. Protection of soil values. 5. Water quality protection. 6. Recreation or tourism importance. 7. Aesthetic coherence.
Ecological restoration
1. Ability to be restored. 2. Difficulty of restoration. 3. Cost/time.
Landscape integrity
1. Significance to the original character of the landscape. 2. Isolated feature, does it stand out or blend in? 3. Does it have a role in landscape protection?
Sustainability
1. Size and shape of area. 2. Activities occurring on the boundaries which may affect its sustainability. 3. Adjoins another protected area. 4. Links with other areas. 5. Ease of management.

ECO-Schedule 2 - Rare or Threatened Indigenous Vegetation and Fauna

ECO_SCHED-2 - Rare or Threatened Indigenous Vegetation and Fauna
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
Pterostylis micromega	Orchid
Pterostylis puberula	Orchid
Raukava 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	
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
Oligosoma lineocellatum	Spotted skink
<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>	

NFL — Natural Features and Landscapes

Background

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

The landscape within Upper Hutt is very distinctive and provides 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:

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.

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.

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.

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.

Resource Management Issues

NFL-11

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 General 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-as a result of **activities** such as **land** clearance and **earthworks**.

NFL-12

*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 lack of open space, over-intensive development and degradation of landscape and visual **amenity values**.

Objectives

- NFL-O1** *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.

- NFL-O2** *To manage development within the Southern Hills Overlay Area to maintain and enhance high value landscape and/or visual areas.*

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

- 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).

Policies

- NFL-P2** *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.*

- NFL-P1** *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.

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.

- NFL-P3** *To manage development and **activities** with the potential to adversely affect the 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**, revegetating 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.

NFL-P4

*To identify and maintain **amenity values** that the community wishes to protect.*

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.

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.

Rules

District-wide matters

Each **building**, **structure**, or new aboveground **network utility** located within an area identified as Southern Hills Overlay Area shall comply with the relevant permitted activity standards in the District-wide matters of the Plan.

Activity Tables

Policies NFL-P2, NFL-P3, NFL-P4, NU-P9

Permitted Activity		Zones	
Protected Ridgelines			
NFL-R1	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 NFL-S1	PER	<i>All</i>
Southern Hills Overlay Area			
NFL-R2	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)	PER	<i>All</i>
Standard for Permitted Activities			
NFL-S1 <i>Policy</i> <i>NFL-P2,</i> <i>NU-P9,</i>	Buildings or structures or new aboveground network utilities located on a site subject to a protected ridgeline 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		Zones	
Protected Ridgelines			
NFL-R3 <i>Policy</i> <i>NFL-P2,</i>	Any building or structure or new aboveground network utility (excluding minor above ground lines), otherwise permitted, located	RDIS	<i>All</i>

<p><i>NU-P9,</i></p>	<p>on a site subject to a protected ridgeline (identified on the Planning Maps) which does not comply with the standard specified in NFL-S1 Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> 1. The extent to which any building, structure, or new aboveground network utility is visually obtrusive. 2. Design, appearance, scale and siting of the building or structure. 3. Materials used (including their colour, texture and reflectivity). 4. Landscaping, planting and screening. 5. Access arrangements. 		
<p>Southern Hills Overlay Area</p>			
<p>NFL-R4 <i>Policies</i> <i>NFL-P3</i> <i>NFL-P4</i> <i>NU-P9</i></p>	<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 Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> 1. Design, appearance, scale and siting of the building, structure, or new aboveground network utility. 2. Effects on visual values. 3. Effects on landscape values. 4. Effects on ecological values. 5. Measures to avoid, remedy or mitigate potential adverse effects. 	<p>RDIS</p>	<p><i>All</i></p>
<p>Discretionary Activities</p>			<p>Zones</p>
<p>Southern Hills Overlay Area</p>			
<p>NFL-R5</p>	<p>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,</p>	<p>DIS</p>	<p><i>All</i></p>
<p>Non-complying Activities</p>			<p>Zones</p>
<p>Southern Hills Overlay Area</p>			
<p>NFL-R6</p>	<p>Any building or structure or new aboveground network utility, otherwise noncomplying under the underlying zone, located within an area identified as Southern Hills Overlay Area.</p>	<p>NC</p>	<p><i>All</i></p>
<p>Matters for Consideration</p>			
<p>Matters that may be relevant in the consideration of any resource consent may include the following:</p>			
<p>NFL-MC1</p>	<p>Southern Hills Overlay Area</p> <ol style="list-style-type: none"> 1. Matters for consideration within GRZ-MC1 to GRZ-MC10 of the General Residential Zone, GRUZ-MC1 to GRUZ-MC10 of the General Rural Zone, RPROZ-MC1 to RPROZ-MC10 of the Rural Production Zone, RLZ-MC1 to RLZ-MC10 of the Rural Lifestyle Zone, OSZ-MC1 to OSZ-MC9 of the Open Space Zone, and SAZ-MC1 to SA-MC9 of the Special Activity Zone. 2. Compliance with the relevant standards of the underlying zoning of the site. 3. The extent to which any natural feature will be retained or enhanced by the development of anticipated consequential development(s). 4. 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). 5. 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. 6. 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. 		

	<ol style="list-style-type: none"> 7. 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. 8. 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. 9. The suitability of the site in relation to natural science factors including geological, topographical, ecological and dynamic components. 10. The effects of the activity on the ecological, intrinsic, cultural or amenity values of the area. 11. The effectiveness of any existing or proposed protection or enhancement mechanisms. 12. The significance of the affected indigenous vegetation or habitat of indigenous fauna, in terms of the following generic criteria: <ol style="list-style-type: none"> a. Representativeness: i.e. contains or supports an ecosystem that is unrepresented, uncommon or unique. b. Rarity: i.e. contains or supports threatened ecosystems, threatened species, or endemic species. c. Diversity: i.e. contains or supports diverse ecosystems, species, vegetation. d. Distinctiveness: i.e. its natural state, significance as a habitat.
NFL-MC2	<p>Protected Ridgelines</p> <ol style="list-style-type: none"> 1. The extent to which any building or structure is visually obtrusive. 2. Design, appearance, scale and siting of the building or structure. 3. Materials used (including their colour, texture and reflectivity). 4. Landscaping, planting and screening. 5. Access arrangements.

Methods

NFL-M1

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 General Residential Zone, and standards to implement the landscape and ecology protection policies.
2. Open Space, General Rural, Rural Production and Rural Lifestyle Zone rules which assist in the retention of open character and natural landscape values.
3. The identification of protected ridgelines and the Southern Hills Overlay Area on the Planning Maps.
4. The requirement to provide **esplanade reserves** and strips upon subdivision where it adjoins specified waterbodies.

NFL-M2

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.

NFL-M3

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.

NFL-M4

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.

NFL-M5

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.

- NFL-M6** 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.
- NFL-M7** 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.

Anticipated Environmental Results

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
NFL-AER1	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
NFL-AER2	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

SUB-OSRZ — Subdivision in the Open Space and Recreation Zones

Policies

- SUB-OSRZ -P1** *To acquire and protect public open space land by avoiding inappropriate subdivision to maintain an appropriate provision of open space land for open spaces in those parts which provides a diverse contribution to the recreational, conservation and cultural needs 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 community.*

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.

Rules

Activities Tables

Controlled Activities		Zones	
SUB-OSZ-R1 <i>Policies</i> SUB-GEN-P1, SUB-GEN-P9, SUB-GEN-P10, NATC-P1, OSZ-P2, OSZ-P3, OSZ-P5,	Subdivision provided for as a Controlled Activity which complies with the standards in SUB-OSZ-S2 Council may impose conditions over the following matters: 1. Design, appearance and layout of the subdivision . 2. Landscaping . 3. Provision of and effects on network utilities and/or services. 4. Earthworks . 5. Provision of esplanade reserves and stripes. 6. Protection of any special amenity feature. 7. Financial contributions .	CON	Open Space

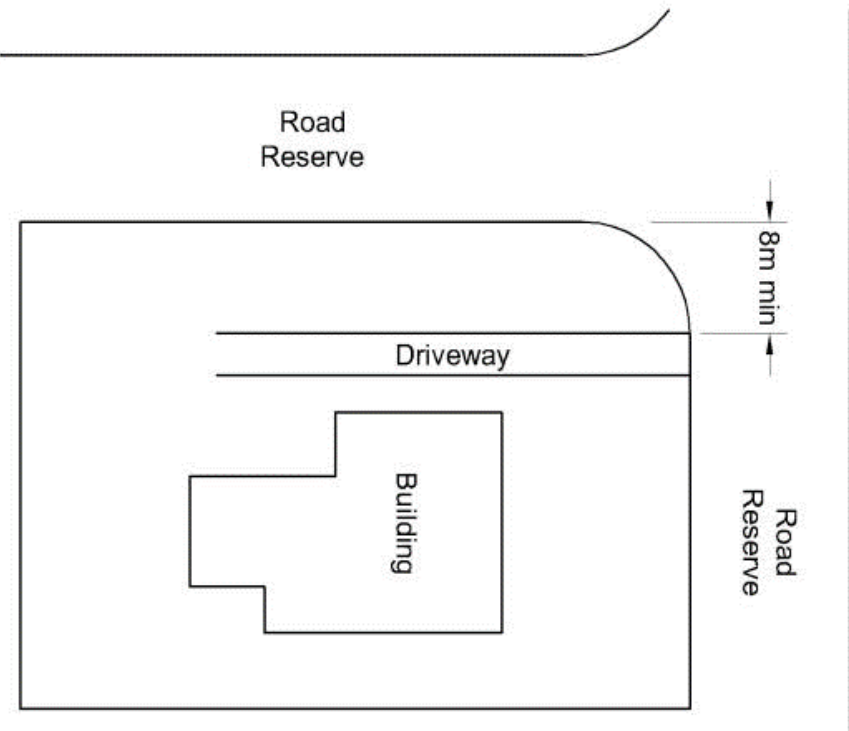
	<p>8. The outcome of consultation with the owner or operator of regionally significant network utilities (excluding the National Grid) located on or in proximity to the site.</p> <p>9. The outcome of consultation with the owner or operator of consented or existing renewable electricity generation activities located on or in proximity to the site.</p>		
SUB-OSRZ-R1	<p>Subdivision around any existing lawfully established commercial activity, community facility, education facility or tourism facility which does not result in the creation of any new undeveloped site that contains no commercial facility, community facility, education facility or tourism facility.</p> <p>1. Activity Status: CON Where: a) Compliance is achieved with: i. SUB-OSRZ-SI</p> <p>Council may impose conditions over the following matters:</p> <ol style="list-style-type: none"> 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. The outcome of consultation with the owner or operator of consented or existing renewable electricity generation activities located on or in proximity to the site. 	CON	<i>Open Space and recreation zones</i>
	<p>2. Activity Status: RDIS Where: a) Compliance is not achieved with: i. SUB-OSRZ-SI</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 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. Design, appearance and layout of the subdivision. 	RDIS	<i>Open Space and recreation zones</i>
SUB-OSRZ-R2	<p>Subdivision around any existing lawfully established of Residential Unit land for utilities, reserves or commercial activity building which does not result in the creation of any new undeveloped site that contains no residential unit or commercial activity building which complies with the access standards in SUB-OSZ-S2 conservation purposes.</p> <p>1. Activity Status: CON Where: a) Compliance is achieved with: i. SUB-OSRZ-SI</p> <p>Council may impose conditions over the following matters:</p> <ol style="list-style-type: none"> Design, appearance and layout of the subdivision. Landscaping. Provision of and effects on network utilities and/or services. Earthworks. 	CON	<i>Open Space and recreation zones</i>

	<p>5. Provision of esplanade reserves and strips.</p> <p>6. Protection of any special amenity feature.</p> <p>7. Financial contributions.</p> <p>8. 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.</p> <p>9. The outcome of consultation with the owner or operator of consented or existing renewable electricity generation activities located on or in proximity to the site.</p>		
	<p><u>2. Activity Status: RDIS</u></p> <p><u>Where:</u></p> <p>a) <u>Compliance is not achieved with:</u></p> <p>i. <u>SUB-OSRZ-SI</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p><u>1. The extent to which the activity will adversely affect traffic and pedestrian safety.</u></p> <p><u>2. The extent to which the activity will adversely affect the efficient functioning of the roading network.</u></p> <p><u>3. Design, appearance and layout of the subdivision.</u></p>	RDIS	<u>Open Space and recreation zones</u>
SUB-OSRZ-R3	<p><u>Subdivision of land for utilities, reserves or conservation purposes 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 residential unit) that has been lawfully established.</u></p> <p><u>1. Activity Status: CON</u></p> <p><u>Where:</u></p> <p>a) <u>Compliance is achieved with:</u></p> <p>i. <u>SUB-OSRZ-SI</u></p> <p>Council may impose conditions over the following matters:</p> <p>1. Design, appearance and layout of the subdivision.</p> <p>2. Landscaping.</p> <p>3. Provision of and effects on network utilities and/or services.</p> <p>4. Earthworks.</p> <p>5. Provision of esplanade reserves and strips.</p> <p>6. Protection of any special amenity feature.</p> <p>7. Financial contributions.</p> <p>8. 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.</p> <p>9. The outcome of consultation with the owner or operator of consented or existing renewable electricity generation activities located on or in proximity to the site.</p>	CON	<u>Open Space and recreation zones</u>
	<p><u>2. Activity Status: RDIS</u></p> <p><u>Where:</u></p> <p>a) <u>Compliance is not achieved with:</u></p> <p>i. <u>SUB-OSRZ-SI</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p><u>1. The extent to which the activity will adversely affect traffic and pedestrian safety.</u></p> <p><u>2. The extent to which the activity will adversely affect the efficient functioning of the roading network.</u></p> <p><u>3. Design, appearance and layout of the subdivision.</u></p>	RDIS	<u>Open Space and recreation zones</u>

<p>SUB-OSZ-OSZR-R4 Policies SUB-GEN-P1, SUB-GEN-P9, SUB-GEN-P10, NATC-P1, OSZ-P2, OSZ-P3, OSZ-P5,</p>	<p>Subdivision within the Open Space and Recreation Zones that is not listed as a which is a unit title subdivision-controlled, restricted discretionary or discretionary activity, 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 residential unit) that has been lawfully established in terms of the Building Act 2004 Council may impose conditions over the following matters:</p> <ol style="list-style-type: none"> 1. Design, appearance and layout of the subdivision. 2. Landscaping. 3. Provision of and effects on network utilities and/or services. 4. Earthworks. 5. Provision of esplanade reserves and strips. 6. Protection of any special amenity feature. 7. Financial contributions. 8. 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. 9. The outcome of consultation with the owner or operator of consented or existing renewable electricity generation activities located on or in proximity to the site. 	<p>CONN</p>	<p><i>Open Space and recreation zones</i></p>
<p>SUB-OSZ-R5 Policies SUB-GEN-P1, SUB-GEN-P9, SUB-GEN-P10, NATC-P1, OSZ-P2, OSZ-P3, OSZ-P5,</p>	<p>Subdivision in the Speedway Area which complies with the standards in SUB-OSZ-S2 and SUB-OSZ-S1 Council may impose conditions over the following matters:</p> <ol style="list-style-type: none"> 1. Design, appearance and layout of the subdivision. 2. Landscaping. 3. Provision of and effects on network utilities and/or services. 4. Standard, construction and layout of vehicular access. 5. Earthworks. 6. Provision of esplanade reserves and strips. 7. Protection of any special amenity feature. 8. Financial contributions. 9. 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. 10. The outcome of consultation with the owner or operator of consented or existing renewable electricity generation activities located on or in proximity to the site. 	<p>CON</p>	<p><i>Open Space-Speedway Area only</i></p>
<p>SUB-OSZ-R6 Policies SUB-GEN-P1, SUB-GEN-P9, SUB-GEN-P10, NATC-P1, OSZ-P2, OSZ-P3, OSZ-P5,</p>	<p>Subdivision in the Speedway Area 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 residential unit) that has been lawfully established in terms of the Building Act 2004. Council may impose conditions over the following matters:</p> <ol style="list-style-type: none"> 1. Design, appearance and layout of the subdivision. 2. Landscaping. 3. Provision of and effects on network utilities and/or services. 4. Standard, construction and layout of vehicular access. 5. Earthworks. 6. Provision of esplanade reserves and strips. 7. Protection of any special amenity feature. 8. Financial contributions. 9. 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. 10. The outcome of consultation with the owner or operator of consented or existing renewable electricity generation activities located on or in proximity to the site. 11. 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. 12. Allocation of areas. 	<p>CON</p>	<p><i>Open Space-Speedway Area only</i></p>

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 Controlled Activities			Zone
SUB-OSZ-S1	Minimum requirements for subdivision		Open Space Speedway Area only
	Open Space Zone	Minimum site area	
	Speedway Area only	5000m²	
	Exemptions		
	These standards shall not apply to any allotment for utility, reserve or conservation purposes.		
SUB-OSRZ-S21	<p>Access standards for subdivision</p> <ol style="list-style-type: none"> 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 allotment shall be located no closer than 8m from the street corner. Where a site is located on an intersection of a primary or secondary arterial traffic route (identified in the Transport and Parking (TP) Chapter) the siting of the vehicular access shall be located as far as practicable from the corner of the street. The 8 metre setback shall be measured from where the two front boundaries of the site (refer to the definition of a corner allotment) join, or in accordance with the diagram below. 		<u>Open Space and recreation zones</u>
			
<ol style="list-style-type: none"> Where a corner allotment is located at an intersection of a national, primary or secondary arterial traffic route, as identified in the Transport and Parking (TP) Chapter, no building, fence or other structure is to be 			

	<p>erected and no vegetation allowed to grow so as to obstruct a traffic sight line.</p> <p>2. At the intersection of a road or rail level crossing, no building, fence or other obstructions which block sight lines for trains shall be erected, placed or grown in the hatched area marked in Diagram 1 in the Transport and Parking (TP) Chapter.</p> <p>3. Subdivision with direct access to a State Highway shall comply with the access and visibility standards set out in Diagrams 2 to 9 in the Transport and Parking (TP) Chapter.</p>	
--	--	--

Restricted Discretionary Activities	Zones
--	--------------

<p>SUB-OSZ-R7 Policies SUB-GEN-P10, SUB-GEN-P12, NATC-P1, OSZ-P2, OSZ-P3, OSZ-P5</p>	<p>Subdivision which does not comply with the access standards in SUB-OSZ-S2</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> 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. <p>Council's discretion is also restricted to the matters listed in SUB-OSZ-R1.</p> <p>For subdivision in the Speedway area, Council's discretion is also restricted to the matters listed in SUB-OSZ-R5.</p>	RDIS	Open Space
---	--	------	------------

Discretionary Activities	Zone
---------------------------------	-------------

<p>SUB-OSZ-R8 Policies SUB-GEN-P10, NATC-P1, OSZ-P2, OSZ-P3, OSZ-P5</p>	<p>Subdivision which does not comply with the standards in SUB-OSZ-S1</p>	DIS	Open Space – Speedway Area only
--	--	-----	---------------------------------------

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.

Non-Complying Activities	Zone
---------------------------------	-------------

<p>SUB-OSZ-R9 Policies SUB-GEN-P10, NATC-P1, OSZ-P2, OSZ-P3, OSZ-P5</p>	<p>Subdivision within the Open Space Zone that is not listed as a permitted, controlled, restricted discretionary or discretionary activity.</p>	NC	Open Space
--	---	----	------------

Matters for Consideration	Zone
----------------------------------	-------------

Matters that may be relevant in the consideration of any resource consent may include the following:

<p>SUB-OSZ-MC1</p>	<p>Subdivision</p> <ol style="list-style-type: none"> The design and layout of the subdivision where any allotment 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 allotment lot may affect the safe and effective operation and maintenance of, and access to, 	Open Spaces
--------------------	--	-------------

	<p>consented or existing renewable energy generation activities located on or in proximity to the site.</p> <p>4. 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.</p> <p>5. Account must be taken of the future development potential of adjoining or adjacent land.</p> <p>6. Account must be taken of any potential reverse sensitivity effects on regionally significant network utilities (excluding the National Grid).</p>	
--	---	--

SUB-OSZ-MC2	<p>Site layout</p> <p>1. Impact on the recreation potential of the open space.</p> <p>2. Conflict between different users.</p> <p>3. On site safety.</p> <p>4. Natural character and landscape.</p>	Open Spaces
-------------	---	--------------------

SUB-OSZ-MC3	<p>Access</p> <p>1. Accessibility for public transport, cyclists and pedestrians.</p> <p>2. Compliance with the Code of Practice for Civil Engineering Works.</p> <p>3. 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.</p> <p>4. Whether the activities proposed will not generate a demand for servicing facilities.</p> <p>5. Whether suitable alternative provision for servicing can be made.</p> <p>6. Whether the nature of adjacent roads is such that the entry, exit and manoeuvring of vehicles can be conducted safely.</p> <p>7. The extent to which any subdivision within the Mount Marua Structure Plan Development Area is consistent with the Mount Marua Structure Plan.</p>	Open Space
-------------	---	-------------------

SUB-SAZ — Subdivision in the Special Activity Zone

Rules

Activities Tables

Controlled Activities		Zones
<p>SUB-SAZ-R1 <i>Policies</i> SUB-GEN-P1, SUB-GEN-P9, NATC-P1, SAZ-P1, SAZ-P3, SAZ-P4</p>	<p>Subdivision which complies with the standards in SUB-SAZ-S1 and SUB-SAZ-S2 unless specified below</p> <p>Council may impose conditions over the following matters:</p> <ol style="list-style-type: none"> 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 SUB-SAZ-R7 covers subdivision within the Electricity The outcome of consultation with the owner or operator of consented or existing renewable electricity generation activities located on or in proximity to the site. 	<p>CON</p> <p><i>Special Activity</i></p>

<p>SUB-SAZ-R2 <i>Policies</i> SUB-GEN-P1, SUB-GEN-P9, NATC-P1, SAZ-P1, SAZ-P3, SAZ-P4</p>	<p>Subdivision around any existing lawfully established residential unit or commercial activity building which does not result in the creation of any new undeveloped site that contains no residential unit or commercial activity building</p> <p>Note: this form of subdivision does not need to comply with the minimum net site area requirements of SUB-SAZ-S1, but does need to meet the access standards of SUB-SAZ-S2.</p> <p>Council may impose conditions over the following matters:</p> <ol style="list-style-type: none"> 1. Design, appearance and layout of the subdivision. 2. Landscaping. 3. Provision of and effects on network utilities and/or services. 4. Standard, construction and layout of vehicular access. 5. Earthworks. 6. Provision of esplanade reserves and strips. 7. Protection of any special amenity feature. 8. Financial contributions. 9. 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 SUB-SAZ-R7 covers subdivision within the Electricity Transmission Corridor. 10. The outcome of consultation with the owner or operator of consented or existing renewable electricity generation activities located on or in proximity to the site. 	<p>CON</p>	<p><i>Special Activity</i></p>
<p>SUB-SAZ-R3 <i>Policies</i> SUB-GEN-P1, SUB-GEN-P9, NATC-P1, SAZ-P1, SAZ-P3, SAZ-P4</p>	<p>Subdivision of land for utilities, reserves or conservation purposes</p> <p>Council may impose conditions over the following matters:</p> <ol style="list-style-type: none"> 1. Design, appearance and layout of the subdivision. 2. Landscaping. 3. Provision of and effects on network utilities and/or services. 4. Standard, construction and layout of vehicular access. 5. Earthworks. 6. Provision of esplanade reserves and strips. 7. Protection of any special amenity feature. 8. Financial contributions. 9. 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 SUB-SAZ-R7 covers subdivision within the Electricity Transmission Corridor. 10. The outcome of consultation with the owner or operator of consented or existing renewable electricity generation activities located on or in proximity to the site. 	<p>CON</p>	<p><i>Special Activity</i></p>
<p>SUB-SAZ-R4 <i>Policies</i> SUB-GEN-P1, SUB-GEN-P9, NATC-P1, SAZ-P1, SAZ-P3, SAZ-P4</p>	<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 residential unit) that has been lawfully established in terms of the Building Act 2004</p> <p>Council may impose conditions over the following matters:</p> <ol style="list-style-type: none"> 1. Design, appearance and layout of the subdivision. 2. Landscaping. 3. Provision of and effects on network utilities and/or services. 4. Standard, construction and layout of vehicular access. 5. Earthworks. 6. Provision of esplanade reserves and strips. 7. Protection of any special amenity feature. 8. Financial contributions. 9. 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 SUB-SAZ-R7 covers subdivision within the Electricity Transmission Corridor. 10. The outcome of consultation with the owner or operator of consented or existing renewable electricity generation activities located on or in proximity to the site. 	<p>CON</p>	<p><i>Special Activity</i></p>

	<p>11. 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.</p> <p>12. Allocation of areas.</p>		
<p>SUB-SAZ-R5 Policies SUB-GEN-P1, SUB-GEN-P9, NATC-P1, SUB-GEN-P10 OSZ-P2 OSZ-P3 OSZ-P5</p>	<p>Subdivision in the Speedway Area which complies with the standards in SUB-SAZ-S1 and SUB-SAZ-S2</p> <p>Council may impose conditions over the following matters:</p> <ol style="list-style-type: none"> 1. Design, appearance and layout of the subdivision. 2. Landscaping. 3. Provision of and effects on network utilities and/or services. 4. Standard, construction and layout of vehicular access. 5. Earthworks. 6. Provision of esplanade reserves and strips. 7. Protection of any special amenity feature. 8. Financial contributions. 9. 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 SUB-SAZ-R7 covers subdivision within the Electricity Transmission Corridor. 10. The outcome of consultation with the owner or operator of consented or existing renewable electricity generation activities located on or in proximity to the site. 11. 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. 12. Allocation of areas. 	CON	<i>Special Activity</i>
<p>SUB-SAZ-R6 Policies SUB-GEN-P1, SUB-GEN-P9, NATC-P1, SUB-GEN-P10 OSZ-P2 OSZ-P3 OSZ-P5</p>	<p>Subdivision in the Speedway Area 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 residential unit) that has been lawfully established in terms of the Building Act 2004.</p> <p>Council may impose conditions over the following matters:</p> <ol style="list-style-type: none"> 1. Design, appearance and layout of the subdivision. 2. Landscaping. 3. Provision of and effects on network utilities and/or services. 4. Standard, construction and layout of vehicular access. 5. Earthworks. 6. Provision of esplanade reserves and strips. 7. Protection of any special amenity feature. 8. Financial contributions. 9. 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 SUB-SAZ-R7 covers subdivision within the Electricity Transmission Corridor. 10. The outcome of consultation with the owner or operator of consented or existing renewable electricity generation activities located on or in proximity to the site. 11. 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. 12. Allocation of areas. 	CON	<i>Special Activity</i>
<p>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.</p>			
Standards for Controlled Activities			Zone

SUB-SAZ-S21 Policies NATC-P1, SAZ-P3	Minimum requirements for subdivision			Special Activity
	Special Activity Zone	Minimum net site area	Shape factor	
	All areas	1000m ²	25m	
	<u>Speedway Area only</u>	<u>5000m²</u>	<u>50m</u>	
	Exemptions			
These standards shall not apply to any allotment for utility, reserve or conservation purposes.				
SUB-SAZ-S2 Policies SUB-GEN-P1, TP-P4	Access standards for subdivision			Special Activity
	<ol style="list-style-type: none"> 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. 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 allotment shall be located no closer than 8m from the street corner. Where a site is located on an intersection of a primary or secondary arterial traffic route (identified in the Transport and Parking (TP) Chapter) the siting of the vehicular access shall be located as far as practicable from the corner of the street. The 8 metre setback shall be measured from where the two front boundaries of the site (refer to the definition of a corner allotment) join, or in accordance with the diagram below. 			
<p>The diagram illustrates a corner allotment at a street intersection. A 'Road Reserve' is shown on the top and right sides. A 'Building' is situated within the allotment, with a 'Driveway' leading to its rear. A dimension line indicates an '8m min' setback from the street corner to the driveway's entrance. The 'Road Reserve' is also labeled vertically on the right side.</p>				
a) Where a corner allotment is located at an intersection of a national, primary or secondary arterial traffic route, as identified in the Transport and Parking (TP) Chapter, no building, fence or other structure is to be erected and no vegetation allowed to grow so as to obstruct a traffic sight line.				

	<p>b) At the intersection of a road or rail level crossing, no building, fence or other obstructions which block sight lines for trains shall be erected, placed or grown in the hatched area marked in Diagram 1 in the Transport and Parking (TP) Chapter.</p> <p>c) Subdivision with direct access to a State Highway shall comply with the access and visibility standards set out in Diagrams 2 to 9 in the Transport and Parking (TP) Chapter.</p>	
Restricted Discretionary Activities		Zones
<p>SUB-SAZ-R5-R7 <i>Policies</i> SUB-GEN-P9, SUB-GEN-P12, NATC-P1, SAZ-P1, SAZ-P4</p>	<p>Subdivision which complies with the standards in SUB-SAZ-S1 but not SUB-SAZ-S2</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> 1. The extent to which the activity will adversely affect traffic and pedestrian safety. 2. The extent to which the activity will adversely affect the efficient functioning of the roading network. <p>Council's discretion is also restricted to the matters listed in SUB-SAZ-R1.</p>	<p>RDIS</p> <p><i>Special Activity</i></p>
<p>SUB-SAZ-R6-R8 <i>Policies</i> SUB-GEN-P9, SUB-GEN-P12, NATC-P1, SAZ-P1, SAZ-P4</p>	<p>Subdivision around any existing lawfully established residential unit or commercial activity building which does not result in the creation of any new undeveloped site that contains no residential unit or commercial activity, that does not comply with the access standards of SUB-SAZ-S2</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> 1. The extent to which the activity will adversely affect traffic and pedestrian safety. 2. The extent to which the activity will adversely affect the efficient functioning of the roading network. <p>Council's discretion is also restricted to the matters listed in SUB-SAZ-R1.</p>	<p>RDIS</p> <p><i>Special Activity</i></p>
<p>SUB-SAZ-R7-R9 <i>Policies</i> SUB-GEN-P9, SUB-GEN-P10, NATC-P1, SAZ-P1, SAZ-P4, NU-P1</p>	<p>Subdivision which creates building platforms within 32m of high voltage (110kV or greater) electricity transmission lines as shown on the Planning Maps</p> <p>In addition to the matters listed in SUB-SAZ-R1, Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> 1. The extent to which the subdivision design manages potential conflicts with existing lines by locating roads and reserves under the route of the line. 2. The extent to which maintenance and inspections of transmission lines are affected including access. 3. 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. 4. The outcome of any consultation with the affected utility operator. 5. Separation distances between trees and conductors and the location and mature size of trees planted near the transmission lines. 6. Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances 2001 (NZECP 34:2001). 7. 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. <p>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.</p> <p>Advice Note:</p>	<p>RDIS</p> <p><i>Special Activity</i></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.		
Discretionary Activities			Zone
SUB-SAZ-R10 <i>Policies</i> SUB-GEN-P10, NATC - P1	Subdivision which does not comply with the standards in SUB-SAZ-OSZ-S2 link	DIS	<i>Special Activity-Speedway Area only</i>
SUB-SAZ-R8-R11 <i>Policies</i> SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4, SUB-GEN-P9, SUB-GEN-P10, NATC-P1, NH-P6, SAZ-P1, SAZ-P4	Subdivision of a site identified in Schedules HH-SCHED1 or TREE-SCHED1	DIS	<i>Special Activity</i>
SUB-SAZ-R9-R12 <i>Policies</i> SUB-GEN-P9, SUB-GEN-P10, SAZ-P1, SAZ-P4 NATC-P1	Subdivision which does not comply with the standards specified in SUB-SAZ-S1	DIS	<i>Special Activity</i>
SUB-SAZ-R10-R13 <i>Policies</i> SUB-GEN-P9, SAZ-P1, SAZ-P4, NATC-P1	Updates of existing company lease and cross lease, and all unit title subdivision	DIS	<i>Special Activity</i>
SUB-RES-R11-R14 <i>Policies</i> SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4, SUB-GEN-P9, SUB-GEN-P10, NATC-P1 SAZ-P1, SAZ-P4	Subdivision that is not listed as a permitted, controlled, restricted discretionary or non-complying activity.	DIS	<i>Special Activity</i>
Non-Complying Activities			Zone
SUB-SAZ-R12-R15 <i>Policies</i> SAZ-P1, SAZ-P4, NH-P6, SAZ-P1, SAZ-P4	Creation of an allotment 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	<i>Special Activity</i>
Matters for Consideration			Zone
Matters that may be relevant in the consideration of any resource consent may include the following:			

SUB-SAZ-MC1	<p>Subdivision The requirements of section 106 of the Act.</p> <ol style="list-style-type: none"> 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 allotment 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 SUB-SAZ-R7 covers subdivision within the Electricity Transmission Corridor. The design and layout of the subdivision where any allotment may affect the safe and effective operation and maintenance of, and access to, consented or existing renewable electricity generation activities located on or in proximity to the site. The outcome of consultation with the owner or operator of consented or existing renewable electricity 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). 	<i>Special Activity</i>
SUB-SAZ-MC2	<p>Traffic generation</p> <ol style="list-style-type: none"> Whether activities which generate significant traffic flows have satisfactory access arrangements. Impacts on public safety 	<i>Special Activity</i>
SUB-SAZ-MC3	<p>Site layout</p> <ol 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 General Residential or Open Space and Recreation 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. 	<i>Special Activity</i>
SUB-SAZ-MC4	<p>Infrastructure</p> <ol style="list-style-type: none"> The capacity of the infrastructure. 	<i>Special Activity</i>
SUB-SAZ-MC5	<p>Cumulative effects</p> <ol 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. 	<i>Special Activity</i>
SUB-SAZ-MC6	<p>Additional matters for the St Patrick's Estate Area</p> <ol 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. 	<i>Special Activity</i>
SUB-SAZ-MC7	<p>Access</p> <ol 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. 	<i>General Rural Rural Production Rural Lifestyle Commercial, City Centre</i>

	<p>4. Whether the activities proposed will not generate a demand for servicing facilities.</p> <p>5. Whether suitable alternative provision for servicing can be made.</p> <p>6. Whether the nature of adjacent roads is such that the entry, exit and manoeuvring of vehicles can be conducted safely.</p> <p>7. The extent to which any subdivision within the Mount Marua Structure Plan Development Area is consistent with the Mount Marua Structure Plan.</p>	<p><i>General Industrial Open Space Special Activity Development Area 2</i></p>
--	--	---

DC —Development Contributions

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.

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:

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

Development Impact Fees

Provisions relating to development impact fees including:

1. the **effects** of specific **activities**,
2. defining areas affected,
3. methods of calculation, and,
4. 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 the Transport and Parking Chapter (TP) and the Public Access Chapter (PA) respectively.

Resource Management Issue

DC-11

*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.

Objectives

DC-O1 *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.

Policies

DC-P1 *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.

Rules

Reserve and Leisure Facilities Contribution																	
DC-R1 <i>Policy</i> <i>DC-P1</i>	<p>A Reserve and Leisure Facilities Contribution is required where:</p> <ol style="list-style-type: none"> 1. Any additional site is created as part of a subdivision; 2. Two or more residential units are erected on a vacant site; 3. One or more additional residential units are erected on a site. <p>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:</p> <table border="1"> <thead> <tr> <th colspan="2">Reserves and Leisure Facilities Contribution (All Zones)</th> </tr> <tr> <th colspan="2">Money</th> </tr> </thead> <tbody> <tr> <td colspan="2">4% of market value of each additional allotment created</td> </tr> <tr> <td colspan="2">4% of market value of the net site area identified for each additional residential unit on a site</td> </tr> <tr> <th colspan="2">Land in lieu of money (if applicable)</th> </tr> <tr> <td colspan="2">Council will only accept land in lieu of money in accordance with the matters identified in DC-R3</td> </tr> <tr> <th colspan="2">Notes:</th> </tr> <tr> <td colspan="2"> <ul style="list-style-type: none"> • 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 residential unit is created without subdivision, 4% of the market value of the net site area identified for the residential unit, 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. </td> </tr> </tbody> </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 residential unit 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 DC-R3		Notes:		<ul style="list-style-type: none"> • 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 residential unit is created without subdivision, 4% of the market value of the net site area identified for the residential unit, 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. 	
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 residential unit 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 DC-R3																	
Notes:																	
<ul style="list-style-type: none"> • 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 residential unit is created without subdivision, 4% of the market value of the net site area identified for the residential unit, 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. 																	
Financial Contributions																	
DC-R2 <i>Policy</i> <i>DC-P1</i>	<p>Requirements for financial contributions</p> <ol style="list-style-type: none"> 1. All financial contributions on subdivisions are payable prior to the release of the completion certificate for the subdivision. 2. All financial contributions for any additional residential unit or multiple residential unit/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 residential unit /unit. 																

3. 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**.
4. 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.
5. Contributions in accordance with the above are exclusive of GST.

Exemptions:

The following forms of **subdivision** will not be required to provide financial contributions:

6. **Subdivision** around any existing principal **buildings** lawfully established prior to 4 August 2006 that do not create any vacant **sites**.
7. **Allotments** set aside as reserves or for **conservation** purposes.
8. Access lots.
9. Rural **allotments** where there is a legal instrument preventing use of the **allotment** for residential purposes (e.g. — a **forestry allotment**).
10. **Allotments** created for unstaffed utility services up to 200m² in area.
11. **Boundary adjustments** or amalgamation of **allotments** with no resulting increase in titles.

Guidelines for accepting land

DC-R3
Policy
DC-P1

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:

1. The size accessibility and nature visibility of the any land, including consideration of ease of physical access for people of all abilities, multiple and generous entrances, good passive surveillance from adjoining street(s). There should be road frontage across at least one boundary to ensure the land is visually accessible and contributes to the surrounding environment.
2. The topography-The adaptability and resilience of the land, considering how that can change with the seasons, recreation trends, and demographic trends within the surrounding community.
3. Whether-How the land contributes to Council's objectives for the City's open space network to amenity values and enhances the liveability of neighbourhood through providing visual relief and borrowed views.
4. Whether the land is designated for proposed reserve purposes. How the space adds to the diversity of open space types and functions within the open space network, including defining target user group within the community, open space type, size, function, and values.
5. Whether the land is designated for proposed reserve purposes. A consideration of the balance of quality open spaces and facilities for all, based on housing and population density, income and health measures and demographic considerations.
6. The accessibility of the land for users-A consideration of existing parks reserves and open spaces within the area.
7. The ecological, recreational, historic, scenic or scientific values associated with the land. How the land could provide for cultural, historic heritage, natural features, and ecological features and values to be protected and/or opportunities to enhance.
8. The cost of acquiring and maintaining the land. How the land contributes to the character of the neighbourhood and /or wider setting, landform, natural setting and orientation for good solar access and shade.
9. The size of the land provided, including a consideration of how this relates to the size of any proposed subdivision.
10. Whether the land is designated for proposed reserve purposes or whether the land has been identified as a Council reserve in a structure plan.
11. Consider immediate adjoining land use and the influence of adjacent activities. Consider gap analysis within the residential catchment (300m) and connectivity opportunities to the transport network, waterways and ecological corridors.
12. The cost of acquiring and maintaining the land.

Methods

DC-M1 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.

DC-M2 Policy on Development Contributions in the Long Term Council Community Plan (LTCCP).

AIR — Air

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 air, **water** and soil. Poor levels of environmental quality, such as air pollution, can degrade the quality of life. Upper Hutt enjoys high standards of environmental quality which should be preserved and protected.

Resource Management Issues

AIR-I1 *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**.

Objectives

AIR-O1 *The promotion of a high level of environmental quality in the City by protecting **amenity values**.*

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**.

Policies

AIR-P1 *To identify and maintain **amenity values** that the community wishes to protect.*

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.

AIR-P2 *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.

Rules

Permitted Activities			Zones
AIR-R1	All activities that comply with AIR-S1	PER	General Residential Commercial City Centre General Industrial Open Space Special Activity Development Area 1
Permitted activity standards			Zone
AIR-S1 Policies AIR-P1, AIR-P2, GRZ-P3, COMZ-P1, CCZ-P3, GIZ-P2, OSZ-P2, SAZ-P2	Dust 1. Activities shall not create a dust nuisance. A dust nuisance may occur if: a. There is visible evidence of suspended solids in the air beyond the site boundary . b. 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 .		General Residential Commercial City Centre General Industrial Open Space Special Activity Development Area 1
Restricted Discretionary Activities			Zones
AIR-R2	Activities which do not comply with AIR-S1 Council will restrict its discretion to, and may impose conditions on: 1. Height, boundary setbacks and sunlight access. 2. Provision of and effects on utilities and/or services. 3. Landscaping and screening. 4. Standard, construction and layout of vehicular access. 5. Car parking. 6. Effects on the amenity of the surrounding area. 7. Financial contributions.	DIS	Open Space (excluding Speedway Area)
Discretionary Activities			Zones
AIR-R3	Activities which do not comply with AIR-S1	DIS	General Residential Commercial City Centre

			<i>General Industrial Open Space (Speedway Area only) Special Activity (excluding St. Patrick's Estate Area) Development Area 1</i>
Non-complying Activities			Zones
AIR-R4	Activities which do not comply with AIR-S1	NC	<i>Special Activity - St. Patrick's Estate Area only</i>
Matters for Consideration			Zone
Matters that may be relevant in the consideration of any resource consent may include the following:			
AIR-MC1	Nuisance 1. The potential impacts of noise, dust , glare, vibration, fumes, smoke, other discharges or pollutants or the excavation or deposition of earth.		<i>General Residential Commercial City Centre General Industrial Open Space Special Activity Development Area 1</i>
AIR-MC2	Cumulative effects 1. Whether cumulative effects such as pollution, risk to public safety and nuisances have been assessed.		<i>General Residential Commercial City Centre General Industrial Open Space Special Activity Development Area 1</i>

Methods

- AIR-M1** Encouragement of the implementation and use of efficient equipment, systems and methods which minimise emissions.
- AIR-M2** Encouragement of the use of Codes of Practice, such as for pig farming or for agricultural users.
- AIR-M3** Consultation and co-ordination with the Wellington Regional Council in developing and implementing the Regional Air Quality Plan for the Wellington Region.
- AIR-M4** Liaison with relevant industry groups. This may assist in identifying potential sources of air pollution at the pre-development stage.
- AIR-M5** Abatement and enforcement procedures under the Resource Management Act 1991, the Health Act 1956 and other relevant legislation.

Anticipated Environmental Results

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
AIR-AER1	An acceptable level of air quality throughout the City	Resource consents and type and effect on air quality issues Consultation — community initiatives	Council records
AIR-AER2	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

NOISE — Noise

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. Poor levels of environmental quality, such as high levels of **noise** can degrade the quality of life. Upper Hutt enjoys high standards of environmental quality which should be preserved and protected.

Resource Management Issues

NOISE-11 *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 high **noise** levels.

NOISE-12 *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 **noise**.

Objective

NOISE-O1 *The promotion of a high level of environmental quality in the City by protecting **amenity values**.*

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**.

Policies

NOISE-P1 *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.

NOISE-P2 *To mitigate the adverse **effects** of **noise** within the General Residential Zone 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 General Residential Zone. In the **Wallaceville Structure Plan Development 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.

NOISE-P3 *To incorporate in the Plan appropriate **noise** controls and hours of operation in the **Open Space Special Activity** Zone 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.

Rules

Activities Tables

Policy NOISE-P1

Permitted Activities			Zones
NOISE-R1	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 NOISE-S1 to NOISE-S4.	PER	<i>All — except for Open Space - Speedway Area</i>

NOISE-R2	Any activity within the Speedway Area of the Open Space Zone and that complies with NOISE-S5	PER	OSZ - Speedway Area only
NOISE-R3	Organised Fireworks Display at Trentham Memorial Park that complies with NOISE-S6	PER	OSZ — Trentham Memorial Park only

Standards for Permitted Activities

NOISE-S1 <i>Policies</i> NOISE-P1, NOISE-P2	Noise from construction and demolition			
	1. The maximum noise levels from construction -or demolition activities , measured at or within the boundary of any site (other than the source site) in Residential and Open Space Zones, and immediately outside residential units in the General Rural, Rural Production, Rural Lifestyle and Settlement Zones, shall not exceed the following levels:			
	Mon to Sat 7:00am - 7:00pm		All other times, Sundays & public holidays	
	Leqdba	Lmaxdba	Leqdba	Lmaxdba
	75	90	45	75
Notes				
8. Noise levels shall be measured in accordance with the requirements of NZS 6803:1999 Acoustics — Construction Noise.				
9. The definitions of dBA, Leq and Lmax are those found in NZS 6803:1999.				
NOISE-S2 <i>Policies</i> NOISE-P1 NOISE-P2	Noise from temporary military training			
	2. 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 residential unit , residential institution or educational facility :			
	Time of day	L10dba	Lmaxdba	
	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 residential unit , residential institution or educational facility .				
NOISE-S3 <i>Policies</i> NOISE-P1 NOISE-P2	Noise from all other activities			
	1. The following noise rules shall not apply to:			
	a) Normal agricultural and forestry practices undertaken for a limited duration.			
	b) Normal residential activities such as lawn mowing.			
c) Noise generated by sirens and alarms used by emergency services.				
2. All activities , other than those specified above, shall not exceed the following noise standards:				
	Mon to Sat 7:00am — 7:00pm		All other times, Sundays & public holidays	
dBA	L10	Lmax	L10	Lmax
Maximum noise levels measured at or within the boundary of any site (other than the source site) in the General Residential, General Rural, Rural Production, Rural Lifestyle, Settlement and Open Space Zones.	50	-	40	70

	Maximum noise levels measured at or within the boundary of any site (other than the source site) in the Commercial and Special Activity Zones.	65	-	45	75
1. 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	
	dBa	L10	Lmax	L10	Lmax
	Maximum noise levels from activities in the General Industrial Zone located on Eastern Hutt Road measured at or within the boundary of any site : 1. In the General Residential Zone; 2. In the Residential Conservation Precinct and in the General Rural Zone, but assessed no closer than 100m from the zone boundary of the General Industrial zone; 3. In the Special Activity Zone that is St Patricks Estate area.	50	-	40	70
	Maximum noise levels from activities in the General Industrial zone on Eastern Hutt Road* measured at or within the boundary of any site (other than the source site) in the General Industrial zone on Eastern Hutt Road and at or within the boundary of any site within a Commercial and Mixed Use zone.	65	-	65	-
Exemption * Except that primary warehousing operations including: 1. Truck movements on sites and on access roads ; and 2. Loading and unloading activities — shall be exempt from the noise rules only as they apply to receiving sites within the General Industrial zone on Eastern Hutt Road.					
Notes <ul style="list-style-type: none"> • 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 L10 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, L10 and Lmax are those found in NZS 6802:1991. 					
NOISE-S4 <i>Policies</i> <i>NOISE-P1</i> <i>NOISE-P2</i>	Vibration standards <ol style="list-style-type: none"> 1. 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 residential unit, residential institution or educational facility. 2. Airblast overpressure from blasting shall not exceed a peak sound pressure level of 120dBC at any point within 20m of a residential unit, residential institution or educational facility. 3. 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. 4. The measurements shall be assessed in accordance with the requirements of the Australian Standard AS 2187.2 1993: Explosives — Storage, transport and use. 				

NOISE-S5 <i>Policies</i> NOISE-P3 OSZ-P3 OSZ-P4 OSZ-P5	Noise within the Speedway Area of the Open Space <u>Special Activity Zone</u>				
	Activity	Mon to Sat 7:00am - 7:00pm except where stated otherwise		All other times, and Sundays and public holidays except where stated otherwise	
		L10	LMAX	L10	LMAX
	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
Exemptions <ol style="list-style-type: none"> 1. Organised fireworks displays at Te Marua <u>Wellington</u> Speedway <ol style="list-style-type: none"> a. 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. b. 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. c. 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. 					
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 NOISE-S3. • 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. 					
NOISE-S6 <i>Policies</i> NOISE-P3 OSZ-P3	Organised fireworks display at Trentham Memorial Park <ol style="list-style-type: none"> 1. 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 				

OSZ-P4	<p>in this Chapter provided that the fireworks display is no longer than 30 minutes in duration and has ceased by no later than 10:00pm.</p> <p>2. 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.</p> <p>3. 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.</p>
--------	---

Advice Notes

<p>3. Noise standards which relate specifically to Temporary Events are specified in the Temporary Activities (TEMP) Chapter and are not subject to the noise and vibration standards of this Chapter.</p> <p>4. Noise insulation requirements relating to development in the Wallaceville Structure Plan Development Area are located in the Development Area 1 (DEV1) Chapter.</p>

Discretionary Activities		Zones	
NOISE-R4	Any activity that is provided for as a permitted or controlled activity within the Speedway Area of the OSZSAZ but does not comply with NOISE-S5	DIS	Open Space <u>Special Activity</u> — Speedway Area only
NOISE-R5	Organised fireworks display at Trentham Memorial Park that does not comply with NOISE-S6	DIS	Open Space - Trentham Memorial Park only

Non-complying Activities		Zones	
NOISE-R6	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 S1 to NOISE-S4.	NC	All — except for Open Space - Speedway Area

Matters for Consideration

Matters that may be relevant in the consideration of any resource consent may include the following:

NOISE-MC1	<p>Noise and vibration</p> <ol style="list-style-type: none"> 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.
NOISE-MC2	<p>Speedway Area</p> <ol 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.

Methods

NOISE-M1	District Plan rules setting noise standards.
NOISE-M2	Abatement and enforcement procedures under the Resource Management Act 1991.
NOISE-M3	Research and consultation to determine ambient noise levels in different parts of the City and to review noise standards to protect environmental quality.

Anticipated Environmental Results

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
NOISE-AER1	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
NOISE-AER2	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
NOISE-AER3	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
NOISE-AER4	Minimising the adverse effects of activities on open spaces	Complaints received about adverse effects Resource consent conditions Changes in noise levels and other environmental effects	Complaints register Council records Noise surveys
NOISE-AER5	Compatible co-existence between speedway users and the surrounding residents	Complaints received about adverse effects Changes in noise levels and other environmental effects	Complaints register Complaints

TEMP — Temporary Activities

Objective

TEMP-O1 *Enable **temporary events** which manage adverse **effects** on amenity, the roading network, and the community through:*

1. *Maintaining an appropriate level of residential amenity;*
2. *Ensuring the safety and efficiency of the roading network;*
3. *Recognising the detrimental **effects** of high **noise** levels; and*
4. *Recognising the positive contribution events have on social, cultural, artistic, and economic **activity** in the community.*

Policies

TEMP-P1 *Support **temporary events** which contribute to the community and reasonably maintain expected amenity values of the local residential **environment**.*

TEMP-P2 *Manage the adverse **effect** light spill from **temporary events** can have on residential **amenity values** and traffic safety.*

TEMP-P3 Limit **temporary events** with high **noise** levels to maintain residential **amenity values**.

TEMP-P4 Provide for **temporary events** which safely manage traffic **effects**, reflective of event scale and the dependent roading network.

TEMP-P5 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.

Rules

Permitted Activities			Zones
TEMP-R1	Temporary events which comply with Permitted Activity Standards TEMP-S1 to TEMP-S6.	PER	All
Standards for Permitted Activities			Zones
TEMP-S1	<p>Hours of Operation</p> <ol style="list-style-type: none"> 1. All temporary events shall only be operated between the following times: <ol style="list-style-type: none"> a. Sporting events: <ol style="list-style-type: none"> i. Sunday to Thursday (inclusive): 7am to 10pm ii. Friday to Saturday: 7am to 11pm b. All other events: <ol style="list-style-type: none"> i. Monday to Thursday: 9am to 10pm ii. Friday to Saturday: 9am to 11pm <p>Exemptions:</p> <ol style="list-style-type: none"> 1. On December 31st of any calendar year the finish time may be extended to 1am the following day. 2. Event Overnighting which is permitted under TEMP-S6. 3. Any temporary event located in a community facility building. <p>Advice Note:</p> <ul style="list-style-type: none"> • Community facilities are defined in Section 3.1. The rule therefore includes such places as libraries, halls, art galleries, schools etc. 		All
TEMP-S2	<p>Event Duration</p> <ol style="list-style-type: none"> 1. 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. <p>Exemptions:</p> <ol style="list-style-type: none"> 1. Event Overnighting shall not be considered under this rule; and 2. Any temporary event located at a community facility building. <p>Advice Note:</p> <ul style="list-style-type: none"> • Community facilities are defined in Section 3.1. The rule therefore includes such places as libraries, halls, art galleries, schools etc. 		All
TEMP-S3	<p>Outdoor Amplified Noise</p> <ol style="list-style-type: none"> 1. Any outdoor amplified sound from a temporary event (including sound testing) which exceeds 65 dB LAeq (5 mins) shall: <ol style="list-style-type: none"> a. Be emitted for a maximum of 6 hours per day between the following hours: <ol style="list-style-type: none"> 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. <p>When measured:</p> 		All

	<p>d. At any point within the boundary of any site (other than the source site/s) within a General-Residential zone; and</p> <p>e. At any point within the notional boundary of any dwelling-residential unit on a site (other than the source site/s) within a General Rural, Rural Production or Rural Lifestyle zone; and</p> <p>f. 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 educational facility, health care facility or aged care facility within any zone.</p> <p>Exemptions:</p> <ol style="list-style-type: none"> 1. On December 31st of any calendar year the finish time may be extended to 1am the following day; and 2. All activities occurring at the Speedway Area (including temporary events) shall be subject to specific rules pertaining to the Speedway Area in the <u>Special Open Space Activity Zone (OSZ(SAZ))</u> and the Noise (NOISE) Chapters. 	
TEMP-S4	<p>Non-amplified Noise</p> <ol style="list-style-type: none"> 1. Any noise resulting from a temporary event (other than amplified sound) must not exceed: <ol style="list-style-type: none"> a. 70db LAeq (15 min) b. 85 db LAmx <p>When measured:</p> <ol style="list-style-type: none"> c. At any point within the boundary of any site (other than the source site/s) within a General-Residential zone; and d. At any point within the notional boundary of any residential unit on a site (other than the source site/s) within a General Rural, Rural Production or Rural Lifestyle zone; and e. 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 educational facility, health care facility or aged care facility within any zone. 2. Any such noise shall also be pursuant to the general hours of operation in TEMP-S1. <ol style="list-style-type: none"> a. 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 the Noise Chapter (NOISE). <p>Exemptions:</p> <ol style="list-style-type: none"> 1. Noise produced by crowds; 2. All activities occurring at the Speedway Area (including temporary events) shall be subject to specific rules for the Speedway Area outlined in the <u>Open Space Special Activity Zone (OSZ(SAZ))</u> and the Noise (NOISE) Chapters; and 3. Organised fireworks displays undertaken at Trentham Memorial Park shall be subject to the specific provisions in NOISE-R3 and NOISE-S6. 	<i>All</i>
TEMP-S5	<p>Light Spill</p> <ol style="list-style-type: none"> 1. All artificial light sources from temporary events shall be directed away from residential units and any road with a posted speed limit of greater than 70km/h. 	<i>All</i>
TEMP-S6	<p>Overnighting of Event Staff</p> <ol style="list-style-type: none"> 1. The overnighting of up to 20 event staff, provided that: <ol style="list-style-type: none"> a. Overnighting facilities are located at least 50m from the formation of any legal road and residential unit; b. Any supporting ablution facilities are located at least 30m from the formation of any legal road, or residential unit; c. When located at Riverbank Park (Lot 1 DP 33753), and Karapoti Park (SEC 896 Hutt District Recreation Reserve 365): <ol style="list-style-type: none"> 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 unit; d. When located at The Green Space (Sec 1 SO 35740 and Lots 43 to 47 DP 1336): 	<i>All</i>

	<p>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 .</p> <p>e. Ablution facilities are provided to cater for all anticipated attendees.</p> <p>Exemptions:</p> <p>2. Permanent ablution facilities already available on-site are not subject to setback provisions.</p> <p>Advice Notes:</p> <ul style="list-style-type: none"> Any overnighting or ablution structures may be subject to the definition of 'Building' under Section 3.1 and the corresponding waterbody setback under Rules NATC-R3 and ASW-R3. Event overnighting is subject to the corresponding definition under Section 3.1 and General Noise Provisions in the Noise Chapter (NOISE). 	
Controlled Activities		Zone
TEMP-R2	<p>Temporary Events which do not comply with TEMP-S6 but do comply with TEMP-S7.</p> <p>The matters Council seek to control are as follows:</p> <ol style="list-style-type: none"> The hours of operation; Site access; The area of occupation; Location and number of ablution facilities; Noise effects; The appointment of a designated site manager and be provided their contact details. 	CON <i>All</i>
Standards for Controlled Activities		Zones
TEMP-S7	<p>Overnighting of Event Attendees</p> <ol style="list-style-type: none"> The overnighting of 30 event attendees or less is a Controlled Activity, provided that: <ol style="list-style-type: none"> overnighting facilities are located at least 50m from the formation of any legal road and residential unit; any supporting ablution facilities are located at least 30m from the formation of any legal road, or residential unit; The site has not been occupied for this purpose more than 3 times within the last 12 months of receiving the application; When located at Riverbank Park (Lot 1 DP 33753), and Karapoti Park (SEC 896 Hutt District Recreation Reserve 365): <ol style="list-style-type: none"> 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 residential unit. When located at The Green Space (Sec 1 SO 35740 and Lots 43 to 47 DP 1336): <ol style="list-style-type: none"> 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. Ablution facilities are provided to cater for all anticipated attendees. <p>Exemptions:</p> <ol style="list-style-type: none"> Permanent ablution facilities already available on-site are not subject to setback provisions; Temporary Events located in Kaitoke Regional Park; and When attendees overnight at established camping grounds. <p>Advice Notes:</p> <ul style="list-style-type: none"> Any overnighting or ablution structures may be subject to the definition of Building under Section 3.1 and the corresponding waterbody setback under Rule NATC-R1. Event overnighting is subject to the corresponding definition under Section 3.1 and General Noise Provisions in the Noise Chapter. 	<i>All</i>
Restricted Discretionary Activities		Zone

TEMP-R3	<p>Any temporary event which does not comply with Permitted Standard TEMP-S1.</p> <p>Council shall restrict its discretion to the following matters:</p> <ol style="list-style-type: none"> 1. The nature of the event and hours of operation; 2. The anticipated level of disruption to residents, considering: <ol style="list-style-type: none"> a. The density, proximity, and nature of housing surrounding the site; and b. Any existing or proposed buffer between the event and residential occupation likely to mitigate adverse effects; and 3. Adverse effects the event may have on parking, and the safety and efficiency of the roading network; and 4. The reoccurrence of the event. 	RDIS	<i>All</i>
TEMP-R4	<p>Any temporary event which does not comply with Permitted Standard TEMP-S2 but does comply with TEMP-S8.</p> <p>Council shall restrict its discretion to the following matters:</p> <ol style="list-style-type: none"> 1. The nature of the temporary event and hours of operation; 2. Cumulative effects associated with occupation of the site; 3. Sensitivity of the site to occupation in terms of: <ol style="list-style-type: none"> 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 4. Adverse effects the temporary event may have on parking, and the safety and efficiency of the roading network. 	RDIS	<i>All</i>
TEMP-R5	<p>Any temporary event which does not comply with Permitted Standard TEMP-S3 or TEMP-S4 but complies with TEMP-S9.</p> <p>Council shall restrict its discretion to the following matters:</p> <ol style="list-style-type: none"> 1. The nature of the temporary event and operating hours; 2. The level and nature of noise emitted as part of the temporary event; 3. The anticipated level of disruption to residence, considering: <ol style="list-style-type: none"> 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 4. The reoccurrence of the temporary event. 	RDIS	<i>All</i>
TEMP-R6	<p>Any temporary event which does not comply with Permitted Standard TEMP-S5.</p> <p>Council shall restrict its discretion to the following matters:</p> <ol style="list-style-type: none"> 1. The nature, type, duration and, location of the light source and its consequential adverse effects on residential amenity; and 2. Adverse effects on traffic safety. 	RDIS	<i>All</i>
TEMP-R7	<p>Any temporary event which does not comply with Permitted Standard TEMP-S7 but does comply with TEMP-S10.</p> <p>Council shall restrict its discretion to the following matters:</p> <ol style="list-style-type: none"> 1. The anticipated level of disruption to residence, considering: <ol style="list-style-type: none"> 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. 2. Adverse effects the temporary event may have on parking, and the safety and efficiency of the roading network; 3. The reoccurrence of the temporary event; 4. Adverse effects on visual amenity, including: <ol style="list-style-type: none"> i. Site dominance; ii. Public visibility; and 	RDIS	<i>All</i>

	iii. Maintenance of the site as its intended, permanent, use. 5. The availability of ablution facilities		
Standards for Restricted Discretionary Activities			Zone
TEMP-S8	Event Duration 1. 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 2. 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.		All
TEMP-S9	Overnighting of Event Attendees 1. 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.		All
TEMP-S10	Noise 1. Any noise from any temporary event which exceeds 80 dB LAeq (5 mins) or 85dB LAmax. When measured: a. At any point within the boundary of any site (other than the source site (s) within a General Residential zone; and b. At any point within the notional boundary of any residential unit on a site (other than the source site (s) within a General Rural, Rural Production or Rural Lifestyle zone; and c. 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. Exemptions: 1. Noise produced by crowds; 2. All activities occurring at the Speedway Area (including temporary events) shall be subject to specific rules pertaining to the Speedway Area in the Special Activity Zone (SAZ) Open Space Zone (OSZ) and the Noise (NOISE) Chapters; and 3. Organised fireworks displays undertaken at Trentham Memorial Park shall be subject to the specific provisions in NOISE-R3 and NOISE-S6.		All
Discretionary Activities			Zone
TEMP-R8	Any temporary event which does not comply with TEMP-S8 or TEMP-S9.	DIS	All
Non-complying Activities			Zone
TEMP-R9	Any temporary event which does not comply with TEMP-S10.	NC	All

OSZ — Open Space Zone

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 **watersurface**. 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.

The Open Space Zone provides for spaces that allow for community **activities** including passive and informal sports **activities**, customary and **conservation activities**. These spaces also provide the opportunity to hold community events and other **activities** which can benefit the wider community, including **community gardens**. **Activities** expected to be occurring in these spaces include walking, cycling, informal sports, **temporary events**, and skateboarding.

The spaces within this zone include community parks, neighbourhood parks, and recreation reserves. The Open Space Zone is largely located within the urban area. These spaces are closely associated to residential uses and contribute to the streetscape and living **environment** of the urban area. Also included within this zone are cemetery areas, which allow a passive form of recreation as well as providing an important contribution to the **historic heritage** of Upper Hutt.

The zone is characterised by having a predominant open character with a low level of development. **Buildings** and **structures** present support appropriate recreation **activities**, including parks furniture, playgrounds, small scale sports equipment, and picnic facilities.

Activities and uses on publicly owned **land** are required to obtain permission (such as a lease or a licence) from the relevant administering authority where necessary. This is in addition to any requirements under the District Plan and **the Act**. All **activities** will also have regard to any relevant reserve management plans and legislation (Reserves Act 1977).

Resource Management Issues

OSZ-11

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.

OSZ-12

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**.

OSZ-13

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.

Objectives

OSZ-01

*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.

Purpose of the Open Space Zone

The Open Space Zone provides spaces for social and family recreation **activities** and facilities whilst positively contributing to the open space network and residential **amenity values**.

OSZ-02

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**.

Character and Amenity Values of the Open Space Zone

Activities and development within the Open Space Zone maintain the **amenity values** and character of the Open Space Zone including ensuring that:

1. **A sense of openness is maintained through a low level and density of development;**
2. **Buildings and structures support the community use of the Open Space Zone; and**
3. **Spaces are accessible and positively contribute to the health and wellbeing of communities.**

OSZ-03

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 the Open Space Zone (OSZ).

Policies

OSZ-P1

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.

Compatible Activities

Enable activities and facilities within the Open Space Zone, close to or within residential neighbourhoods, which meet the needs of the community, in particular providing for:

1. **Passive recreation;**
2. **Informal sports activities;**
3. **Customary activities;**
4. **Conservation;**

5. **Community gardens**; and
6. **Cemetery activities**.

OSZ-P2

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.

Appropriate Development

Provide for development in the Open Space Zone which is well designed and located, and at a scale that is compatible with the size, purpose and character of the Open Space Zone. Development should:

1. Be suitably located to maintain an open character for the **site**;
2. Be suitably scaled with regards to the size of the **site**;
3. Support the **activities** detailed in OSZ-P1; and
4. Be well connected to pedestrian access points and walkways or cycle ways to ensure appropriate access.

OSZ-P3

*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.

Inappropriate activities and development

The adverse **effects** of inappropriate **activities** are managed to ensure the Open Space Zone character and **amenity values** are maintained, by ensuring **activities** and development are of an appropriate scale and type. Inappropriate **activities** or development include:

1. **Activities** or development which prevent the undertaking of recreational, sporting, **conservation** and **customary activities**; and
2. **Activities** which result in large scale development and **activities** that result in a loss of open space character **within the zone**.

OSZ-P4

*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**.

Residential Amenity

The Open Space Zone positively contributes to the residential **amenity values** of surrounding areas, with **activities** of an appropriate scale to ensure adverse **effects** on residential **amenity values** are appropriately managed.

Residential **amenity values** are maintained through consideration of:

1. **Visual effects**;
2. **Noise**;
3. **Light Spill**; and
4. **Traffic effects**.

OSZ-P5

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.

Commercial and Tourism Activities

Provide for **commercial activities** and **tourism activities** within the Open Space Zone where **activities, buildings** and **structures** are appropriately scaled to be compatible with the permitted **activities** within the Open Space Zone.

OSZ-P6

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.

OSZ-P7

To identify and maintain amenity values that the community wishes to protect.

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 antisocial 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.

Rules

Note: There may be a number of Plan provisions that apply to an **activity**, **building** or **structure** and **site**. In some cases, consent may be required under rules in this Chapter as well as rules in other chapters in the Plan. In those cases, unless otherwise specifically stated in a rule, consent is required under each of those identified rules. Details of the steps plan users should take to determine the status of an activity is provided in.

District-wide matters

Each **activity** in the Open Space Zone shall comply with the relevant permitted activity standards in the District-wide matters of the Plan as listed below.

District-wide matters
TEMP - Temporary Activities
SIGN - Signs
EW - Earthworks
NATC — Natural Character
DC — Development Contributions
HH - Historic Heritage
TREE - Notable Trees
UTG - Urban Tree Groups
ECO - Ecosystems and Indigenous Biodiversity
NFL - Natural Features and Landscapes
PA — Public Access
ASW - Activities on the Surface of Water
NU — Network Utilities
REG - Renewable Energy Generation
TP — Transport and Parking
NOISE - Noise
NH - Natural Hazards
CL — Contaminated Land
HS - Hazardous Substances
WM — Waste Management
SUB - Subdivision
AIR - Air
LIGHT - Light

Activities Tables

Policies NATC-P1, OSZ-P2, OSZ-P3, OSZ-P5, NU-P4

Permitted Activities

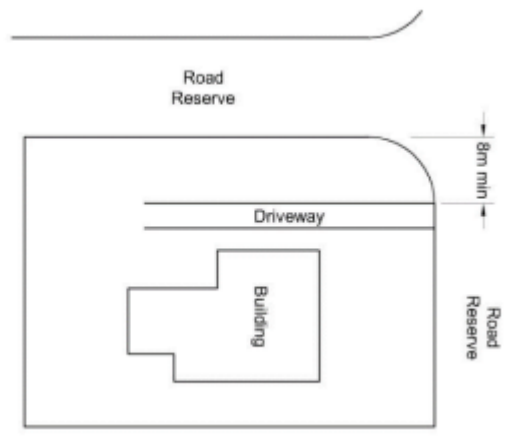
Zone-wide provisions (excluding Speedway Area)

OSZ-R1	<p>Buildings and structures including alterations, additions and relocated buildings Passive recreation activities (unless otherwise specified) Activity Status: PER</p> <p>Where:</p> <p>a) Compliance is achieved with:</p> <ul style="list-style-type: none"> i. OSZ-S1; ii. OSZ-S2; iii. OSZ-S3; iv. OSZ-S4; and v. OSZ-S5; and vi. OSZ-S6. <p>Activity Status: RDIS</p> <p>Where:</p> <p>a) compliance is not achieved with</p> <ul style="list-style-type: none"> i. OSZ-S1 ii. OSZ-S2; iii. OSZ-S3; iv. OSZ-S4; and v. OSZ-S5; and vi. OSZ-S6. <p>Matters of discretion are restricted to:</p> <p>2. The matters of discretion in this table) any infringed standard</p>	PER
OSZ-R2	Minor Structure Organised fireworks display at Trentham Memorial Park	PER
OSZ-R3	Minor Structures Passive Recreation Activity	PER
OSZ-R4	Removal of a building from a site Sports and Active Recreation	PER
OSZ-R5	Customary Activity Buildings accessory to a permitted activity	PER
Speedway Area only		
OSZ-R6	Motorsports for racing, performance, training or exhibition which are undertaken for up to 24 days in any one year Conservation	PER
OSZ-R7	Community Facilities Organised sports and equestrian events	PER
OSZ-R8	Community Gardens Circus, fairs and field days	PER
OSZ-R9	Parks and Facilities and Management Organised fireworks displays	PER
OSZ-R10	Removal of a building from a site Concession stands and takeaway foodbars	PER
OSZ-R11	Landscaping , earth mounding Burials & cremations at Akatarawa Cemetery and track maintenance Wallaceville Presbyterian Church Cemetery	PER
OSZ-R12	Minor Structures At The Blockhouse, Blockhouse Lane Upper Hutt (Sec 723 Hutt District), Community and educational activities , where the activities are limited to meetings of community groups, and educational/interpretative activities relating to the history of the site	
OSZ-R13	Removal of a building from a site	PER
OSZ-R14	Clubrooms, stands and related facilities	PER

OSZ-R15	Activities and buildings ancillary to permitted activities	PER
Controlled Activities		
Zone-wide provisions (including Speedway Area)		
OSZ-R16 Policy OSZ-P4	<p>The establishment of a relocated building from another site which is accessory to a recreation activity</p> <p>Council may impose conditions on:</p> <ol style="list-style-type: none"> a) Reinstatement works to the condition and appearance of the building relating to: <ol style="list-style-type: none"> a. Works to the exterior fabric of the building to repair, replace or renovate damaged, defective or substandard elements; b. Painting and/or cleaning of the exterior fabric of the building if necessary; c. Cladding or other means of enclosing open subfloor areas below the building; d. 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 e) reinstatement works required as a condition of resource consent. f) Provision of and effects on utilities and/or services. g) Standard, construction and layout of vehicular access. <p>Notes in respect of (4):</p> <ol style="list-style-type: none"> 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. e) 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. 	CON
Speedway Area only		
OSZ-R17 Policies OSZ-P4, OSZ-P5	<p>Motorsports for racing, performance, training or exhibition which are undertaken for more than 24 days in any one year</p> <p>Council may impose conditions over noise and whether bonds or covenants are required to enforce compliance with conditions.</p>	CON
OSZ-R18 Policy OSZ-P3	<p>Residential accommodation for persons whose employment requires that they live on site</p> <p>Council may impose conditions on:</p> <ol style="list-style-type: none"> a) Relationship to operation of Speedway site. b) Bulk, location, design and appearance of buildings. c) Standard, construction and layout of vehicular access. d) Landscaping and screening. e) Provision of and effects on utilities and/or services. f) Mitigation of noise effects. g) Financial contributions. 	CON
<p>Controlled activities – restrictions on notification</p> <p>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.</p>		
Standards for Permitted and Controlled Activities		
<p>Zone-wide provisions (including Speedway Area)</p> <p>Unless otherwise specified, all permitted and controlled activities within the Open Space Zone shall comply with the standards specified below.</p>		
OSZ-S1	<p>Access standards for land use activities</p> <p>(1) All accessways and manoeuvring areas shall be formed and surfaced in accordance with the Code of Practice for Civil Engineering Works. Exemption – the requirement for accessways serving sites solely occupied by unstaffed utilities shall be that the accessway shall be surfaced with permanent all weather surfacing for a minimum length of 5m from the edge of the road carriageway seal.</p>	

(2) **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**.

(3) Vehicular access to a **corner allotment** shall be located no closer than 8m from the street corner. Where a **site** is located on an intersection of a primary or secondary arterial traffic route (as identified in the Transport and Parking (TP) Chapter) the siting of the vehicular access shall be located as far as practicable from the corner of the street. The 8 metre **setback** shall be measured from where the two front **boundaries** of the **site** (refer to the definition of a **corner allotment**) join, or in accordance with the diagram below.



(4) Where a **corner allotment** is located at an intersection of a national, primary or secondary arterial traffic route, as identified in the Transport and Parking (TP) Chapter, no **building**, fence or other **structure** is to be erected and no vegetation allowed to grow so as to obstruct a traffic sight line.

(5) 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 TP Diagram 1 in the Transport and Parking (TP) Chapter.

(6) **land use activities** with direct access to a State Highway shall comply with the access and visibility standards set out in TP Diagrams 2 to 9 in the Transport and Parking (TP) Chapter.

The maximum **height above ground level** of a **building** or **structure** must not exceed 7m.

Maximum **height above ground level** for any light pole/floodlight must not exceed 18m.

Exemptions:

1. This standard does not apply to play equipment.

2. This standard does not apply to chimneys, flue, aerials, and **solar panels** where they do not exceed the **building height** limit by 3m vertically.

Matters of discretion where this standard is not met are restricted to:

a) The extent of the **effect** of the **height** breach on the Open Space Zone character and **amenity values**;

b) The extent of the **effect** of the **height** breach on the **amenity values** of any adjacent neighbouring **land** uses;

c) The contribution the **building** or **structure** makes to the recreational, sporting, customary or **conservation** use of the **site**;

d) Siting, **landscaping** and screening of the **building** or **structure**, taking into consideration the topography of the **site** and potential other appropriate locations for siting which provide mitigation for any identified adverse **effects**; and

e) The design of the **building** or **structure** and its integration with any existing built character and form of the **site**.

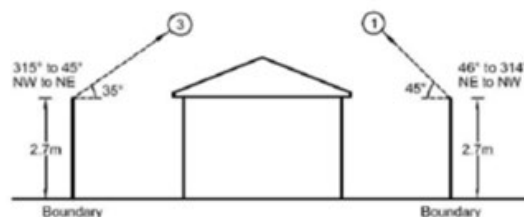
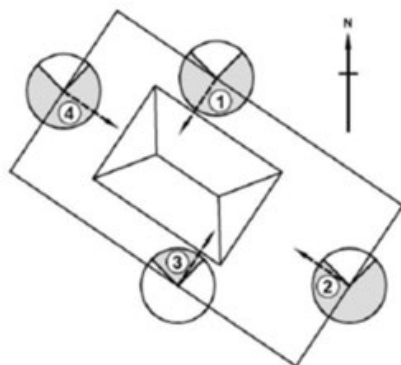
OSZ-S2
Policies
GRZ-P4,
OSZ-P2,
OSZ-P4

Sunlight access

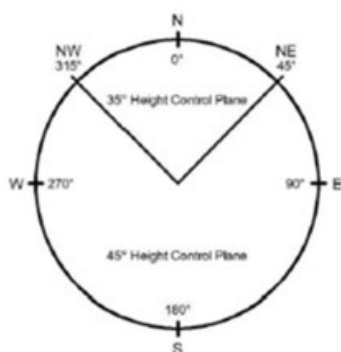
(1) All **buildings** on **sites** adjoining, or separated by a **road** from a **site** in the Residential or Open Space Zone, shall comply with the **height** control planes defined in GRZ-S8 along the adjoining **boundary** or the **boundary** or **boundaries** separated by a **road**

	<p>The total site coverage of all buildings is no more than 15% of the total site area.</p> <p>Matters of discretion where this standard is not met are restricted to:</p> <ol style="list-style-type: none"> The extent of the effect of the site coverage breach on the Open Space Zone character and amenity values; The extent of the effect of the site coverage breach on the amenity values of any adjacent neighbouring land uses; The contribution the building makes to the recreational, sporting, customary or conservation use of the site; Siting, landscaping and screening of the building, taking into consideration the topography of the site and potential other appropriate locations for siting which provide mitigation for any identified adverse effects; and The design of the building and its integration with any existing built character and form of the site. Consideration of the extent of any hard surfacing associated with the building.
<p>OSZ-S3</p>	<p>Buildings and structures will be setback a minimum of 2m from any road boundary and 5m from any neighbouring Residential, Rural or Special Activity Zones.</p> <p>Matters of discretion where this standard is not met are restricted to:</p> <ol style="list-style-type: none"> The extent of the effect of the setback breach on the Open Space Zone character and amenity values; The extent of the effect of the setback breach on the amenity values of any adjacent neighbouring land uses; The contribution the building or structure makes to the recreational, sporting, customary or conservation use of the site; Siting, landscaping and screening of the building or structure, taking into consideration the topography of the site and potential other appropriate locations for siting which provide mitigation for any identified adverse effects; and The design of the building or structure and its integration with any existing built character and form of the site.
<p>OSZ-S4</p>	<p>Buildings and structures shall not exceed a gross floor area of 150m².</p> <p>Matters of discretion where this standard is not met are restricted to:</p> <ol style="list-style-type: none"> The extent of the effect of the gross floor area breach on the Open Space Zone character and amenity values; The extent of the effect of the gross floor area breach on the amenity values of any adjacent neighbouring land uses; The contribution the building or structure makes to the recreational, sporting, customary or conservation use of the site; Siting, landscaping and screening of the building or structure, taking into consideration the topography of the site and potential other appropriate locations for siting which provide mitigation for any identified adverse effects; and The design of the building or structure and its integration with any existing built character and form of the site. Consideration of the extent of any hard surfacing associated with the building or structure.
<p>OSZ-S5</p>	<p>All buildings and structures adjacent to a Residential or Rural Zone shall comply with the height control planes in the below figure.</p>

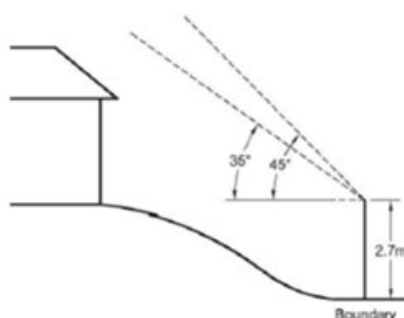
a) Height control planes in relation to site boundaries:



b) Determining which height control plane to use:



c) Application of height control planes to a sloping site:



Matters of discretion where this standard is not met are restricted to:

- a) The extent of the effect of the breach on the Open Space Zone character and amenity values;
- b) The extent of the effect of the breach on the amenity values of any adjacent neighbouring land uses;
- c) The contribution the building or structure makes to the recreational, sporting, customary or conservation use of the site;
- d) Siting, landscaping and screening of the building or structure, taking into consideration the topography of the site and potential other appropriate locations for siting which provide mitigation for any identified adverse effects; and
- e) The design of the building or structure and its integration with any existing built character and form of the site.

OSZ-S6

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.

OSZ-S3

Policies
TP-P5,
NATC-P1

Water supply, stormwater and wastewater

- a) All activities shall comply with the water supply, stormwater and wastewater standards in the Code of Practice for Civil Engineering Works.

OSZ-S4

Policies
OSZ-P3,
OSZ-P4

Organised fireworks display at Trentham Memorial Park

- a) 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 the Noise (NOISE) Chapter 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.
- b) 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.

	c) 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.
Zone wide provisions (excluding Speedway Area) Unless otherwise specified, all permitted and controlled activities within the Open Space Zone (outside the Speedway Area) shall comply with the standards specified below.	
OSZ-S5 <i>Policy</i> OSZ-P2	Setbacks from boundaries a) The setback distance for buildings from boundaries shall be not less than: a. Front boundary 6m b. Boundaries adjoining a General Residential Zone 3m c. All other boundaries 0m Exemptions: 2. Eaves, bay windows or similar features, may encroach into boundary setbacks by up to 0.7m. 3. Non-enclosed and uncovered decks of 1.0m or less in height above ground level .
OSZ-S6 <i>Policies</i> OSZ-P2, OSZ-P4	Building height a) The maximum height above ground level of any building shall not exceed 8m. Exemption: a) Chimneys, flues and minor decorative features may exceed the maximum height above ground level by up to 1m.
OSZ-S7 <i>Policies</i> GRZ-P4, OSZ-P2, OSZ-P4	Sunlight access a) All buildings shall comply with the height control planes defined in GRZ-S8.
OSZ-S8 <i>Policies</i> OSZ-P2, OSZ-P4	Floor area a) The gross floor area for any building shall not exceed: a) Principal buildings – 200m ² b) Accessory buildings – 100m ²
OSZ-S9 <i>Policies</i> OSZ-P2, OSZ-P4 OSZ-P7	Screening a) 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 .
OSZ-S10 <i>Policies</i> OSZ-P2, OSZ-P4 OSZ-P7	Landscaping a) All sites shall be landscaped according to the following: a. If a building is required to be setback from the road boundary , the setback 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 . b. 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 .
Speedway Area only Unless otherwise specified, all permitted and controlled activities within the Speedway Area of the Open Space Zone shall comply with the standards specified below	
OSZ-S11 <i>Policies</i> OSZ-P2, OSZ-P5	Building coverage a) The coverage by buildings on the net area of a site shall not exceed 60%.
OSZ-S12 <i>Policies</i> OSZ-P2, OSZ-P4	Setbacks from boundaries a) The setback distance for buildings from boundaries shall be not less than: a. Front boundary 20m b. Side boundary 10m c. Rear boundary 20m
OSZ-S13	On-site separation of buildings

<p><i>Policies</i> OSZ-P2, OSZ-P4</p>	<p>a) The minimum on-site separation of buildings shall be 3m plus 0.5m for every 1m that the building is over 5m in height.</p>
<p>OSZ-S14 <i>Policies</i> OSZ-P2, OSZ-P4</p>	<p>Building height</p> <ol style="list-style-type: none"> The maximum height above ground level of any building shall not exceed 20m.
<p>OSZ-S15 <i>Policies</i> OSZ-P2, OSZ-P4</p>	<p>Screening</p> <ol style="list-style-type: none"> 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.
<p>OSZ-S16 <i>Policies</i> OSZ-P2, OSZ-P5</p>	<p>Landscaping</p> <ol style="list-style-type: none"> 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.
<p>OSZ-S17 <i>Policies</i> OSZ-P3, OSZ-P5</p>	<p>Car parks</p> <ol style="list-style-type: none"> An area capable of holding a minimum of 1000 car parks shall be provided on-site.
<p>OSZ-S18 <i>Policies</i> OSZ-P3, OSZ-P4</p>	<p>Organised fireworks displays at Te Marua Speedway</p> <ol style="list-style-type: none"> 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.

Restricted Discretionary Activities

Zone-wide provisions (including Speedway Area)

<p>OSZ-R19_R13 <i>Policy</i> TP-P3</p>	<p>Activities listed as permitted or controlled which do NOT comply with the access standards in OSZS1 Council will restrict its discretion to, and may impose conditions on:</p> <p>(1) The extent to which the activity will adversely affect traffic and pedestrian safety.</p> <p>(2) The extent to which the activity will adversely affect the efficient functioning of the roading network.</p> <p>Commercial activity. This does not apply to commercial activities that are in support of a temporary event.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> Effects of the commercial activity on the Open Space Zones character and amenity value; The contribution the commercial activity makes to the recreational, sporting, customary or conservation use of the site; The effects of the commercial activity on neighbouring amenity values, including consideration of mitigation in relation to noise, traffic and light effects; 	<p>RDIS</p>
---	--	--------------------

	<p>d) <u>Any potential constraint or prevention of the current and future activities enabled in OSZP1 and any effects on the accessibility of the Open Space Zone;</u></p> <p>e) <u>Consideration of mitigation provided through appropriate siting, landscaping and screening of any building or structure, taking into consideration the topography of the site; and</u></p> <p>f) <u>Able to be serviced with adequate on-site infrastructure and services.</u></p>	
Zone wide provisions (excluding the Speedway Area)		
<p>OSZ-R20-R14 <i>Policies</i> <i>OSZ-P2,</i> <i>OSZ-P4</i></p>	<p>Buildings which do not meet permitted and controlled activity standards Council will restrict its discretion to, and may impose conditions on:</p> <p>(1) Height, boundary setbacks and sunlight access. (2) Provision of and effects on utilities and/or services. (3) Landscaping and screening. (4) Standard, construction and layout of vehicular access. (5) Car parking. (6) Effects on the amenity of the surrounding area. (7) Financial contributions.</p> <p>Visitor accommodation</p> <p>1. Activity Status: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>a) Effects of the visitor accommodation on the Open Space Zones character and amenity values; b) The contribution the visitor accommodation makes to the recreational, sporting, customary or conservation use of the site; c) The effects of the visitor accommodation on neighbouring amenity values, including consideration of mitigation in relation to noise, traffic and light effects; d) Any potential constraint or prevention of the current and future activities enabled in OSZP1 and any effects on the accessibility of the Open Space Zone; e) Consideration of mitigation provided through appropriate siting, landscaping and screening of any building or structure, taking into consideration the topography of the site; and f) <u>Able to be serviced with adequate on-site infrastructure and services.</u></p>	RDIS
<p>OSZ-R21-R15 <i>Policy</i> <i>NU-P4</i></p>	<p>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 transmission line)</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <p>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:</p> <p>a. The risk to the structural integrity of the transmission line; b. The effects on the ability of the transmission line owner to operate, maintain and upgrade the transmission network. c. The risk of electrical hazards affecting public or individual safety, and risk of property damage. d. The extent of earthworks required, and use of mobile machinery near the transmission line which may put the line at risk. v. Minimising the visual effects of the transmission line. e. The outcome of any consultation with the affected utility operator.</p> <p>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</p>	RDIS

	<p>notification under section 95A, and limited notification will be served on Transpower New Zealand Limited as the only affected party under section 95B.</p> <p>Educational facilities</p> <p>1. Activity Status: RDIS</p> <p>Matters of discretion are restricted to: a) Effects of the educational facility on the Open Space Zones character and amenity values;</p> <p>b) The contribution the educational facility makes to the recreational, sporting, customary or conservation use of the site;</p> <p>c) The effects of the educational facility and activity on neighbouring amenity values, including consideration of mitigation in relation to noise, traffic and light effects;</p> <p>d) Any potential constraint or prevention of the current and future activities enabled in OSZP1 and any effects on the accessibility of the Open Space Zone;</p> <p>e) Consideration of mitigation provided through appropriate siting, landscaping and screening of any building or structure, taking into consideration the topography of the site; and</p> <p>f) Able to be serviced with adequate on-site infrastructure and services</p>	
<p>OSZ-R16</p>	<p>Tourism facilities</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. Effects of the tourism facility on the Open Space Zones character and amenity values; 2. The contribution the tourism facility makes to the recreational, sporting, customary or conservation use of the site; 3. The effects of the tourism facility and activity on neighbouring amenity values, including consideration of mitigation in relation to noise, traffic and light effects; 4. Any potential constraint or prevention of the current and future activities enabled in OSZP1 and any effects on the accessibility of the Open Space Zone; 5. Consideration of mitigation provided through appropriate siting, landscaping and screening of any building or structure, taking into consideration the topography of the site; and 6. Able to be serviced with adequate on-site infrastructure and services. 	<p>RDIS</p>
<p>OSZ-R17</p>	<p>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 transmission line)</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <p>a) Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances 2001 (NZECP 34:2001).</p> <p>b) The location, height, scale and orientation and use of buildings and structures to ensure the following are addressed:</p> <ol style="list-style-type: none"> i. The risk to the structural integrity of the transmission line. ii. The effects on the ability of the transmission line owner to operate, maintain and upgrade the transmission network. iii. The risk of electrical hazards affecting public or individual safety, and risk of property damage. iv. The extent of earthworks required and use of mobile machinery near the transmission line which may put the line at risk. v. Minimising the visual effects of the transmission line. vi. The outcome of any consultation with the affected utility operator. <p>Restriction on notification</p> <p>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.</p>	<p>RDIS</p>

Discretionary Activities		
Zone wide provisions (excluding the Speedway Area)		
OSZ-R22-R18	Residential activity accommodation for persons whose employment requires them to live on site	DIS
OSZ-R23-R19	Residential activity for Caretaker Purposes Active recreation	DIS
OSZ-R24-R20	Organised fireworks display not otherwise provided for in this table or which does not comply with the standards in OSZ-S4 Any activity not provided for as a permitted, restricted discretionary or non-complying activity 1. Activity Status: DIS	DIS
Speedway Area only		
OSZ-R25	Activities which do not meet the permitted or controlled activity standards (unless otherwise specified in this table as restricted discretionary)	DIS
Non-complying Activities		
Zone wide provisions (excluding the Speedway Area)		
OSZ-R26-R21	Buildings or structures within 12m-32m of high voltage (100kV or greater) electricity transmission lines as shown on the Planning Maps *(refer to the definition of transmission line)	NC
Speedway Area only		
OSZ-R27-R22	Motorised Recreation Activities which are not listed in this Table unless otherwise covered in the District-wide matters of the Plan	NC
OSZ-R23	Primary Production	NC
OSZ-R24	Industrial Activity	NC
OSZ-R25	Quarrying Activity	NC
OSZ-R26	Mining Activity	NC
Matters for Consideration		
Matters that may be relevant in the consideration of any resource consent, other than for a restricted discretionary activity, may include the following		
OSZ-MC1	Access <ul style="list-style-type: none"> 1. Accessibility for public transport, cyclists and pedestrians. 2. Compliance with the Code of Practice for Civil Engineering Works. 3. 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. 4. Whether the activities proposed will not generate a demand for servicing facilities. 5. Whether suitable alternative provision for servicing can be made. 6. Whether the nature of adjacent roads is such that the entry, exit and manoeuvring of vehicles can be conducted safely. 	
OSZ-MC2	Site layout <ul style="list-style-type: none"> 1. Impact on the recreation potential of the open space. 2. Conflict between different users. 3. On-site safety. 4. Natural character and landscape. 	
OSZ-MC3	Bulk, location and appearance of buildings <ul style="list-style-type: none"> 1. The location, scale, design and appearance of buildings does not detrimentally affect adjoining properties and the neighbourhood generally. 	

	<ol style="list-style-type: none"> 2. Detraction from the character or purpose of the open space. 3. Impact on the current or future recreation potential of the open space. 4. Loss of privacy and sunlight, and the creation of shadows on adjoining areas.
OSZ-MC4	<p>Speedway Area</p> <ol style="list-style-type: none"> 5. Maintenance of residential amenity levels. 6. Maintaining noise standards within the time frames and adhering to the schedule of fixtures. 7. Avoidance of dust nuisance.
OSZ-MC5	<p>Water based activities</p> <ol style="list-style-type: none"> 1. Noise Levels 2. Whether any conflict will occur between users 3. The natural state of the waterbody
OSZ-MC6	<p>Landscaping</p> <ol style="list-style-type: none"> 1. Whether planting reduces the impact of buildings, structures and car parking areas on amenity values.
OSZ-MC7	<p>Artificial Light</p> <ol style="list-style-type: none"> 1. Effects on traffic safety 2. Overspill of light onto surrounding properties 3. Whether the lighting will assist in the safety, security and efficient use of the open space.
OSZ-MC8	<p>Nuisance factors</p> <ol style="list-style-type: none"> 1. The potential impacts of noise, dust, glare, vibration, fumes, smoke, other discharges or pollutants or the excavation or deposition of earth.
OSZ-MC9	<p>Management plans</p> <ol style="list-style-type: none"> 1. The relevant provisions of any management plan or conservation management strategy.
Prohibited Activities	
OSZ-R28	<p>Gang fortifications</p>
	PR

Methods

OSZ-M1	<p>District Plan provisions consisting of the following:</p> <ol style="list-style-type: none"> 1. Open space zoning to identify the open space environments within the City (including the Speedway Area). 2. Rules to establish the environmental standards required to implement the policies.
OSZ-M2	<p>Reserve Management Plans.</p>
OSZ-M3	<p>Management of open spaces by other organisations including the Wellington Regional Council, and the Te Marua Speedway operator.</p>
OSZ-M4	<p>The Annual and Strategic Plan process, and subdivision resource consents, for the acquisition of future reserves by the Council.</p>
OSZ-M5	<p>District Plan rules setting standards to protect adjacent properties from adverse shading effects.</p>
OSZ-M6	<p>District Plan rules prohibiting gang fortifications because of their adverse effects on the environment.</p>

Anticipated Environmental Results

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
-----------------------------------	-----------------------	-------------

OSZ-AER1	Minimising the adverse effects of activities on open spaces	Complaints received about adverse effects Resource consent conditions Changes in noise levels and other environmental effects	Complaints register Council records Noise surveys
OSZ-AER2	Protection of amenity values within and adjoining open spaces	Change in land cover Change in density of built structures User views about open spaces	Council records Council records Community surveys
OSZ-AER3	Sufficient provision and variety of open spaces	Numbers of resource consents by type User views about open spaces Change in open space	Resource consent information Community and land use surveys Strategic Plan process
OSZ-AER4	The continued use and development of the Speedway	Change in land cover and use Change in density of built structures User views about Speedway	Consultation with operator Resource consent information Consultation
OSZ-AER5	Compatible co-existence between speedway users and the surrounding residents	Complaints received about adverse effects Changes in noise levels and other environmental effects	Complaints register Complaints
OSZ-AER6	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

NOSZ — Natural Open Space Zone

Background

Upper Hutt has a diverse and varied natural **environment** which are a key characteristic and asset of the district as a whole. Within the open space network for Upper Hutt are a large amount of natural spaces which are open and available for the public to undertake recreational **activities**, as well as a range of other community **activities** which contribute to the social and physical health of the community.

The purpose of the Natural Open Space Zone is to allow for **activities** and development of an appropriate scale to occur in spaces where there is a strong natural character with associated ecological and landscape values. The Natural Open Space Zone is predominantly located within the rural **environment** due to the three large **Regional Parks**, however within the zone are also several nature and recreation reserves within the urban area, and **river** corridor and **esplanade reserves** distributed throughout the district.

These spaces provide a valuable contribution to the wellbeing of the Upper Hutt community, allowing them to undertake recreation, customary and **conservation activities** in a natural setting. These **activities** can include walking, cycling, tramping, dog walking, picnicking and gathering mahinga kai.

Overall, the natural character of the zone is to be maintained through a low level of development, with **structures** and development focused on enabling and facilitating the use of these spaces for appropriate **activities**.

Activities and uses on publicly owned **land** are required to obtain permission (such as a lease or a licence) from the relevant administering authority where necessary. This is in addition to any requirements under the District Plan and the Act. All activities will also have regard to any relevant reserve management plans and legislation (Reserves

Act 1977). Any activities within a Regional Park will also need to comply with the requirements of any relevant park management plan.

Objectives

NOSZ-01 *Purpose of the Natural Open Space Zone*

The Natural Open Space Zone enables retains natural environmental values and provides opportunities for a range of passive recreation, customary and conservation activities with ancillary structures which occur within the natural environment and have a high degree of interaction with natural features where appropriate.

NOSZ-02 *Character and Amenity Values of the Natural Open Space Zone*

Activities and development within the Natural Open Space Zone protects indigenous biodiversity values, maintain the amenity values and natural character of the Natural Open Space Zone by ensuring that they are of an appropriate scale and appropriately located, including:

1. A low scale and level of development and built form which is purposed to support appropriate activities;
2. Indigenous vegetation is retained with associated natural and ecological value; and
3. Spaces are accessible and positively contribute to health and wellbeing of communities.

NOSZ-03 *Recognising Regional Parks*

Enable Regional Parks provide for a diverse range of activities within Regional Parks, which are compatible with the purpose, natural character, indigenous biodiversity, and amenity values of the Natural Open Space Zone, that recognise their contribution to the open space network of Upper Hutt.

Policies

NOSZ-P1 *Compatible Activities*

Enable Informal sports and passive recreation activities, conservation, and customary activities, which are of an appropriate scale and location within the Natural Open Space Zone that are compatible with the natural character, indigenous biodiversity, and amenity values of the site.

NOSZ-P2 *Appropriate Development*

Provide for built development including:

1. Buildings & structures;
2. Walking and cycling tracks;
3. Bridleways;
4. Parking areas; and
5. Park and Facilities management.

designed, located and at a scale, to support informal sports and recreation activities, conservation, and customary activities that do not adversely affect the natural character, indigenous biodiversity, and amenity values of the Natural Open Space Zone.

NOSZ-P3 *Inappropriate activities and development*

Avoid **activities** or developments which are incompatible with the natural character, **indigenous biodiversity**, and **amenity values** of the Natural Open Space Zone, including avoiding:

1. **Motorised recreation** outside of specified areas in NOSZ-R11;
2. **Activities** or development **which inhibit that are not** recreational, conservation or **customary activities** and would inhibit these **activities**; and
3. **Activities** which result in **Large scale development** and **activities** that result in a loss of natural character or **indigenous biodiversity values**, within the zone.

NOSZ-P4

Protecting Purpose, Amenity and Character

Maintain and **where appropriate** enhance recreational, cultural, **indigenous biodiversity**, and **amenity values**, through the management of adverse **effects**, by:

1. **Controlling the scale and location of buildings and structures;**
2. **Improving the access to and the connections between Open Space and Recreation Zones;** and
3. **Manage adverse effects** from **activities**, such as **noise** and light overspill, to maintain open space, **dark sky, indigenous biodiversity, and amenity values.**

NOSZ-P5

Primary Production within Regional Parks

Enable the following primary production **activities** within the Greater Wellington **Regional Parks**:

1. **Plantation forestry;**
2. **Stock Grazing;**
3. **Bee Keeping; and**
4. **Orchards; and**
5. **Quarrying activities** where the works are for the management of park **roads** or tracks.

Rules

Note: There may be a number of Plan provisions that apply to an **activity, building or structure** and **site**. In some cases, consent may be required under rules in this Chapter as well as rules in other chapters in the Plan. In those cases, unless otherwise specifically stated in a rule, consent is required under each of those identified rules. Details of the steps plan users should take to determine the status of an activity is provided in.

District-wide matters

Each **activity** in the Natural Open Space Zone shall comply with the relevant permitted activity standards in the district-wide matters of the Plan as listed below.

<u>TEMP - Temporary Activities</u>		
<u>SIGN - Signs</u>		
<u>EW - Earthworks</u>		
<u>NATC - Natural Character</u>		
<u>DC - Development Contributions</u>		
<u>HH - Historic Heritage</u>		
<u>TREE - Notable Trees</u>		
<u>UTG - Urban Tree Groups</u>		
<u>ECO - Ecosystems and Indigenous Biodiversity</u>		
<u>NFL - Natural Features and Landscapes</u>		
<u>PA - Public Access</u>		
<u>ASW - Activities on the Surface of Water</u>		
<u>NU - Network Utilities</u>		
<u>REG - Renewable Energy Generation</u>		
<u>TP - Transport and Parking</u>		
<u>NOISE - Noise</u>		
<u>NH - Natural Hazards</u>		
<u>CL - Contaminated Land</u>		
<u>HS - Hazardous Substances</u>		
<u>WM - Waste Management</u>		
<u>SUB - Subdivision</u>		
<u>AIR - Air</u>		
<u>LIGHT - Light</u>		
Permitted Activities		
<u>NOSZ-R1</u>	<p><u>Buildings and structures including alterations, additions and relocated buildings</u></p> <p><u>Activity Status: PER</u> <u>Where:</u> a) <u>Compliance is achieved with:</u> i. <u>NOSZ-S1;</u> ii. <u>NOSZ-S2; and</u> iii. <u>NOSZ-S3; and</u> iv. <u>NOSZ-S4.</u></p> <p><u>Activity Status: RDIS</u> <u>Where:</u> a) <u>compliance is not achieved with:</u> i. <u>NOSZ-S1</u> ii. <u>NOSZ-S2; and</u> iii. <u>NOSZ-S3; and</u> iv. <u>NOSZ-S4.</u></p> <p><u>Matters of discretion are restricted to:</u> b) <u>The matters of discretion in any infringed standard</u></p>	<u>PER</u>

<u>NOSZ-R2</u>	<u>Minor Structures</u>	<u>PER</u>
<u>NOSZ-R3</u>	<u>Passive Recreation</u>	<u>PER</u>
<u>NOSZ-R4</u>	<u>Sports and Active Recreation</u>	<u>PER</u>
<u>NOSZ-R5</u>	<u>Customary Activity</u>	<u>PER</u>
<u>NOSZ-R6</u>	<u>Conservation</u>	<u>PER</u>
<u>NOSZ-R7</u>	<u>Community Facilities</u>	<u>PER</u>
<u>NOSZ-R8</u>	<u>Parks and Facilities and Management</u>	<u>PER</u>
<u>NOSZ-R9</u>	<u>Removal of a building from a site</u>	<u>PER</u>
<u>NOSZ-R10</u>	<p><u>Commercial Activity</u></p> <p>1. Activity Status: PER</p> <p>Where:</p> <p>a) The activity occurs within:</p> <ol style="list-style-type: none"> i. Akatarawa Forest Regional Park; ii. Kaitoke Regional Park; or iii. Pakuratahi Forest Regional Park. <p>2. Activity Status: DIS</p> <p>Where:</p> <p>a) Compliance is not achieved with NOSZ-R10-ai, NOSZ-R10-a ii, NOSZ-R10-a iii</p>	<u>PER</u>
<u>NOSZ-R11</u>	<p><u>Visitor Accommodation</u></p> <p>Where:</p> <p>1. Activity Status: PER</p> <p>a) The activity occurs within:</p> <ol style="list-style-type: none"> i. Akatarawa Forest Regional Park; ii. Kaitoke Regional Park; or iii. Pakuratahi Forest Regional Park. <p>2. Activity Status: DIS</p> <p>Where:</p> <p>a) Compliance is not achieved with NOSZ-R11-ai, NOSZ-R11-a ii, NOSZ-R11-a iii</p>	<u>PER</u>
<u>NOSZ-R12</u>	<p><u>Primary production</u></p> <p>1. Activity Status: PER</p> <p>Where:</p> <p>a) the activity is enabled in NOSZ- P5 and undertaken within:</p> <ol style="list-style-type: none"> i. Akatarawa Forest Regional Park; ii. Kaitoke Regional Park; or iii. Pakuratahi Forest Regional Park. <p>2. Activity Status: NC</p> <p>Where:</p> <p>a) Compliance is not achieved with NOSZ-R12-ai, NOSZ-R12-a ii, NOSZ-R12-a iii</p>	<u>PER</u>
<u>NOSZ-R13</u>	<p><u>Motorised recreation</u></p> <p>1. Activity Status: PER</p> <p>Where:</p>	<u>PER</u>

	<p>a) <u>The activity is undertaken within:</u></p> <ol style="list-style-type: none"> i. <u>Akatarawa Forest Regional Park;</u> ii. <u>at Kartsport Wellington in Pakuratahi Forest Regional Park; or</u> iii. <u>at Upper Hutt Valley Gliding Club in Pakuratahi Forest Regional Park.</u> <p>2. <u>Activity Status: NC</u></p> <p><u>Where:</u></p> <p>a) <u>compliance is not achieved with NOSZ-R13-ai, NOSZ-R13-aii or NOSZ-R13-aiii</u></p>	
--	---	--

Standards for Permitted Activities

Zone wide provisions

Unless otherwise specified, all permitted activities within the Natural Open Space Zone shall comply with the standards specified below.

<u>NOSZ-S1</u>	<p><u>The maximum height above ground level of any building or structure shall not exceed 5m.</u></p> <p><u>Exemptions:</u></p> <ol style="list-style-type: none"> 1. <u>This standard does not apply to chimneys, flue, aerials, and solar panels where they do not exceed the height limit by 3m vertically; or</u> 2. <u>Any historic structures within Regional Parks.</u> <p><u>Matters of discretion where this standard is not met are restricted to:</u></p> <ol style="list-style-type: none"> a) <u>The extent of the effect of the height breach on the Natural Open Space Zones natural character, indigenous biodiversity values, and amenity values;</u> b) <u>The extent of the effect of the height breach on the amenity values of any adjacent neighbouring land uses;</u> c) <u>The contribution the building or structure makes to the recreational, sporting, customary or conservation use of the site;</u> d) <u>Siting, landscaping and screening of the building or structure, taking into consideration the topography of the site and potential other appropriate locations for siting which provide mitigation for any identified adverse effects; and</u> e) <u>The design of the building or structure and its integration with any existing built character and form of the site.</u>
<u>NOSZ-S2</u>	<p><u>The total site coverage of all buildings is no more than 5% of the total site area.</u></p> <p><u>Exemptions:</u></p> <ol style="list-style-type: none"> 1. <u>This is not applicable to the Akatarawa Forest Regional Park, Pakuratahi Forest Regional Park, or Kaitoke Regional Park.</u> <p><u>Matters of discretion where this standard is not met are restricted to:</u></p> <ol style="list-style-type: none"> a) <u>The extent of the effect of the site coverage breach on the Natural Open Space Zones natural character, indigenous biodiversity values, and amenity values;</u> b) <u>The extent of the effect of the site coverage breach on the amenity values of any adjacent neighbouring land uses;</u> c) <u>The contribution the building makes to the recreational, sporting, customary or conservation use of the site;</u> d) <u>Siting, landscaping and screening of the building, taking into consideration the topography of the site and potential other appropriate locations for siting which provide mitigation for any identified adverse effects;</u> e) <u>The design of the building and its integration with any existing built character and form of the site; and</u> f) <u>Consideration of the extent of any hard surfacing associated with the building.</u>
<u>NOSZ-S3</u>	<p><u>Buildings and structures shall not exceed a maximum gross floor area of 60m².</u></p> <p><u>Exemptions:</u></p> <ol style="list-style-type: none"> 1. <u>This is not applicable to the Akatarawa Forest Regional Park, Pakuratahi Forest Regional Park or Kaitoke Regional Park</u> <p><u>Matters of discretion where this standard is not met are restricted to:</u></p>

	<ul style="list-style-type: none"> a) <u>The extent of the effect of the gross floor area breach on the Natural Open Space Zones natural character, indigenous biodiversity values, and amenity values;</u> b) <u>The extent of the effect of the gross floor area breach on the amenity values of any adjacent neighbouring land uses;</u> c) <u>The contribution the building or structure makes to the recreational, sporting, customary or conservation use of the site;</u> d) <u>Siting, landscaping and screening of the building or structure, taking into consideration the topography of the site and potential other appropriate locations for siting which provide mitigation for any identified adverse effects;</u> e) <u>The design of the building or structure and its integration with any existing built character and form of the site; and</u> f) <u>Consideration of the extent of any hard surfacing associated with the building or structure.</u>
NOSZ-S4	<u>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.</u>

Restricted Discretionary Activities

NOSZ-R14	<p>Tourism Facilities</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a) <u>Effects of the facility and associated activity on the Natural Open Space Zones natural character, indigenous biodiversity values, and amenity values;</u> b) <u>The impact of the operation of the tourism facility on the ability for recreational, sporting, customary and conservation activities to occur at the site;</u> c) <u>The operational effects of the tourism activity on any neighbouring amenity values, including consideration of mitigation in relation to noise, traffic and light effects.</u> d) <u>The integration of the facility within any existing built form and the consideration of the cumulative effects of buildings on the Natural Open Space Zones natural character and amenity values.</u> e) <u>Able to be serviced with adequate on-site infrastructure and services.</u> 	RDIS
NOSZ-R15	<p>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 transmission line)</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ul style="list-style-type: none"> a) <u>Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances 2001 (NZECP 34:2001).</u> b) <u>The location, height, scale and orientation and use of buildings and structures to ensure the following are addressed:</u> <ul style="list-style-type: none"> i. <u>The risk to the structural integrity of the transmission line.</u> ii. <u>The effects on the ability of the transmission line owner to operate, maintain and upgrade the transmission network.</u> iii. <u>The risk of electrical hazards affecting public or individual safety, and risk of property damage.</u> iv. <u>The extent of earthworks required, and use of mobile machinery near the transmission line which may put the line at risk.</u> v. <u>Minimising the visual effects of the transmission line.</u> vi. <u>The outcome of any consultation with the affected utility operator.</u> <p>Restriction on notification</p> <p><u>Subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of the Act, a resource consent application under this rule will be precluded from public notification under section 95A, and limited notification will be served on Transpower New Zealand Limited as the only affected party under section 95B.</u></p>	RDIS

Discretionary Activities

NOSZ-R16	Educational Facilities	DIS
NOSZ-R17	Residential Activity	DIS
NOSZ-R18	Residential Activity for Caretaker Purposes	DIS
NOSZ-R19	Any activity not provided for as a permitted, restricted discretionary or non-complying	DIS
Non-complying Activities		
NOSZ-R20	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
NOSZ-R21	Industrial Activity	NC
NOSZ-R22	Mining Activity	NC

SARZ - Sport and Active Recreation

Background

The Sport and Active Recreation Zone provides for **sites** which allow for organised sporting **activities** with the facilities to facilitate a diverse range of indoor and outdoor sports **activities**. The spaces within this zone are almost entirely located within the urban **environment** and can provide a range of positive **effects** on communities' health and wellbeing on a local and regional scale.

This zone is comprised of both publicly owned parks and reserves, as well as privately operated and owned sports clubs, which includes two golf clubs, a clay target club, and a horse-riding club. These spaces have sports grounds and pitches which allow for a range of **activities** to occur, with these sports grounds being more specialised at the private **sites** within the zone.

A more developed form is considered appropriate within these spaces, to allow for **buildings and structures** which can support the specialised sporting **activities** occurring within the zone, including club rooms, changing facilities, light poles and sport equipment.

Activities and uses on publicly owned **land** are required to obtain permission (such as a lease or a licence) from the relevant administering authority where necessary. This is in addition to any requirements under the District Plan and the Act. All **activities** will also have regard to any relevant reserve management plans and legislation (Reserves Act 1977).

Objectives

SARZ-O1	<i>Purpose of the Sport and Active Recreation Zone</i>
----------------	--

The Sport and Active Recreation Zone provides for a diverse range of indoor and outdoor sports **activities**, with infrastructure to support a range of sporting **activities** at a local and regional level.

SARZ-O2	<i>Character and Amenity Values of the Sport and Active Recreation Zone</i>
----------------	---

Activities and development within the Sport and Active Recreation Zone ensure **amenity values** and character of the Sport and Active Recreation Zone are maintained including:

1. **Built form retains openness is still maintained** through the appropriate location and scaling of **buildings**;
2. **Infrastructure to support different sports and active recreation activities**; and

3. Through the provision of public open spaces that are accessible and positively contribute to health and wellbeing of communities.

SARZ-O3	<i>Recognising privately owned and operated sports clubs</i>
----------------	--

Enable a diverse range of **sport and active recreation activities** within privately owned and operated sports club **sites** which are compatible with the purpose and **amenity values** of the Sport and Active Recreation Zone and that recognise their contribution to the open space network of Upper Hutt.

Policies

SARZ-P1	<i>Compatible Activities</i>
----------------	------------------------------

Enable and provide functional spaces and facilities in the Sport and Active Recreation Zone to allow for a diverse range of **sport and active recreation activities** while maintaining a recreational character in the zone, including providing:

1. **Playing surfaces;**
2. **Buildings** including club rooms, sports halls and changing facilities; and
3. **Structures** to support sporting **activities** such as light poles, clay target towers, garages, sheds and trap houses.

SARZ-P2	<i>Appropriate Development</i>
----------------	--------------------------------

The scale, location and design of development, including **buildings** and playing surfaces, in the Sport and Active Recreation Zone are managed to support the recreational use of the zone for a range of indoor and outdoor sports and **protect to support** recreational character of the zone.

SARZ-P3	<i>Residential Amenity</i>
----------------	----------------------------

Adjacent residential **amenity values** will be maintained by avoiding, remedying and mitigating any significant adverse **effects** arising from **activities** occurring within the Sport and Active Recreation Zone, including **effects** arising from:

- **Noise spill;**
- **Light spill;**
- **Traffic effects; and**
- **Signage.**

SARZ-P4	<i>Inappropriate Activities and Development</i>
----------------	---

Avoid **activities** and development within the Sport and Active Recreation Zone which are not compatible with the character and purpose of the zone, including:

1. **Activities** of an inappropriate scale for the **site**
2. **Activities** or development which prevent the undertaking of **Sport and Recreation Activities** within the **site**.

SARZ-P5	<i>Private Sports Clubs</i>
----------------	-----------------------------

Allow for **sport and active recreation activities** and associated development within privately operated sport clubs that are complementary to the character and **amenity values** of the **site** and the objectives of the Sport and Active Recreation Zone, including at:

1. **Royal Wellington Golf Club**
2. **Te Marua Golf Club**
3. **Hutt Valley Clay Target Club**
4. **Hutt Valley Riding for the Disabled Association**

Rules

Note: There may be a number of Plan provisions that apply to an **activity, building or structure** and **site**. In some cases, consent may be required under rules in this Chapter as well as rules in other chapters in the Plan. In those cases, unless otherwise specifically stated in a rule, consent is required under each of those identified rules. Details of the steps plan users should take to determine the status of an **activity** is provided in.

District-wide matters

Each **activity** in the Sport and Active Recreation Zone shall comply with the relevant permitted activity standards in the district-wide matters of the Plan as listed below.

<u>TEMP - Temporary Activities</u>
<u>SIGN - Signs</u>
<u>EW - Earthworks</u>
<u>NATC - Natural Character</u>
<u>DC - Development Contributions</u>
<u>HH - Historic Heritage</u>
<u>TREE - Notable Trees</u>
<u>UTG - Urban Tree Groups</u>
<u>ECO - Ecosystems and Indigenous Biodiversity</u>
<u>NFL - Natural Features and Landscapes</u>
<u>PA - Public Access</u>
<u>ASW - Activities on the Surface of Water</u>
<u>NU - Network Utilities</u>
<u>REG - Renewable Energy Generation</u>
<u>TP - Transport and Parking</u>
<u>NOISE - Noise</u>
<u>NH - Natural Hazards</u>
<u>CL - Contaminated Land</u>
<u>HS - Hazardous Substances</u>
<u>WM - Waste Management</u>
<u>SUB - Subdivision</u>
<u>AIR - Air</u>
<u>LIGHT - Light</u>

Permitted Activities

<u>SARZ-R1</u>	<p><u>Buildings and structures including alterations, additions and relocated buildings</u></p> <p><u>1. Activity Status: PER</u></p> <p><u>Where:</u></p> <p>a) <u>Compliance is achieved with:</u></p> <p>i. <u>SARZ-S1;</u></p> <p>ii. <u>SARZ-S2;</u></p> <p>iii. <u>SARZ--S3;</u></p>	PER
-----------------------	---	------------

	<p>iv. SARZ-S4; and v. SARZ-S5; and vi. SARZ-S6</p> <p>2. Activity Status: RDIS Where: a) Compliance is not achieved with</p> <p>i. SARZ-S1; ii. SARZ-S2; iii. SARZ--S3; iv. SARZ-S4; and v. SARZ-S5; and vi. SARZ-S6</p> <p>Matters of discretion are restricted to: b) The matters of discretion in any infringed standard</p>	
SARZ-R2	Minor Structures	PER
SARZ-R3	<p>Sports and Active Recreation</p> <p>1. Activity Status: PER Where: a) the activity occurs at the Hutt Valley Clay Target Club (Pt Lot 1 DP 9009) compliance must be achieved with SARZ-S7</p> <p>2. Activity Status: RDIS Where: a) Compliance is not achieved with SARZ-R3-1a</p> <p>Matters of discretion are restricted to: b) The matters of discretion in any infringed standard</p>	PER
SARZ-R4	Passive Recreation	PER
SARZ-R5	Customary Activity	PER
SARZ-R6	Conservation	PER
SARZ-R7	Community Facilities	PER
SARZ-R8	Park and Facilities and Management	PER
SARZ-R9	Removal of a building from a site	PER
SARZ-R10	<p>Organised fireworks display at Trentham Memorial Park</p> <p>1. Activity Status: PER Where a) compliance is achieved with SARZ-S8</p> <p>2. Activity Status: DIS Where a) compliance is not achieved with SARZ-S8</p>	PER
SARZ-R11	<p>Residential activity for Caretaker Purposes</p> <p>1. Activity Status: PER Where: a) compliance is achieved with SARZ-S6</p> <p>2. Activity Status: RDIS Where: a) compliance is not achieved with SARZ-S6</p>	PER

Matters of discretion are restricted to:

- b) The matters of discretion in any infringed standard

Standards for Permitted Activities

Zone-wide provisions

Unless otherwise specified, all permitted activities within the Sport and Active Recreation Zone shall comply with the standards specified below.

SARZ-S1

Maximum height above ground level of any:

- a) throwing tower for clay target activities at the Hutt Valley Clay Target Club must not exceed 15m; or
- b) light pole or floodlight must not exceed 18m; or
- c) building excluding structures listed in a) or b) above must not exceed 9m.

Exemptions:

- d) This standard does not apply to play equipment
- e) This standard does not apply to chimneys, flue, aerials, and solar panels where they do not exceed the building height limit by 3m vertically.

Matters of discretion where this standard is not met are restricted to:

- a) The extent of the effect of the height breach on the Sport and Active Recreation Zone character and amenity values;
- b) The extent of the effect of the height breach on the amenity values of any adjacent neighbouring land uses;
- c) The contribution the building or structure makes to the recreational, sporting, customary or conservation use of the site;
- d) Siting, landscaping and screening of the building or structure, taking into consideration the topography of the site and potential other appropriate locations for siting which provide mitigation for any identified adverse effects; and
- e) The design of the building or structure and its integration with any existing built character and form of the site.

SARZ-S2

The total site coverage of all buildings is no more than 30% of the total site area.

Matters of discretion where this standard is not met are restricted to:

- a) The extent of the effect of the site coverage breach on the Sport and Active Recreation Zone character and amenity values;
- b) The extent of the effect of the site coverage breach on the amenity values of any adjacent neighbouring land uses;
- c) The contribution the building makes to the recreational, sporting, customary or conservation use of the site;
- d) Siting, landscaping and screening of the building, taking into consideration the topography of the site and potential other appropriate locations for siting which provide mitigation for any identified adverse effects;
- e) The design of the building and its integration with any existing built character and form of the site; and
- f) Consideration of the extent of any hard surfacing associated with the building.

SARZ-S3

Buildings will be setback a minimum of 2m from any road boundary and ~~6m~~ 3m (+0.5m for every 1 meter the building is over 5m in height) from any neighbouring Residential, Rural or Special Activity Zones.

Matters of discretion where this standard is not met are restricted to:

- a) The extent of the effect of the setback breach on the Sport and Active Recreation Zone character and amenity values;
- b) The extent of the effect of the setback breach on the amenity values of any adjacent neighbouring land uses;
- c) The contribution the building or structure makes to the recreational, sporting, customary or conservation use of the site;
- d) Siting, landscaping and screening of the building or structure, taking into consideration the topography of the site and potential other appropriate locations for siting which provide mitigation for any identified adverse effects; and
- e) The design of the building or structure and its integration with any existing built character and form of the site.

SARZ-S4

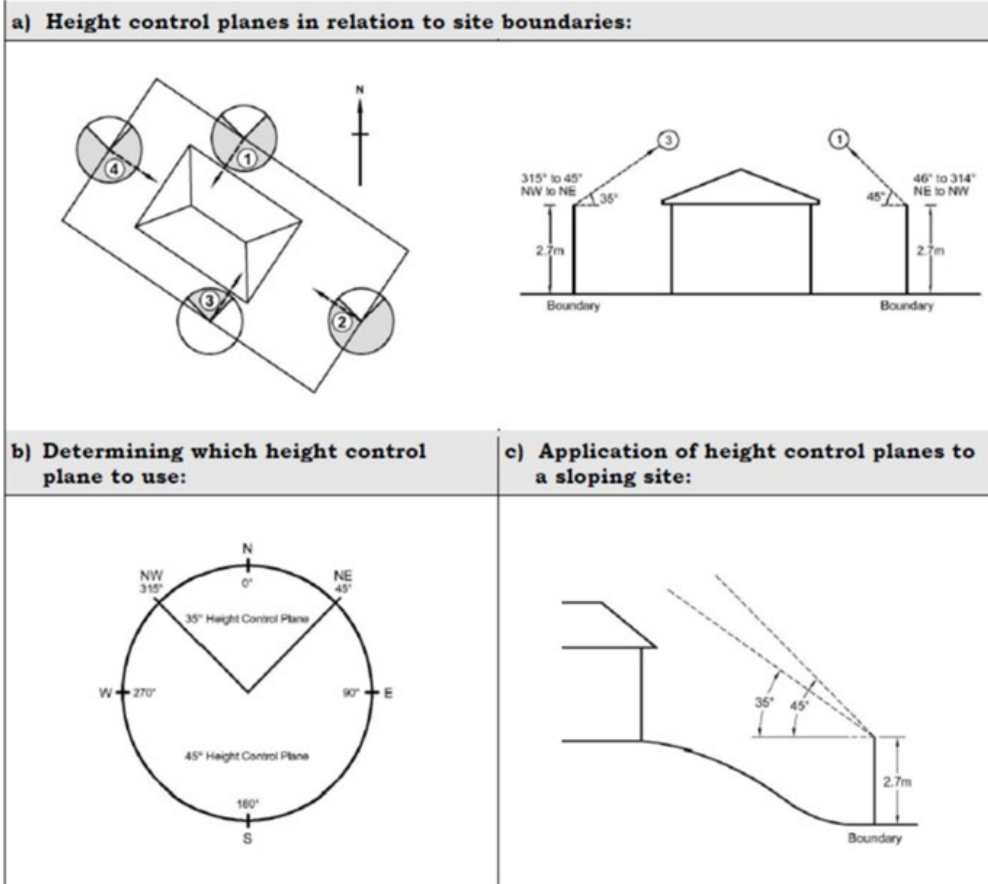
A building or structure shall not exceed a gross floor area of 300m².

Matters of discretion where compliance is not achieved:

1. **The extent of the effect of the gross floor area breach on the Sport and Active Recreation Zone character and amenity values;**
2. **The extent of the effect of the gross floor area breach on the amenity values of any adjacent neighbouring land uses;**
3. **The contribution the building or structure makes to the recreational, sporting, customary or conservation use of the site;**
4. **Siting, landscaping and screening of the building or structure, taking into consideration the topography of the site and potential other appropriate locations for siting which provide mitigation for any identified adverse effects; and**
5. **The design of the building or structure and its integration with any existing built character and form of the site.**
6. **Consideration of the extent of any hard surfacing associated with the building or structure.**

SARZ-S5

All buildings adjacent to a Residential Zone shall comply with the height control planes.



Matters of discretion where compliance not achieved:

- a) **The extent of the effect of the breach on the Sport and Active Recreation Zone character and amenity values;**
- b) **The extent of the effect of the breach on the amenity values of any adjacent neighbouring land uses;**
- c) **The contribution the building or structure makes to the recreational, sporting, customary or conservation use of the site;**
- d) **Siting, landscaping and screening of the building or structure, taking into consideration the topography of the site and potential other appropriate locations for siting which provide mitigation for any identified adverse effects; and**
- e) **The design of the building or structure and its integration with any existing built character and form of the site.**

SARZ-S6

All caretaker accommodation shall be:

- a) **limited to the purpose of providing accommodation for a caretaker and associated household or other person whose employment requires that they live on the premises where they are employed;**

	<p>b) <u>No more than 1 residential unit is located on the site;</u></p> <p>c) <u>The activity is ancillary to a sporting activity located on-site;</u></p> <p>d) <u>The residential unit must not be subdivided or disposed of separately;</u></p> <p>e) <u>The building used to accommodate the residential activity must be no larger than 65m²100m² in gross floor area;</u></p> <p>f) <u>The building used to accommodate the residential activity must not exceed a height of 4 metres; and</u></p> <p>g) <u>The building will comply with SARZ-S3 and SARZ-S5.</u></p> <p>h) <u>Where the caretaker accommodation is included within an existing building which is predominantly used for sport and active recreation uses e) and f) do not apply.</u></p> <p><u>Matters of discretion where compliance not achieved:</u></p> <p>a) <u>The extent of any breach on the Sport and Active Recreation Zone character and amenity values;</u></p> <p>b) <u>The extent of any breach on the amenity values of any adjacent neighbouring land uses;</u></p> <p>c) <u>The contribution the building or structure makes to the recreational, sporting, customary or conservation use of the site;</u></p> <p>d) <u>Siting, landscaping and screening of the building or structure, taking into consideration the topography of the site and potential other appropriate locations for siting which provide mitigation for any identified adverse effects; and</u></p> <p>e) <u>The design of the building or structure and its integration with any existing built character and form of the site.</u></p>	
SARZ-S7	<p><u>Shooting days at the Hutt Valley Clay Target Club (Pt Lot 1 DP 9009) will be limited to a maximum of 100 86 days per calendar year and will only occur during daylight hours.</u></p> <p><u>Matters of discretion where compliance not achieved:</u></p> <p>a) <u>The extent of the breach on the Sport and Active Recreation Zone character and amenity values; and</u></p> <p>b) <u>The effect of the breach on the amenity values of any neighbouring land uses.</u></p>	
SARZ-S8	<p><u>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.</u></p> <p><u>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.</u></p>	
SARZ-S9	<p><u>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.</u></p>	
Restricted Discretionary Activities		
SARZ-R12	<p><u>Commercial activity. This does not apply to commercial activities that are in support of a temporary event.</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p>a) <u>Effects of the commercial activity on the Sport and Active Recreation Zones character and amenity values;</u></p> <p>b) <u>The contribution the commercial activity makes to the recreational, sporting, customary or conservation use of the site;</u></p> <p>c) <u>The effects of the commercial activity on neighbouring amenity values, including consideration of mitigation in relation to noise, traffic and light effects;</u></p> <p>d) <u>Any potential constraint or prevention of the current and future use of the site and any effects on the accessibility of the Sport and Active Recreation Zone; and</u></p> <p>e) <u>Consideration of mitigation provided through appropriate siting, landscaping and screening of any building or structure, taking into consideration the topography of the site.</u></p>	RDIS

	f) <u>Able to be serviced with adequate on-site infrastructure and services.</u>	
SARZ-R13	<p><u>Visitor accommodation</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p>a) <u>Effects of the visitor accommodation on the Sport and Active Recreation Zones character and amenity values:</u></p> <p>b) <u>The contribution the visitor accommodation makes to the recreational, sporting, customary or conservation use of the site;</u></p> <p>c) <u>The effects of the visitor accommodation on neighbouring amenity values, including consideration of mitigation in relation to noise, traffic and light effects;</u></p> <p>d) <u>Any potential constraint or prevention of the current and future activities enabled in OSZ-P1 and any effects on the accessibility of the Sport and Active Recreation Zone; and</u></p> <p>e) <u>Consideration of mitigation provided through appropriate siting, landscaping and screening of any building or structure, taking into consideration the topography of the site.</u></p> <p>f) <u>Able to be serviced with adequate on-site infrastructure and services.</u></p>	<u>RDIS</u>
<u>Discretionary Activities</u>		
SARZ-R14	<u>Tourism Facilities</u>	<u>DIS</u>
SARZ-R15	<u>Educational facilities</u>	<u>DIS</u>
SARZ-R16	<u>Residential Activity</u>	<u>DIS</u>
SARZ-R17	<u>Any activity not provided for as a permitted, restricted discretionary or non-complying activity</u>	<u>DIS</u>
<u>Non-complying Activities</u>		
SARZ-R18	<u>Motorised Recreation</u>	<u>NC</u>
SARZ-R19	<u>Primary Production</u>	<u>NC</u>
SARZ-R20	<u>Industrial Activity</u>	<u>NC</u>
SARZ-R21	<u>Quarrying Activity</u>	<u>NC</u>
SARZ-R22	<u>Mining Activity</u>	<u>NC</u>

SAZ — Special Activity Zone

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~~ Wellington Speedway and the Silverstream Railway. These **activities** make an important and positive economic, social and cultural contribution to the City.

The Wellington Speedway is located to the north of the City and is used primarily for car racing.

The hours and days of Wellington 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.

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.

Resource Management Issues

SAZ-11 *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**.

SAZ-12 *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.

SAZ-13 *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**.

SAZ-14 *Potential **detraction** 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**.

SAZ-15 *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**.

SAZ-16 *The **effects** of the operation of the Wellington Speedway on nearby residents.*

The operation of the Wellington 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.

Objectives

SAZ-O1 *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.

SAZ-O2 *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.

SAZ-O3 *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:

1. The St Patrick's College Area for future education expansion.
2. 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.

SAZ-O4 *The continued use and development of the Wellington Speedway **site**, while limiting its adverse **effects** on adjoining **properties**.*

The Wellington 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 the Open Space Zone (OSZ).

Policies

SAZ-P1 *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.

SAZ-P2 *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.

SAZ-P3 *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.

SAZ-P4 *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.

SAZ-P5 *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.

SAZ-P6 *To identify and maintain **amenity values** that the community wishes to protect.*

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 antisocial 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.

SAZ-P7 *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 **environment**.

SAZ-P8

*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.

Rules

District-wide matters

Each **activity** in the Special Activity Zone shall comply with the relevant permitted activity standards in the District-wide matters of the Plan as listed below.

District-wide matters
TEMP - Temporary Activities
SIGN - Signs
EW - Earthworks
NATC — Natural Character
DC — Development Contributions
HH - Historic Heritage
TREE - Notable Trees
UTG - Urban Tree Groups
ECO - Ecosystems and Indigenous Biodiversity
NFL - Natural Features and Landscapes
PA — Public Access
ASW - Activities on the Surface of Water
NU — Network Utilities
REG - Renewable Energy Generation
TP — Transport and Parking
NOISE - Noise
NH - Natural Hazards
CL — Contaminated Land
HS - Hazardous Substances

WM — Waste Management
SUB - Subdivision
AIR - Air
LIGHT - Light

Activities Tables

Policies NATC-P1, SAZ-P1, SAZ-P4, NU-P3

Permitted Activities		
Zone-wide (excluding the St Patrick's Estate Area and the Speedway Area)		
SAZ-R1	Activities relating to the institutional functions of the Rimutaka Prison	PER
SAZ-R2	Activities relating to the military functions of the Trentham Military Camp	PER
SAZ-R3	Activities relating to educational functions on the site of the New Zealand International Campus (former Central Institute of Technology)	PER
SAZ-R4	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	PER
SAZ-R5	Activities relating to the Police Dog Training Facility	PER
SAZ-R6	Railway museum and ancillary facilities	PER
SAZ-R7	Active and passive recreation and ancillary activities and buildings	PER
SAZ-R8	Removal of a building from a site	PER
SAZ-R9	Minor Structures	PER
St Patrick's Estate Area only		
SAZ-R10	Passive recreation	PER
SAZ-R11	Removal of a building from a site	PER
SAZ-R12	Educational facilities , early childhood centres (St Patrick's College Area* only)	PER
SAZ-R13	Residential units and visitor accommodation (St Patrick's College Area* only)	PER
SAZ-R14	Minor Structures	PER
Speedway Area only		
SAZ-R15	<u>Motorsports for racing, performance, training or exhibition which are undertaken for up to 24 days in any one year</u>	PER
SAZ-R16	<u>Organised sports and equestrian events</u>	PER
SAZ-R17	<u>Circus, fairs and field days</u>	PER
SAZ-R18	<u>Organised fireworks displays</u>	PER
SAZ-R19	<u>Concession stands and takeaway foodbars</u>	PER
SAZ-R20	<u>Landscaping, earth mounding and track maintenance</u>	PER
SAZ-R21	<u>Minor Structures</u>	PER
SAZ-R22	<u>Removal of a building from a site</u>	PER
SAZ-R23	<u>Clubrooms, stands and related facilities</u>	PER
SAZ-R24	<u>Activities and buildings ancillary to permitted activities</u>	PER

* Identified on the Planning Maps

Controlled Activities		
Zone-wide (including the St Patrick's Estate Area and Speedway Area)		
<p>SAZ-R15-R25</p>	<p>Establishment of a relocated building from another site Council may impose conditions on:</p> <ol style="list-style-type: none"> 1. Reinstatement works to the condition and appearance of the building relating to: <ol style="list-style-type: none"> a. Works to the exterior fabric of the building to repair, replace or renovate damaged, defective or substandard elements; b. Painting and/or cleaning of the exterior fabric of the building if necessary; c. Cladding or other means of enclosing open subfloor areas below the building; d. 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. 2. The timeframe for the work to be completed; 3. Landscaping, screening and boundary treatment; 4. Execution of a performance bond to provide security for exterior reinstatement works required as a condition of resource consent. 5. Provision of and effects on utilities and/or services. 6. Standard, construction and layout of vehicular access. <p>Notes in respect of (4):</p> <ul style="list-style-type: none"> • 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. 	<p>CON</p>
St Patrick's Estate Area only		
<p>SAZ-R16-R26 <i>Policies</i> SAZ-P2 SAZ-P3 NU-P3</p>	<p>Car parks (not including buildings)</p> <p>Council may impose conditions over the following matters:</p> <ol style="list-style-type: none"> 1. Bulk, location and design of the buildings. 2. Design and layout of car parks, loading, manoeuvring, pedestrian links and access. 3. Provision of and effects on utilities and/or services. 4. Landscaping. 5. Flood mitigation measures. 6. Screening. 7. Financial contributions. 8. 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 SUB-SAZ-R7 covers subdivision within the Electricity Transmission Corridor 9. The outcome of consultation with the owner or operator of consented or existing renewable electricity generation activities located on or in proximity to the site. 	<p>CON</p>
<p>SAZ-R17-R27 <i>Policies</i> SAZ-P2 SAZ-P3 NU-P3</p>	<p>Commercial development, excluding retailing</p> <p>Council may impose conditions over the following matters:</p> <ol style="list-style-type: none"> 1. Bulk, location and design of the buildings. 	<p>CON</p>

	<ol style="list-style-type: none"> 2. Design and layout of car parks, loading, manoeuvring, pedestrian links and access. 3. Provision of and effects on utilities and/or services. 4. Landscaping. 5. Flood mitigation measures. 6. Screening. 7. Financial contributions. 8. 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 SUB-SAZ-R7 covers subdivision within the Electricity Transmission Corridor 9. The outcome of consultation with the owner or operator of consented or existing renewable electricity generation activities located on or in proximity to the site. 	
<p>SAZ-R18-R28 Policies SAZ-P2 SAZ-P3 NU-P3</p>	<p>Business and professional offices</p> <p>Council may impose conditions over the following matters:</p> <ol style="list-style-type: none"> 1. Bulk, location and design of the buildings. 2. Design and layout of car parks, loading, manoeuvring, pedestrian links and access. 3. Provision of and effects on utilities and/or services. 4. Landscaping. 5. Flood mitigation measures. 6. Screening. 7. Financial contributions. 8. 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 SUB-SAZ-R7 covers subdivision within the Electricity Transmission Corridor 9. The outcome of consultation with the owner or operator of consented or existing renewable electricity generation activities located on or in proximity to the site. 	CON
<p>SAZ-R19-R29 Policies SAZ-P2 SAZ-P3 NU-P3</p>	<p>Active recreation and places of entertainment</p> <p>Council may impose conditions over the following matters:</p> <ol style="list-style-type: none"> 1. Bulk, location and design of the buildings. 2. Design and layout of car parks, loading, manoeuvring, pedestrian links and access. 3. Provision of and effects on utilities and/or services. 4. Landscaping. 5. Flood mitigation measures. 6. Screening. 7. Financial contributions. 8. 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 SUB-SAZ-R7 covers subdivision within the Electricity Transmission Corridor 9. The outcome of consultation with the owner or operator of consented or existing renewable electricity generation activities located on or in proximity to the site. 	CON
<p>SAZ-R20-R30 Policies SAZ-P2 SAZ-P3 NU-P3</p>	<p>Places of assembly (including community facilities), and conference centres</p> <p>Council may impose conditions over the following matters:</p> <ol style="list-style-type: none"> 1. Bulk, location and design of the buildings. 2. Design and layout of car parks, loading, manoeuvring, pedestrian links and access. 3. Provision of and effects on utilities and/or services. 4. Landscaping. 5. Flood mitigation measures. 6. Screening. 7. Financial contributions. 8. 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 	CON

	<p>site. Note: Rule SUB-SAZ-R7 covers subdivision within the Electricity Transmission Corridor.</p> <p>9. The outcome of consultation with the owner or operator of consented or existing renewable electricity generation activities located on or in proximity to the site.</p>	
<p>SAZ-R21-R31 Policies SAZ-P2 SAZ-P3 NU-P3</p>	<p>Garden centres</p> <p>Council may impose conditions over the following matters:</p> <ol style="list-style-type: none"> 1. Bulk, location and design of the buildings. 2. Design and layout of car parks, loading, manoeuvring, pedestrian links and access. 3. Provision of and effects on utilities and/or services. 4. Landscaping. 5. Flood mitigation measures. 6. Screening. 7. Financial contributions. 8. 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 SUB-SAZ-R7 covers subdivision within the Electricity Transmission Corridor. 9. The outcome of consultation with the owner or operator of consented or existing renewable electricity generation activities located on or in proximity to the site. 	CON
<p>SAZ-R22-R32 Policies SAZ-P2 SAZ-P3 NU-P3</p>	<p>Educational facilities, early childhood centres (Managed Development Area* only)</p> <p>Council may impose conditions over the following matters:</p> <ol style="list-style-type: none"> 1. Bulk, location and design of the buildings. 2. Design and layout of car parks, loading, manoeuvring, pedestrian links and access. 3. Provision of and effects on utilities and/or services. 4. Landscaping. 5. Flood mitigation measures. 6. Screening. 7. Financial contributions. 8. 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 SUB-SAZ-R7 covers subdivision within the Electricity Transmission Corridor 9. The outcome of consultation with the owner or operator of consented or existing renewable electricity generation activities located on or in proximity to the site. 	CON
<p>SAZ-R23-R33 Policies SAZ-P2 SAZ-P3 NU-P3</p>	<p>Residential units and visitor accommodation (Managed Development Area* only)</p> <p>Council may impose conditions over the following matters:</p> <ol style="list-style-type: none"> 1. Bulk, location and design of the buildings. 2. Design and layout of car parks, loading, manoeuvring, pedestrian links and access. 3. Provision of and effects on utilities and/or services. 4. Landscaping. 5. Flood mitigation measures. 6. Screening. 7. Financial contributions. 8. 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 SUB-SAZ-R7 covers subdivision within the Electricity Transmission Corridor 9. The outcome of consultation with the owner or operator of consented or existing renewable electricity generation activities located on or in proximity to the site. 	CON
<p>SAZ-R24-R34 Policies</p>	<p>Medical facilities (Managed Development Area* only)</p>	CON

SAZ-P2 SAZ-P3 NU-P3	<p>Council may impose conditions over the following matters:</p> <ol style="list-style-type: none"> 1. Bulk, location and design of the buildings. 2. Design and layout of car parks, loading, manoeuvring, pedestrian links and access. 3. Provision of and effects on utilities and/or services. 4. Landscaping. 5. Flood mitigation measures. 6. Screening. 7. Financial contributions. 8. 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 SUB-SAZ-R7 covers subdivision within the Electricity Transmission Corridor 9. The outcome of consultation with the owner or operator of consented or existing renewable electricity generation activities located on or in proximity to the site. 	
---------------------------	--	--

Speedway Area only

SAZ-R35	<p><u>Motorsports for racing, performance, training or exhibition which are undertaken for more than 24 days in any one year.</u></p> <p><u>Council may impose conditions over noise and whether bonds or covenants are required to enforce compliance with conditions.</u></p>	CON
SAZ-R36	<p><u>Residential accommodation for persons whose employment requires that they live on site.</u></p> <p><u>Council may impose conditions on:</u></p> <ol style="list-style-type: none"> 1. <u>Relationship to operation of Speedway site.</u> 2. <u>Bulk, location, design and appearance of buildings.</u> 3. <u>Standard, construction and layout of vehicular access.</u> 4. <u>Landscaping and screening.</u> 5. <u>Provision of and effects on utilities and/or services.</u> 6. <u>Mitigation of noise effects.</u> 7. <u>Financial contributions.</u> 	CON

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.

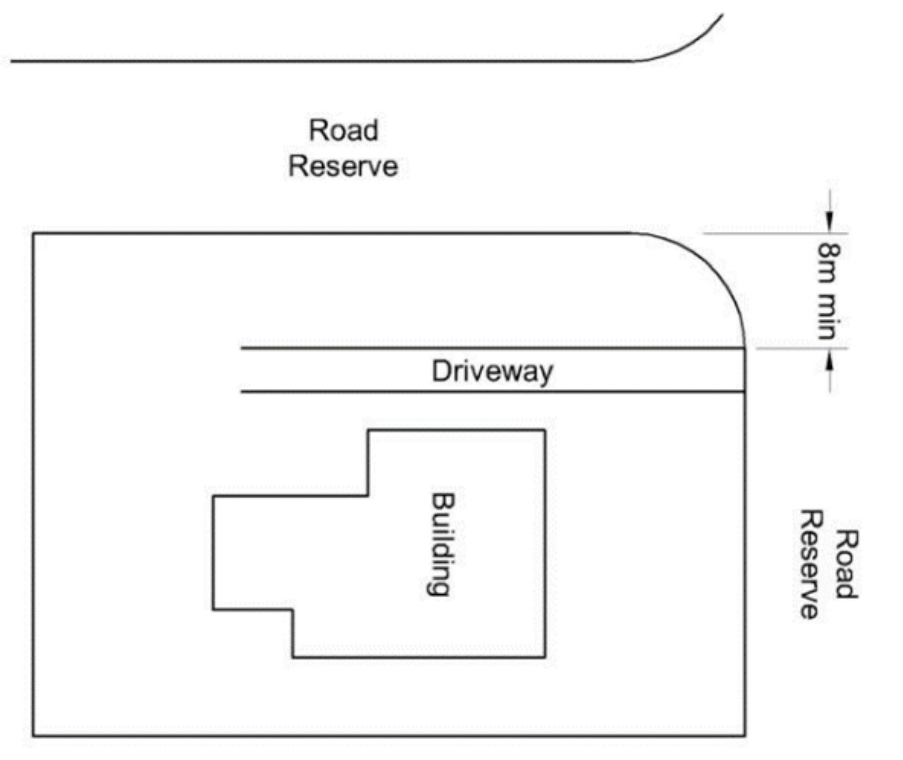
* Identified on the Planning Maps

Standards for Permitted and Controlled Activities

Zone-wide (including St. Patrick's Estate Area and Speedway Area)

SAZ-S1 Policy TP-P5	<p>Access standards land use activities</p> <ol style="list-style-type: none"> 1. 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. 2. 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. 3. 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. 4. Vehicular access to a corner allotment shall be located no closer than 8m from the street corner. Where a site is located on an intersection of a primary or secondary arterial traffic route (as identified in the Transport and Parking (TP) Chapter) the siting of the vehicular access shall be located as far as practicable from the corner of the street. The 8 metre
----------------------------------	---

setback shall be measured from where the two front **boundaries** of the **site** (refer to the definition of a **corner allotment**) join, or in accordance with the diagram below.



5. Where a **corner allotment** is located at an intersection of a national, primary or secondary arterial traffic route, as identified in the Transport and Parking (TP) Chapter, no **building**, fence or other **structure** is to be erected and no vegetation allowed to grow so as to obstruct a traffic sight line.
6. At the intersection of a **road** or rail level crossing, no **building**, fence or other obstructions which block sight lines for trains shall be erected, placed or grown in the hatched area marked in TP-Diagram A in the Transport and Parking (TP) Chapter.
7. **land use activities** with direct access to a State Highway shall comply with the access and visibility standards set out in TP Diagrams B to E in the Transport and Parking (TP) Chapter.

SAZ-S2
Policies
GRZ-P4
SAZ-P2
SAZ-P3

Sunlight access

1. 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 GRZ-S8 along the adjoining **boundary** or the **boundary** or **boundaries** separated by a **road**.

SAZ-S3
Policies
SAZ-P3
SAZ-P6

Screening

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**.

Zone-wide (excluding the St. Patrick's Estate Area and the Speedway Area)

SAZ-S4
Policy
SAZ-P3

Building coverage

1. The coverage by **buildings** on a **site** shall not exceed 40% of the **net site area**.

SAZ-S5
Policy
SAZ-P3

Setbacks from boundaries

1. The **setback** distance for **buildings** shall not be less than:
 - a. Front **boundary** 6m
 - b. Side and rear **boundaries** 3m
 - c. **Boundaries** directly adjoining a Residential Zone 3m + 0.5m for every 1m the **building** is over 5m in **height**

SAZ-S6
Policy
SAZ-P3

Building height

1. The maximum **height** above **ground level** of any **building** shall not exceed 15m.

SAZ-S7 <i>Policies</i> SAZ-P3 SAZ-P5	Landscaping <ol style="list-style-type: none"> 1. All sites shall be landscaped according to the following: <ol style="list-style-type: none"> a) If a building is required to be set back from the road boundary, the setback 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. b) 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. c) 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. d) Car park areas for more than 25 vehicles shall be landscaped.
--	--

St Patrick's Estate Area only
In addition to compliance with the zone-wide provisions and the Citywide rules, all permitted activities within the St Patrick's Estate Area shall also comply with the following standards.

SAZ-S8 <i>Policies</i> SAZ-P3 SAZ-P4	Setbacks from boundaries <ol style="list-style-type: none"> 1. The setback distance for buildings shall not be less than: 		
		Managed Development Area*	St Patrick's College Area*
	a) Front boundary - Fergusson Drive	10m	10m
	b) Any other front boundary	5m	5m
	c) Side boundary	5m	10m
	d) Rear boundary	10m	10m
	* Identified on Planning Maps		

SAZ-S9 <i>Policies</i> SAZ-P3 SAZ-P4	Building coverage <ol style="list-style-type: none"> 1. The coverage for buildings on a site shall not exceed 		
		Managed Development Area*	St Patrick's College Area*
	Maximum building coverage	40%	10%
	* Identified on Planning Maps		

SAZ-S10 <i>Policies</i> SAZ-P3 SAZ-P4	Building Height <ol style="list-style-type: none"> 1. The maximum height above ground level of any building shall not exceed 		
		Managed Development Area*	St Patrick's College Area*
	Maximum building height	8m	8m
	* Identified on Planning Maps		

SAZ-S11 <i>Policies</i> SAZ-P3 SAZ-P5	Screening <ol style="list-style-type: none"> 1. Outdoor storage areas shall be screened by a close-boarded fence, a solid wall or dense planting
---	--

SAZ-S12 <i>Policies</i> SAZ-P3 SAZ-P5	Landscaping <ol style="list-style-type: none"> 1. 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. 2. 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.
---	--

SAZ-S13 <i>Policies</i> <i>NH-P1</i> <i>NH-P2</i>	Building restriction 1. 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.	
Speedway Area only In addition to compliance with the zone-wide provisions and the Citywide rules, all permitted activities within the Speedway Area shall also comply with the following standards.		
SAZ-S14	Building coverage 1. The coverage by buildings on the net area of a site shall not exceed 60%.	
SAZ-S15	Setbacks from boundaries 1. The setback distance for buildings from boundaries shall be not less than: <ol style="list-style-type: none"> Front boundary 20m Side boundary 10m Rear boundary 20m 	
SAZ-S16	On-site separation of buildings 1. The minimum on-site separation of buildings shall be 3m plus 0.5m for every 1m that the building is over 5m in height .	
SAZ-S17	Building height 1. The maximum height above ground level of any building shall not exceed 20m.	
SAZ-S18	Screening 1. 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 .	
SAZ-S19	Landscaping 1. The speedway site shall be landscaped resulting in a park-like setting. 2. Landscaping shall be undertaken on the perimeters of the site to reduce the effects of Speedway noise and for site aesthetics.	
SAZ-S20	Car parks 1. An area capable of holding a minimum of 1000 car parks shall be provided on site .	
SAZ-S21	Organised fireworks displays at Wellington Speedway 1. 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. 2. 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. 3. 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.	
Restricted Discretionary Activities		
Zone-wide (excluding the St Patrick's Estate Area and the Speedway Area)		
SAZ-R25-R37 <i>Policy</i> <i>NU-P4</i>	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 transmission line)	RDIS

	<p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> 1. Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances 2001 (NZECP 34:2001). 2. The location, height, scale, orientation and use of buildings and structures to ensure the following are addressed: <ol style="list-style-type: none"> a) The risk to the structural integrity of the transmission line. b) The effects on the ability of the transmission line owner to operate, maintain and upgrade the transmission network. c) The risk of electrical hazards affecting public or individual safety, and risk of property damage. d) The extent of earthworks required, and use of mobile machinery near the transmission line which may put the line at risk. e) Minimising the visual effects of the transmission line. f) The outcome of any consultation with the affected utility operator. <p>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.</p>	
SAZ-R26-R38 <i>Policy</i> <i>TP-P3</i>	<p>Activities listed as permitted or controlled which do not comply with the access standards in SAZ-S1</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> 1. The extent to which the activity will adversely affect traffic and pedestrian safety. 2. The extent to which the activity will adversely affect the efficient functioning of the roading network. 	RDIS
Discretionary Activities		
Zone-wide (excluding the St Patrick's Estate Area and the Speedway Area)		
SAZ-R27-R39	<p>Activities which do not comply with the permitted and controlled activity standards, unless otherwise specified</p>	DIS
Non-complying Activities		
Zone-wide (excluding the St Patrick's Estate Area and the Speedway Area)		
SAZ-R28-R40	<p>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)</p>	NC
SAZ-R29-R41	<p>Activities which are not listed in this table unless otherwise covered in the District-wide matters of the Plan</p>	NC
St Patrick's Estate Area only		
SAZ-R30-R42	<p>Retailing excluding garden centres</p>	NC
SAZ-R31-R43	<p>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 District-wide matters of the Plan</p>	NC
SAZ-R32-R44	<p>Medical facilities (St Patrick's College Area* only)</p>	NC
Speedway Area only		
SAZ-R45	<p>Activities which are not listed in this Table unless otherwise covered in the District-wide matters of the Plan</p>	NC

* Identified on the Planning Maps

Matters for Consideration	
Matters that may be relevant in the consideration of any resource consent other than for a restricted discretionary activity may include the following:	
SAZ-MC1	Access

	<ol style="list-style-type: none"> 1. Accessibility for public transport, cyclists and pedestrians. 2. Compliance with the Code of Practice for Civil Engineering Works. 3. 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. 4. Whether the activities proposed will not generate a demand for servicing facilities. 5. Whether suitable alternative provision for servicing can be made. 6. Whether the nature of adjacent roads is such that the entry, exit and manoeuvring of vehicles can be conducted safely. 	
SAZ-MC2	Traffic generation <ol style="list-style-type: none"> 1. Whether activities which generate significant traffic flows have satisfactory access arrangements. 2. Impacts on public safety. 	
SAZ-MC3	Site layout <ol style="list-style-type: none"> 1. The arrangement of buildings, car parks and vehicle movements on site. 2. The extent of landscaping and screening particularly where sites adjoin Residential or Open Space Zones. 3. Whether the topography of the site has been taken into account. 4. Whether a better standard of development can be achieved by varying the design. 	
SAZ-MC4	Bulk and location of buildings <ol style="list-style-type: none"> 1. Whether the buildings will cause a loss of privacy, interfere with sunlight access or create shadows on residential units on adjoining allotments. 2. Whether the building location, design, appearance and scale will detrimentally affect the character of the surrounding area. 	
SAZ-MC5	Sunlight access <ol style="list-style-type: none"> 1. Whether the building will adversely interfere with sunlight access or create adverse shading on adjoining sites. 2. 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. 	
SAZ-MC6	Nuisance <ol style="list-style-type: none"> 1. The potential impacts of noise, dust, glare, vibration, fumes, smoke, odour, other discharges or pollutants or the excavation or deposition of earth. 	
SAZ-MC7	Infrastructure <ol style="list-style-type: none"> 1. The capacity of the infrastructure. 	
SAZ-MC8	Cumulative effects <ol style="list-style-type: none"> 1. Whether cumulative effects such as pollution, any risk to public safety and nuisances have been assessed to avoid, remedy or mitigate adverse effects. 	
SAZ-MC9	Additional matters for the St Patrick's Estate Area <ol style="list-style-type: none"> 1. Whether flooding effects have been adequately addressed. 2. Whether the proposal maintains a landscaped gateway to the City, a low density, open development and contains screening from residential areas and Fergusson Drive. 3. Whether the landscaping will maintain and enhance the amenity of the area. 4. Whether pedestrian linkages to the Hutt River walkway and Silverstream Railway Station are provided. 	
SAZ-MC10	Speedway Area <ol style="list-style-type: none"> 1. <u>Maintenance of residential amenity levels.</u> 2. <u>Maintaining noise standards within the time frames and adhering to the schedule of fixtures.</u> 3. <u>Avoidance of dust nuisance.</u> 	
Prohibited Activities		
Zone-wide (including the St Patrick's Estate Area and Speedway Area)		
SAZ-R33-R46	Gang fortifications	PR

Methods

- SAZ-M1** District Plan provisions consisting of the following:
1. 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.
 2. 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.
 3. Rules controlling vegetation clearance, **setbacks**, **earthworks**, minimum **allotment** size, **noise** and other nuisances, and **building**.
- SAZ-M2** **Code of Practice for Civil Engineering Works.**
- SAZ-M3** Abatement notices and enforcement orders may be issued where necessary to enforce Plan rules and mitigate any adverse **effects**.
- SAZ-M4** District Plan rules setting standards to protect adjacent **properties** from adverse shading **effects**.
- SAZ-M5** District Plan rules prohibiting gang fortifications because of their adverse **effects** on the **environment**.

Anticipated environmental results

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
SAZ-AER1	The continued use and development of the Zone	Changes in land use	Council records Resource consent information
SAZ-AER2	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
SAZ-AER3	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	Resource consents by type Change in land cover and use Development in identified natural hazard areas	Council resource consent records
SAZ-AER4	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
SAZ-AER5	<u>The continued use and development of the Speedway</u>	<u>Change in land cover and use</u> <u>Change in density of built structures</u> <u>User views about Speedway</u>	<u>Consultation with operator</u> <u>Resource consent information</u> <u>Consultation</u>
SAZ-AER6	<u>Compatible coexistence between speedway users and the surrounding residents</u>	<u>Complaints received about adverse effects</u> <u>Changes in noise levels and other environmental effects</u>	<u>Complaints register</u> <u>Complaints</u>

