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NU	Network Utilities
REG	Renewable Energy Generation
TP	Transport and Parking
<b>HAZARDS AND RISKS</b>	
CL	Contaminated Land
HS	Hazardous Substances
NH	Natural Hazards
WM	Waste Management
<b>HISTORICAL AND CULTURAL VALUES</b>	
HH	Historic Heritage
TREE	Notable Trees
UTG	Urban Tree Groups
<b>NATURAL ENVIRONMENT VALUES</b>	
ECO	Ecosystems and Indigenous Biodiversity
NATC	Natural Character
NFL	Natural Features and Landscapes
PA	Public Access
<b>SUBDIVISION</b>	
SUB-GEN	General Subdivision Provisions that Apply in All Zones
SUB-RES	Subdivision in the General Residential Zone
SUB-HDR	Subdivision in the High Density Residential Zone
SUB-RUR	Subdivision in Rural Zones
SUB-CMU	Subdivision in Commercial and Mixed Use Zones
SUB-IND	Subdivision in Industrial Zones
SUB-OSZ	Subdivision in the Open Space Zone
SUB-SAZ	Subdivision in the Special Activity Zone
SUB-DEV1	Subdivision in Development Area 1
DC	Development Contributions
<b>GENERAL DISTRICT-WIDE MATTERS</b>	

ASW	Activities on the Surface of Water
AIR	Air
EW	Earthworks
LIGHT	Light
PK	Papakāinga
NOISE	Noise
SIGN	Signs
TEMP	Temporary Activities
<b>PART 3 — AREA-SPECIFIC MATTERS</b>	
<b>ZONES</b>	
<b>Residential Zones</b>	
GRZ	General Residential Zone
Precinct 1	Indigenous Biodiversity Precinct
HRZ	High Density Residential Zone
<b>Rural Zones</b>	
GRUZ	General Rural Zone
RPROZ	Rural Production Zone
RLZ	Rural Lifestyle Zone
SETZ	Settlement Zone
<b>Commercial and Mixed Use Zones</b>	
NCZ	Neighbourhood Centre Zone
LCZ	Local Centre Zone
MUZ	Mixed Use Zone
TCZ	Town Centre Zone
CCZ	City Centre Zone
<b>Industrial Zones</b>	
GIZ	General Industrial Zone
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OSZ	Open Space Zone
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<b>DEV DEVELOPMENT AREAS</b>	
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
DEV4	Development Area 4 - St Patrick's Estate Development Area
<b>DES DESIGNATIONS</b>	
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
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APP4	St Patrick's Development Area Structure Plan
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## 1.2 Purpose

### What is a District Plan

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

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

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

### 1.3 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.

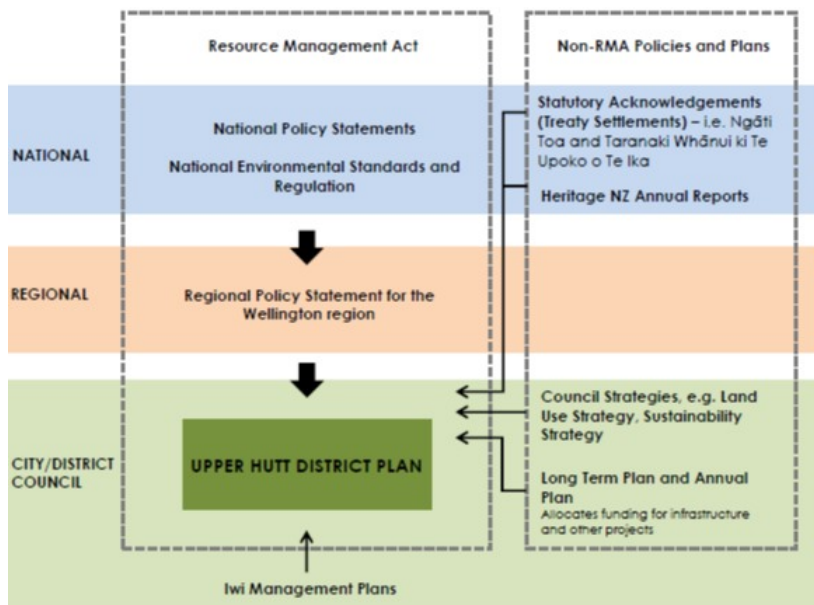
### Relationships with other RMA documents

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

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 to Upoko o Te Ika. These relationships are detailed further in the **Tangata Whenua** section below.

#### Pouhere Taonga - Heritage New Zealand:

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

*Other Council policies and plans:*

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

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

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

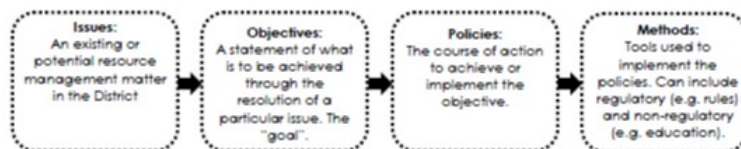
As the Upper Hutt City Council continues to monitor and review its various strategies and plans, there may be a requirement for the Plan to be reviewed to maintain consistency across **Council** documentation. Therefore, the above list only represents documents relevant at the time of writing.

## 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
- High Density Residential Zone
- General Rural Zone
- Rural Production Zone
- Rural Lifestyle Zone
- Neighbourhood Centre Zone
- Local Centre Zone
- Mixed Use Zone
- Town Centre Zone
- City Centre Zone
- General Industrial Zone
- Open Space 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



## 2.3 Status of Resource Consents

### Activity Classes

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

#### *Permitted Activities*

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

#### *Controlled Activities*

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

#### *Other Activity Statuses*

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

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

### Conflicting Classes

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

### Notification

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

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

### Existing Use Rights

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

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

## 2.4 Information Requirements

### 2.4.1 General information

Schedule 4 of the RMA sets out information that is required in all resource consent applications. In addition, **Council** may also require applicants to supply further information to better understand the nature of the proposed **activity**, the **effects** it may have on the local **environment**, and the ways in which any adverse environmental **effect** may be avoided, remedied or mitigated.

### 2.4.2 Assessment of environmental effects

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

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

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

### 2.4.3 Drawings of proposal

All applications for resource consent must include the following information.

1. **Site** location: with **road** name, **site boundaries**, and north point.
2. **Site** plan at an appropriate scale for detail (as a general guide, a scale of 1:200 would be appropriate for an urban area), showing as applicable:
  - a. **Site** dimensions
  - b. The location of all existing and proposed **buildings** and **structures**
  - c. Proposed areas of excavations and fill
  - d. Position of any existing and proposed easements
  - e. Trees and large areas of vegetation
  - f. Levels at **site boundaries** or contours (based on mean sea level) to show the general topography of the area
  - g. Areas that may be subject to inundation, flooding, landslips, or fault lines
  - h. Any designations
  - i. Any **wetlands**, landscape, ecological or **historic heritage** features
  - j. Existing power, transmission, gas lines, main trunk and **water** supply pipes, sewerage pipes
  - k. The means to manage all **stormwater** and sanitary drainage
  - l. If applicable, position of car parking, **loading** spaces, servicing areas, and access points.
3. For **land** use resource consents, floor plan and elevations of each **building** (as a general guide, a scale of 1:100 would be appropriate) showing:
  - a. Internal layout of the **building** and identification of the use of such rooms or parts of a floor
  - b. The external appearance of the **building** (including windows and doors)
  - c. **Building heights** and distance to any **property boundary** and, where relevant, **building height** envelopes and maximum permitted **height**.

### 2.4.4 Information requirements for subdivision applications

An application for **subdivision** consent shall include:

1. A description of the proposal for which the consent is sought.
2. The address and legal description of the **site**, and current copies of all Computer Freehold Registers of the **land** to be subdivided.
3. An assessment of the environmental **effects** associated with the proposal, which addresses the Plan requirements.
4. A **site** plan including the information required for **site** plans, as listed above. In addition to this, **site** plans for **subdivision** consents, must also include:
  - a. The position of all new **boundaries**, including restrictive covenant boundaries for cross lease applications, and principal unit, accessory unit and common **property boundaries** for unit title applications
  - b. Areas of all new **allotments**
  - c. Location and areas of new reserves to be created, including **esplanade reserves** and access strips
  - d. Location and areas of any **bed of a river** or **lake** which is required by **the Act** to be shown on the survey plan as **land** to be vested in the Crown
  - e. Abutting and underlying title **boundaries**, and existing **building** line restrictions
  - f. The balance area of the **site** to be subdivided showing any proposals for future development
  - g. Any features to be protected by covenant
  - h. Location of utilities to effectively meet the **Code of Practice for Civil Engineering Works** and the District Plan to effectively service the **subdivision**
  - i. Legal access connections to existing **roads**, carriageways and pathways
  - j. Proposed **roads**, access points, accessways, service lanes, with relevant widths, areas, and gradients.

### 2.4.5 Specific information requirements to waive esplanade reserve or esplanade strip requirements

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

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

### 2.4.6 Specific information accompanying applications for more than one residential unit on a site

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

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

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

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

Provision of a report by a suitably qualified and experienced person is required to determine the erosion risk to the proposed **building** platform or area of works in order to determine the **effect** of the proposal in accordance with Schedule 4 of the RMA.

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

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

Either;

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

Or;

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

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

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

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

#### 2.4.12 Specific, additional information accompanying applications for subdivision, use and development in DEV3-Gabites Block Development Area

Specific, additional information requirements in respect of **subdivision**, use and development in DEV3 - Gabites Block Development Area are contained in the Subdivision chapter and the DEV3 chapter DEV3 - Gabites Block Development Area.

#### 2.4.13 Further guidance on information requirements

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

1. Persons likely to be adversely affected by the proposed **activity**.
2. The **Department of Conservation**.
3. **Pouhere Taonga — Heritage New Zealand**.
4. Iwi authorities.
5. **New Zealand Transport Agency**.
6. Other relevant authorities or organisations.

#### SUB-DEV3- Landscape and visual assessment in the Hilltops and Hillside Area IR-1

Applications under Rule SUB-DEV3-R3 for **subdivision** in the hilltop area or the hillside area must provide:

1. A landscape and visual assessment prepared by a suitably qualified landscape architect that sets out the following:
  - a. explanation of how the **subdivision** provides for the matters in SUB-DEV-P4;
  - b. existing topography by contour **lines** with an analysis of slope gradients and an indication of the drainage pattern;
  - c. existing vegetation and significant natural features on the **site**;
  - d. for **building** platforms in the hillside area or the ridgeline protection overlay, existing visibility and views to and from the site;
  - e. proposed **allotment boundaries**, **building** platforms, roading and access;
  - f. associated **earthworks** and access or **driveway** construction including proposed topography by contour **lines**, identifying areas of cut and fill; and
  - g. proposed landscape development including fences, **boundary** planting and vegetation.
2. A planting plan prepared by a suitably qualified expert that provides details of the planting of vegetation to mitigate potential landscape and visual effects associated with the proposal:
  - a. a planting plan prepared by a suitably qualified expert that provides details of the planting of vegetation to mitigate potential landscape and visual effects associated with the proposal:
    - i. establishment of a vegetation cover over areas exposed by **site earthworks**;
    - ii. integration of the **earthworks** into the adjoining landscape;
    - iii. buffer vegetation areas to visually separate neighbouring sites; and
    - iv. a buffer vegetation area in the western side of the road reserve along the main north-south ridge that visually screens built development in the ridgeline protection overlay when viewed from Maymorn Road or Parkes Line Road; and
  - b. the planting plan must include the following information:

- i. details of batter slope planting and retaining wall screening planting (including plant species and spacing);
- ii. details of planting on existing vegetation in buffer vegetation areas to visually separate neighbouring **sites** or screen built development in the ridgeline protection overlay when viewed from Maymorn Road or Parkes Line Road;
- iii. a planting maintenance plan for 3 years or until planting has achieved an 80% canopy cover; and
- iv. on-going management.

### SUB-DEV3- Ecological plan in the Gabites Block Development Area

#### IR-2

The first application for **subdivision** under Rule SUB-DEV-R2 or SUB-DEV3-R3 must provide:

1. An ecological plan prepared by a suitably qualified person that covers the following:
  - a. the potential adverse effects on the biodiversity values of the **Gabites Block Natural Areas** (GBNA) as identified in DEV3-ECO-APPENDIX1, including potential edge **effects** from any clearance around the perimeters of the GBNAs;
  - b. the legal mechanism (e.g consent notice on Record of Title) required for ongoing protection of the biodiversity values of the GBNAs;
  - c. opportunities for improving the **freshwater** values of the **site**, including fish;
  - d. identify potential bat habitat;
  - e. set out requirements to manage bats, should bats be identified in the **site**, and bat habitat be present in areas outside the **Gabites Block Natural Areas** that require vegetation clearance;
  - f. identify areas outside **Gabites Block Natural Areas** that require pre-vegetation clearance survey of lizards;
  - g. document results of pre-vegetation clearance survey of lizards;
  - h. if lizards are found, prepare a lizard management plan that includes the following:
    - i. identification of suitable lizard relocation areas;
    - ii. methodology to capture and relocate lizards;
    - iii. application for a Wildlife Act Authority to allow the relocation of lizards; and
    - iv. post-relocation monitoring and pest animal control (if required);
  - i. identify areas outside **Gabites Block Natural Areas** that require pre-vegetation clearance monitoring of nesting indigenous birds for vegetation clearance taking place in the nesting season September to February (inclusive);
  - j. set out requirements for managing nesting indigenous birds affected by proposed vegetation clearance in the nesting season September to February (inclusive); and
  - k. specify the legal mechanism (e.g. consent notice on Record of Title) for ongoing protection of bat habitat or lizard relocation areas that are outside of **Gabites Block Natural Areas** or other protected **land**.

### SUB-DEV3- Stormwater management plan in the Gabites Block Development Area

#### IR-3

The first application for **subdivision** under Rule SUB-DEV3-R2 or SUB-DEV3-R3 must provide a **stormwater** management plan for the entire Gabites Block Development Area that covers the following:

1. existing **site** appraisal (location and general information, topography, geotechnical, existing drainage features and **stormwater** infrastructure, receiving **environment**, existing hydrological features, flooding and flowpaths, biodiversity, cultural and heritage **sites**, **contaminated land**);
2. development summary and planning context;
3. identification and incorporation of **mana whenua** values;
4. proposed development:
  - a. location and area;
  - b. purpose of the development;
  - c. **site** layout and urban form;
  - d. **earthworks**;
5. **stormwater** management:
  - a. principles of **stormwater** management;
  - b. proposed **stormwater** management;
    - i. general;
    - ii. **water** quality;
    - iii. **stream** hydrology;
    - iv. flooding - Network Capacity;
    - v. flooding - Habitable Floors;
    - vi. overland flow path and floodplain management;
    - vii. development staging;
  - c. **hydraulic neutrality**;
  - d. asset ownership;
  - e. ongoing **maintenance** requirements;
  - f. implementation of **stormwater** network;
  - g. dependencies;
  - h. risks;
6. departures from regulatory or design codes;
7. conclusion and recommendation.

### DEV3-IR-1 Landscape and visual assessment of buildings and structures in hillside area or within the ridgeline overlay

Applications under Rule DEV3-R1 for **buildings** and **structures** in the hilltop area (within the ridgeline protection overlay) or hillside area must provide:

1. A landscape and visual assessment prepared by a suitably qualified landscape architect that sets out the following:
  - a. give effect to the landscape and visual assessment approved in the **subdivision** that created the **allotment** being built on and any conditions of consent including **building** location, fencing and planting;
  - b. avoids unacceptable adverse visual effects on the skyline of the main north-south ridge shown on the Gabites Block Development Area Structure Plan in DEV3-APPENDIX-1, when viewed from Maymorn Road or Parkes Line Road;
  - c. visibility and similarity with surrounding colours, textures, patterns and forms;
  - d. recessive built forms and finishes;
  - e. **outdoor living spaces** that are well located, accessible and have access to sunlight;
  - f. driveways, manoeuvring and parking areas are visually unobtrusive and designed to minimise **earthworks** where practicable;
  - g. lighting that enhances safety and security without adversely affecting the amenity of other **sites**.

### DEV3-ECO- Activities in Gabites Block Natural Areas in the Gabites Block Development Area

#### IR-1

Applications for **activities** in **Gabites Block Natural Areas** must include the following:

1. An ecological assessment by a suitably qualified ecologist that:
  - a. identifies the biodiversity values and potential effects of the proposal; and
  - b. demonstrates that the **effects** management hierarchy of DEV3-ECO-P2 has been applied.

## 2.5 Cross boundary matters

### Relationships with Neighbouring Councils

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

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

## 2.6 Relationships between spatial layers

### How to use the District Plan

The following provides a reference guide on how to use the Plan. These steps will provide guidance for the likely activity status for your proposal. In using the Plan, it is important to check whether any defined terms are applicable. Section 3.1 contains a list of definitions that are used throughout the Plan which should be read alongside District Plan text.

#### Step 1 — Planning Maps

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

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

- A **historic heritage** feature or protected trees(s)
- A **natural hazard** such as a fault line or a floodplain
- A designation.

#### Step 2 — Zoning

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

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

#### Step 3 — District-wide matters

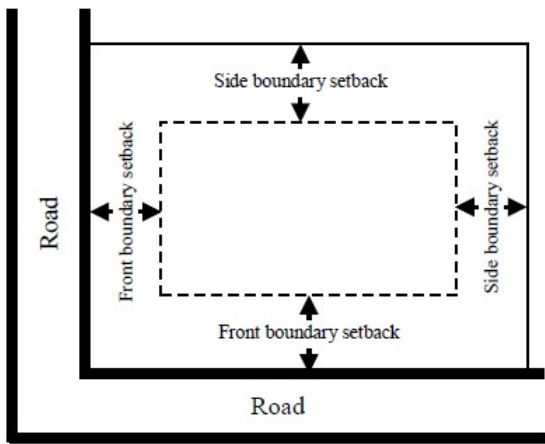
**Activities** must comply with the relevant zone rules, as well as the citywide provisions. District-wide matters cover **activities** such as subdivision, **earthworks**, **esplanade reserves** and strips, **temporary events**, **historic heritage** features, trees, **noise** and **natural hazards**.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

## 3.1 Definitions

Term	Definition
<b>the Act</b>	the Resource Management Act 1991 including any amendments thereto.
<b>Abrasive blasting</b> <b>NPS</b>	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 <b>water</b> or by a wheel.
<b>Access allotment</b>	any separate <b>allotment</b> , owned in common undivided shares, and used primarily for access to one or more <b>allotments</b> that have no legal frontage.
<b>Accessory building</b> <b>NPS</b>	means a detached <b>building</b> , the use of which is ancillary to the use of any <b>building, buildings</b> or <b>activity</b> that is or could be lawfully established on the same <b>site</b> , but does not include any <b>minor residential unit</b> .
<b>Active recreation</b>	recreation <b>activities</b> that are active in nature. It includes motorised <b>activities</b> and gun clubs which have an intermittent <b>noise</b> component but excludes all <b>temporary events</b> , such as organised competitive sporting events.
<b>Activity</b>	the use of a <b>site</b> including the construction, operation, maintenance, <b>minor upgrading</b> , replacement and refurbishment of <b>buildings, structures</b> , plant and equipment.
<b>Allotment</b> <b>NPS</b>	has the same meaning as in section 218 of the RMA (as set out in the box below) <p>2. In this Act, the term <b>allotment</b> means—</p> <ol style="list-style-type: none"> <li>a. any parcel of <b>land</b> under the Land Transfer Act 2017 that is a continuous area and whose <b>boundaries</b> are shown separately on a survey plan, whether or not— <ol style="list-style-type: none"> <li>i. the <b>subdivision</b> shown on the survey plan has been allowed, or <b>subdivision</b> approval has been granted, under another Act; or</li> <li>ii. a <b>subdivision</b> consent for the <b>subdivision</b> shown on the survey plan has been granted under this Act; or</li> </ol> </li> <li>b. any parcel of <b>land</b> or <b>building</b> or part of a <b>building</b> that is shown or identified separately— <ol style="list-style-type: none"> <li>i. on a survey plan; or</li> <li>ii. on a licence within the meaning of subpart 6 of Part 3 of the Land Transfer Act 2017; or</li> </ol> </li> <li>c. any unit on a unit plan; or</li> <li>d. any parcel of <b>land</b> not subject to the Land Transfer Act 2017.</li> </ol> <p>3. For the purposes of subsection (2), an <b>allotment</b> that is—</p> <ol style="list-style-type: none"> <li>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</li> <li>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 <b>land</b> notwithstanding that part of it is physically separated from any other part by a <b>road</b> or in any other manner whatsoever, unless the division of the <b>allotment</b> into such parts has been allowed by a <b>subdivision</b> consent granted under this Act or by a subdivisional approval under any former enactment relating to the <b>subdivision</b> of <b>land</b>.</li> </ol> <p>4. For the purposes of subsection (2), the balance of any <b>land</b> from which any <b>allotment</b> is being or has been subdivided is deemed to be an <b>allotment</b>.</p>
<b>Alteration or addition</b>	in relation to <b>Historic Heritage</b> - means any work on a significant heritage feature which involves the <b>addition, alteration</b> or removal and replacement of walls, windows, ceilings, floors or roofs, either internally or externally.
<b>Amenity values</b> <b>NPS</b>	has the same meaning as in section 2 of the RMA (as set out in the box below) <p>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.</p>
<b>Ancestral land</b>	Means <b>land</b> that belonged to <b>tipuna/tupuna</b> .
<b>Ancillary activity</b> <b>NPS</b>	means an <b>activity</b> that supports and is subsidiary to a primary <b>activity</b> .
<b>Anemometer</b>	means a <b>mast</b> and supporting sensors for the purpose of wind resource measurement. This includes guy wires and various meteorological instruments to be erected at varying <b>heights</b> , including: <ol style="list-style-type: none"> <li>1. <b>Anemometers</b> to measure the average wind speed, wind gust speeds, turbulence intensity and wind shear;</li> <li>2. wind vanes to measure wind direction; and other meteorological instruments to measure temperature, air pressure, humidity and rainfall.</li> </ol>
<b>Antenna</b>	means <b>antenna</b> as defined in the Resource Management (National Environmental Standard for Telecommunications Facilities) Regulations 2008. An <b>antenna</b> does not include: <ol style="list-style-type: none"> <li>1. Devices used in amateur radio configurations</li> <li>2. Devices used only for television reception; and</li> <li>3. Any other device not otherwise defined above that is less than 1.5m<sup>2</sup> in area</li> </ol> <p><b>Advice note:</b> The mountings of any <b>antenna</b> and any radiofrequency equipment or similar device shall not be included in the measurement of area or diameter of each <b>antenna</b>, provided that the radiofrequency unit or similar device is smaller in area or diameter than the antenna itself. Any <b>antenna</b> only need meet the area or diameter measurement, as appropriate to the type of <b>antenna</b> and the measurement is of each individual antenna and is not a cumulative measurement.</p>
<b>Aquifer</b> <b>NPS</b>	means a permeable geological formation, group of formations, or part of a formation, beneath the ground, capable of receiving, storing, transmitting and yielding <b>water</b> .
<b>Bed</b> <b>NPS</b>	has the same meaning as in section 2 of the RMA (as set out in the box below) <ol style="list-style-type: none"> <li>a. in relation to any <b>river</b>— <ol style="list-style-type: none"> <li>i. for the purposes of <b>esplanade reserves, esplanade strips</b>, and <b>subdivision</b>, the space of <b>land</b> which the <b>waters</b> of the <b>river</b> cover at its annual fullest flow without overtopping its banks;</li> <li>ii. in all other cases, the space of <b>land</b> which the <b>waters</b> of the <b>river</b> cover at its fullest flow without overtopping its banks; and</li> </ol> </li> <li>b. in relation to any <b>lake</b>, except a <b>lake</b> controlled by artificial means,— <ol style="list-style-type: none"> <li>i. for the purposes of <b>esplanade reserves, esplanade strips</b>, and <b>subdivision</b>, the space of <b>land</b> which the <b>waters</b> of the <b>lake</b> cover at its annual highest level without exceeding its margin;</li> <li>ii. in all other cases, the space of <b>land</b> which the <b>waters</b> of the <b>lake</b> cover at its highest level without exceeding its margin; and</li> </ol> </li> </ol>

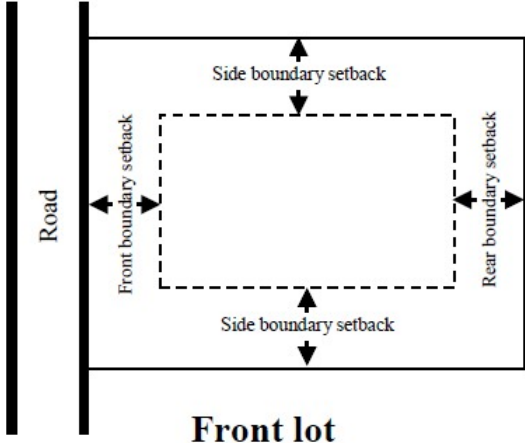
	<p>c. in relation to any <b>lake</b> controlled by artificial means, the space of <b>land</b> which the <b>waters</b> of the <b>lake</b> cover at its maximum permitted operating level; and</p> <p>d. in relation to the sea, the submarine areas covered by the internal <b>waters</b> and the territorial sea.</p>
<b>Best practicable option</b>	has the same meaning as in section 2 of the RMA (as set out in the box below)
<b>NPS</b>	<p>in relation to a <b>discharge</b> of a <b>contaminant</b> or an emission of <b>noise</b>, means the best method for preventing or minimising the adverse effects on the <b>environment</b> having regard, among other things, to—</p> <p>a. the nature of the <b>discharge</b> or emission and the sensitivity of the receiving <b>environment</b> to adverse effects; and</p> <p>b. the financial implications, and the effects on the <b>environment</b>, of that option when compared with other options; and</p> <p>c. the current state of technical knowledge and the likelihood that the option can be successfully applied.</p>
<b>Biodiversity offset</b>	means a measurable positive environmental outcome resulting from actions designed to redress the residual adverse effects on biodiversity arising from <b>activities</b> 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.
<b>Bore</b>	means any hole drilled or constructed in the ground that is used to:
<b>NPS</b>	<p>a. investigate or monitor conditions below the ground surface; or</p> <p>b. abstract gaseous or liquid substances from the ground; or</p> <p>c. <b>discharge</b> gaseous or liquid substances into the ground; but it excludes test pits, trenches, soak holes and soakage pits.</p>
<b>Boundary</b>	the legal <b>boundary</b> of a <b>site</b> , unless otherwise specified.
<b>Boundary adjustment</b>	means a <b>subdivision</b> that alters the existing <b>boundaries</b> between adjoining <b>allotments</b> , without altering the number of <b>allotments</b> .
<b>NPS</b>	
<b>Building</b>	means a temporary or permanent movable or immovable physical construction that is:
<b>NPS</b>	<p>a. partially or fully roofed; and</p> <p>b. is fixed or located on or in <b>land</b>;</p> <p>but excludes any motorised vehicle or other mode of transport that could be moved under its own power.</p>
<b>Building coverage</b>	means the percentage of the <b>net site area</b> covered by the <b>building footprint</b> .
<b>NPS</b>	
<b>Building footprint</b>	means, in relation to <b>building coverage</b> , the total area of <b>buildings</b> at ground floor level together with the area of any section of any of those <b>buildings</b> that extends out beyond the ground floor level limits of the <b>building</b> and overhangs the ground.
<b>NPS</b>	
<b>Building improvement centres</b>	are premises used for the storage, display and sale of goods and materials used in the construction, repair, alteration, improvement and renovation of <b>buildings</b> and includes building supply, electrical supply and plumbing supply centres, building recyclers and home and building display centres.
<b>Cabinet</b>	means a box-shaped <b>structure</b> which houses radio and telecommunication equipment, electrical equipment, equipment associated with the continued operation of <b>network utilities</b> and includes single transformers and associated switching gear distributing electricity at a voltage up to, and including, 110KV.
<b>Cleanfill area</b>	means an area used exclusively for the disposal of <b>cleanfill material</b> .
<b>NPS</b>	
<b>Cleanfill material</b>	means virgin excavated natural materials including clay, gravel, sand, soil and rock that are free of:
<b>NPS</b>	<p>a. combustible, putrescible, degradable or leachable components;</p> <p>b. <b>hazardous substances</b> and materials;</p> <p>c. products and materials derived from hazardous waste treatment, stabilisation or disposal practices;</p> <p>d. medical and veterinary wastes, asbestos, and radioactive substances;</p> <p>e. contaminated soil and other contaminated materials; and</p> <p>f. liquid wastes.</p>
<b>Code of Practice for Civil Engineering Works</b>	<p>a document prepared by the <b>Council</b> which sets out performance criteria, standards and procedures for engineering works within Upper Hutt.</p> <p>Read the document: <a href="https://www.upperhuttcity.com/Your-Council/Plans-policies-by-laws-and-reports/Code-of-Practice-for-Civil-Engineering-Works">https://www.upperhuttcity.com/Your-Council/Plans-policies-by-laws-and-reports/Code-of-Practice-for-Civil-Engineering-Works</a></p>
<b>Commercial activity</b>	means any <b>activity</b> trading in goods, equipment or services. It includes any <b>ancillary activity</b> to the <b>commercial activity</b> (for example administrative or head offices).
<b>NPS</b>	
<b>Commercial and mixed use zones</b>	<p>means the following:</p> <p>a. City centre zone;</p> <p>b. Town centre zone;</p> <p>c. Local centre zone;</p> <p>d. Neighbourhood centre zone; and</p> <p>e. Mixed use zone.</p>
<b>Commercial service activity</b>	<p>means any <b>activity</b> that provides <b>commercial</b> services rather than goods. It includes:</p> <p>a. bank;</p> <p>b. <b>commercial</b> indoor fitness centres/gymnasiums/play areas;</p> <p>c. professional and financial services;</p> <p>d. <b>commercial</b> sexual services;</p> <p>e. dry cleaner;</p> <p>f. funeral director premises;</p> <p>g. beauty and appearance industries;</p> <p>h. real estate agent;</p> <p>i. show home;</p> <p>j. travel agent; and</p> <p>k. veterinary clinic.</p>
<b>Community care housing</b>	special care housing used for the rehabilitation or care of any group of persons.
<b>Community corrections activity</b>	means the use of <b>land</b> and <b>buildings</b> for non-custodial services for safety, welfare and community purposes, including probation, rehabilitation and reintegration services, assessments, reporting, workshops and programmes, administration,

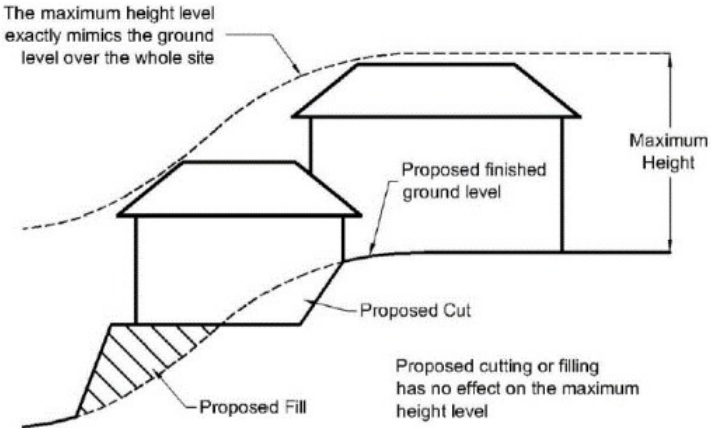


<b>NPS</b>	and a meeting point for community works groups.
<b>Community facility</b> <b>NPS</b>	means <b>land</b> and <b>buildings</b> used by members of the community for recreational, sporting, cultural, safety, health, welfare, or worship purposes. It includes provision for any <b>ancillary activity</b> that assists with the operation of the <b>community facility</b> .
<b>Community scale renewable energy generation</b>	means <b>renewable electricity generation</b> for the purpose of supplying electricity to a whole community which is not connected to the <b>distribution network</b> ('off grid'); or to supplying an immediate neighbourhood in an urban area with some export back into the <b>distribution network</b> .
<b>Conservation</b>	the maintenance or enhancement of environmental and <b>historic heritage</b> values.
<b>Construction and Commissioning activities</b>	in respect of <b>renewable electricity generation activities</b> includes those <b>activities</b> directly involved with the building and operation of a new <b>renewable electricity generation activity</b> . This includes <b>site</b> preparation, <b>earthworks</b> , quarrying, concrete batching, plant construction, <b>road</b> construction and widening, traffic generation, reservoir formation, clearance or inundation of vegetation, but specifically excludes investigative <b>activities</b> such as geological sampling, surveys and geotechnical investigations. <b>Activities</b> associated with "construction and commissioning" includes rapid and temporary population increases and the associated effects on infrastructure and <b>community facilities</b> ; the need to reroute or relocate <b>network utilities</b> and <b>community facilities</b> ; the need to construct new infrastructure including the system of electricity conveyance transmission (including substations) required to convey electricity to the <b>distribution network</b> and/or the national grid as provided for in the definition of ' <b>renewable electricity generation activity</b> '.
<b>Contaminant</b> <b>NPS</b>	has the same meaning as in section 2 of the RMA (as set out in the box below)  includes any substance (including gases, odorous compounds, liquids, solids, and microorganisms) or energy (excluding <b>noise</b> ) or heat, that either by itself or in combination with the same, similar, or other substances, energy, or heat— a. when <b>discharged</b> into <b>water</b> , changes or is likely to change the physical, chemical, or biological condition of <b>water</b> ; or b. when <b>discharged</b> onto or into <b>land</b> or into air, changes or is likely to change the physical, chemical, or biological condition of the <b>land</b> or air onto or into which it is <b>discharged</b> .
<b>Contaminated land</b> <b>NPS</b>	has the same meaning as in section 2 of the RMA (as set out in the box below)  means <b>land</b> that has a hazardous substance in or on it that— a. has significant adverse <b>effects</b> on the <b>environment</b> ; or b. is reasonably likely to have significant adverse <b>effects</b> on the <b>environment</b> .
<b>Corner allotment</b>	any <b>site</b> adjoining two or more contiguous <b>roads</b> with two or more contiguous frontages that each comply with the relevant <b>subdivision</b> standard (for the minimum frontage) of a <b>corner allotment</b> in the relevant zone, but excludes any <b>rear allotment</b> .   <b>Corner lot</b>
<b>Council</b>	the Upper Hutt City Council or any committee, subcommittee or person to whom the <b>Council's</b> powers, duties and discretions have been lawfully delegated.
<b>Cultivation</b> <b>NPS</b>	means the alteration or disturbance of <b>land</b> (or any matter constituting the <b>land</b> including soil, clay, sand and rock) for the purpose of sowing, growing or harvesting of pasture or crops.
<b>Discharge</b> <b>NPS</b>	has the same meaning as in section 2 of the RMA (as set out in the box below)  includes emit, deposit, and allow to escape.
<b>Distribution network</b>	for the purpose of the Renewable Energy Chapter (REG), has the same meaning as in the National Policy Statement for <b>Renewable Electricity Generation</b> and means a <b>distributor's lines</b> and associated equipment used for the conveyance of electricity on lines other than lines that are part of the national grid.
<b>Distributor</b>	for the purpose of the Renewable Energy Chapter (REG), has the same meaning as in the National Policy Statement for <b>Renewable Electricity Generation</b> and means a business engaged in distribution of electricity.
<b>Drain</b> <b>NPS</b>	means any artificial watercourse designed, constructed, or used for the drainage of surface or subsurface <b>water</b> , but excludes artificial watercourses used for the conveyance of <b>water</b> for electricity generation, irrigation, or <b>water</b> supply purposes.
<b>Drinking water</b> <b>NPS</b>	means <b>water</b> intended to be used for human consumption; and includes <b>water</b> intended to be used for food preparation, utensil washing, and oral or other personal hygiene.
<b>Dripline (of a tree)</b>	the shape defined on the ground by a series of vertical lines formed around the outer most extent of the tree, branches and foliage.

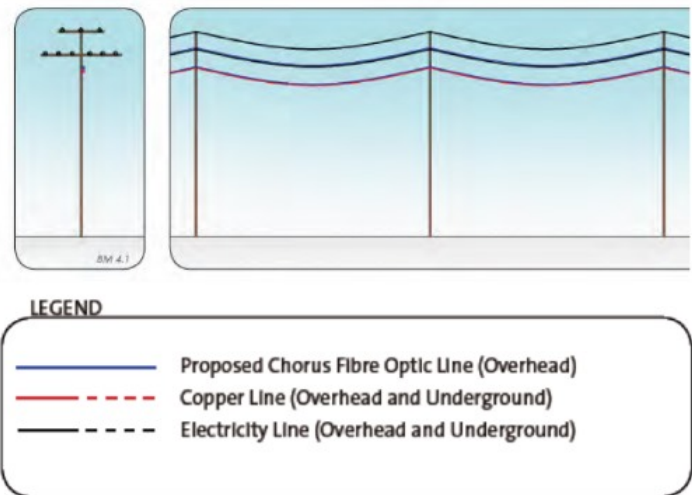
<b>Drive-through activity</b>	means any <b>activity</b> with a substantial focus on drive-through transactions, including <b>service stations</b> and drive-in or drive-through <b>retail</b> and services outlets and <b>restaurants</b> .
<b>Drive-through restaurant</b>	means any <b>land</b> or <b>building</b> on or in which food and beverages are prepared, served and sold to the public inclusive of a facility designed to serve customers in their vehicles, for the consumption on or off the premises and may include an ancillary cafe or playground area.
<b>Driveway</b>	means an access way designed and constructed for use by motor vehicles, pedestrians or cyclists.
<b>Dry abrasive blasting</b>	means <b>abrasive blasting</b> using materials to which no <b>water</b> has been added.
<b>NPS</b>	
<b>Dust</b>	means all non-combusted solid particulate matter that is suspended in the air, or has settled after being airborne. <b>Dust</b> may be derived from materials including rock, sand, cement, <b>fertiliser</b> , coal, soil, paint, animal products and wood.
<b>NPS</b>	
<b>Dwelling</b>	means <b>residential unit</b> .
<b>Early childhood centre</b>	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, <b>Kohanga Reo</b> , Licensed Childcare Centres, Day Nurseries and Creches.
<b>Earthworks</b>	means the alteration or disturbance of <b>land</b> , including by moving, removing, placing, blading, cutting, contouring, filling or excavation of earth (or any matter constituting the <b>land</b> including soil, clay, sand and rock); but excludes gardening, <b>cultivation</b> , and disturbance of <b>land</b> for the installation of fence posts.
<b>NPS</b>	
<b>Earthworks plane</b>	means a <b>height</b> control plane applied at the <b>ground level</b> at a <b>boundary</b> from a <b>height</b> of 1.5 metres above any point along that <b>boundary</b> and entering the <b>site</b> at an angle of 45°
<b>Ecosystem</b>	a dynamic complex of plant, animal and micro-organism communities and their non-living <b>environment</b> , interacting as a functional unit.
<b>Educational facility</b>	means <b>land</b> or <b>buildings</b> used for teaching or training by child care services, schools, or tertiary education services, including any <b>ancillary activities</b> .
<b>NPS</b>	
<b>Effect</b>	has the same meaning as in section 3 of the RMA (as set out in the box below)
<b>NPS</b>	includes— a. any positive or adverse <b>effect</b> ; and b. any temporary or permanent <b>effect</b> ; and c. any past, present, or future <b>effect</b> ; and d. any cumulative <b>effect</b> which arises over time or in combination with other <b>effects</b> — regardless of the scale, intensity, duration, or frequency of the <b>effect</b> , and also includes— e. any potential <b>effect</b> of high probability; and f. any potential <b>effect</b> of low probability which has a high potential impact.
<b>Emergency service facility</b>	means places occupied by organisations that respond to and deal with accidents, emergencies, or urgent problems such as fire, illness, or crime. Includes: a. police, fire and ambulance stations; b. surf lifesaving activities; c. administration related to emergency services; d. storage and maintenance of emergency vehicles and equipment; and e. personnel training. Excludes: f. <b>healthcare activities</b> ; g. hospitals; and h. private security companies.
<b>Entertainment and hospitality activity</b>	means any <b>activity</b> where the primary business is providing entertainment or hospitality.
<b>Entertainment facility</b>	means any <b>commercial</b> facility used for leisure, entertainment or hospitality. It includes: a. cinemas; b. theatres; c. concert venues; d. conference centres; and e. private function facilities.
<b>Entrance strip</b>	has the same meaning as <b>driveway</b> for the purposes of the <b>MDRS height in relation to boundary</b> standard.
<b>Environment</b>	has the same meaning as in section 2 of the RMA (as set out in the box below)
<b>NPS</b>	includes— a. <b>ecosystems</b> and their constituent parts, including people and communities; and b. all <b>natural and physical resources</b> ; and c. <b>amenity values</b> ; and

	d. the social, economic, aesthetic, and cultural conditions which affect the matters stated in paragraphs (a) to (c) or which are affected by those matters.
<b>Erosion Hazard Area</b>	the area identified within the District Plan (Part 5) Hazard Maps that are at risk from erosion caused by the flood hazard.
<b>Esplanade reserve</b>  <b>NPS</b>	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— a. which is either— i. a local purpose reserve within the meaning of section 23 of that Act, if vested in the <b>territorial authority</b> under section 239; or ii. a reserve vested in the Crown or a regional council under section 237D; and b. which is vested in the <b>territorial authority</b> , regional council, or the Crown for a purpose or purposes set out in section 229.
<b>Esplanade strip</b>  <b>NPS</b>	has the same meaning as in section 2 of the RMA (as set out in the box below)  means a strip of <b>land</b> created by the registration of an instrument in accordance with section 232 for a purpose or purposes set out in section 229.
<b>Event overnighting</b>	is the sleeping in a tent, caravan, campervan or other related means on a <b>site</b> not typically used for this purpose, and is directly related to a <b>temporary event</b> .
<b>Event staff</b>	Staff involved in the daily operation of a <b>temporary event</b> .
<b>External sound insulation level</b>	<b>External sound insulation level</b> means the standardised level difference (outdoor to indoor) and is a measure of the airborne sound insulation provided by the external <b>building</b> envelope (including windows, walls, ceilings and floors where appropriate) using insulation spectrum No.2 (A-weighted traffic <b>noise</b> 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 " <b>external sound insulation level</b> " 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 <b>building</b> . If field testing of built <b>structures</b> 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> .
<b>Family flat</b>	a self-contained <b>residential unit</b> no more than 55m <sup>2</sup> in floor area, on the same <b>property</b> and in the same ownership as the principal <b>residential unit</b> (and not leased to another party), for the purpose of providing ancillary accommodation.  <b>Note:</b> For clarity, a <b>family flat</b> which exceeds the 55m <sup>2</sup> limit will be considered as a <b>residential unit</b> and will be assessed against the appropriate rules.
<b>Farming activity</b>	an <b>activity</b> with the primary purpose of commercially producing livestock or vegetative matter. It includes horticulture but does not include <b>forestry</b> , veterinary hospitals, boarding kennels, catteries, aviaries or farm products processing industries. It also includes the sale of goods produced on the <b>site</b> , except where sale takes place via access to a State Highway.
<b>Fertiliser</b>  <b>NPS</b>	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: a. nitrogen, phosphorus, potassium, sulphur, magnesium, calcium, chlorine, and sodium as major nutrients; or b. manganese, iron, zinc, copper, boron, cobalt, molybdenum, iodine, and selenium as minor nutrients; or c. <b>fertiliser</b> additives to facilitate the uptake and use of nutrients; or d. non-nutrient attributes of the materials used in <b>fertiliser</b> . 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.
<b>Finished Floor Level</b>	in relation to flood inundation the <b>height</b> as measured to the underside of the floor joists for wooden <b>structures</b> or to the bottom of a concrete slab
<b>Flood Hazard Extent</b>	the area identified within the District Plan (Part 5) Hazard Maps. This identifies the area: • susceptible to the average flood return interval of 100 years (1 in 100-year flood), incorporating climate change to 2090 and freeboard; but, Excludes <b>land</b> within that area where the flood depth is not anticipated to exceed 100mm.
<b>Flood mitigation works</b>	work undertaken by local and regional authorities such as Greater Wellington Regional Council and Upper Hutt City <b>Council</b> or their nominated contractors where the primary purpose is to improve the ability and capacity of a stream or <b>river</b> to convey flood flows or reduce flooding across <b>land</b> , often in accordance with a relevant adopted Floodplain Management Plan.
<b>Food and beverage activity</b>	means any <b>activity</b> where the primary business is selling food or beverages for immediate consumption on or off- <b>site</b> .  It includes: a. <b>restaurants</b> ; b. cafes; c. bars; d. taverns; and e. take-away food bars It excludes: f. <b>retail activities</b> ; g. <b>supermarkets</b> ; and h. <b>drive-through restaurants</b> .
<b>Forestry</b>	the management of forests for: • Soil <b>conservation</b> . • Forest protection. • Regulation of <b>water</b> . • Production of timber or other forest products. • Recreational, aesthetic or scientific purposes. It does not include forest products industries or on-site milling.
<b>Freshwater</b>  <b>NPS</b>	has the same meaning as fresh water in section 2 of the RMA (as set out in the box below)  means all <b>water</b> except coastal water and geothermal <b>water</b> .

<p><b>Front allotment</b></p>	<p>any <b>site</b> abutting a <b>road</b> that complies with the relevant <b>subdivision</b> standard (for the minimum frontage) of a <b>front allotment</b> in the relevant zone, but excludes any <b>rear allotment</b> or <b>corner allotment</b>.</p> 
<p><b>Functional need</b> <i>NPS</i></p>	<p>means the need for a proposal or <b>activity</b> to traverse, locate or operate in a particular <b>environment</b> because the <b>activity</b> can only occur in that <b>environment</b>.</p>
<p><b>Gabites Block Natural Area</b></p>	<p>means an area of significant <b>indigenous vegetation</b> or significant habitat of indigenous fauna that meets the criteria in Policy 23 of the <b>Regional Policy Statement</b> for the Wellington Region and identified in DEV3-ECO-APPENDIX1. It excludes <b>wetlands</b> and other <b>waterbodies</b>.</p>
<p><b>Gabites Block Rail Corridor Buffer Area</b></p>	<p>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 <b>boundary</b> of the railway corridor designation.</p>
<p><b>Garden centre</b></p>	<p>any <b>land</b> and/or <b>buildings</b> used principally for the storage, display and sale of shrubs, plants, seedlings, and associated home garden supplies.</p>
<p><b>General residential zone</b></p>	<p>means the areas identified as <b>General Residential Zone</b> on the Planning Maps.</p>
<p><b>General title land (in relation to Papakāinga)</b></p>	<p>means <b>land</b> that is owned by Māori but which is not held under Te Ture Whenua Māori Act 1993.</p>
<p><b>Green infrastructure</b> <i>NPS</i></p>	<p>means a natural or semi-natural area, feature or process, including engineered systems that mimic natural processes, which are planned or managed to:</p> <ol style="list-style-type: none"> <li>provide for aspects of <b>ecosystem</b> health or resilience, such as maintaining or improving the quality of <b>water</b>, air or soil, and habitats to promote biodiversity; and</li> <li>provide services to people and communities, such as <b>stormwater</b> or flood management or climate change adaptation.</li> </ol>
<p><b>Greywater</b> <i>NPS</i></p>	<p>means liquid waste from domestic sources including sinks, basins, baths, showers and similar fixtures, but does not include <b>sewage</b>, or <b>industrial and trade waste</b>.</p>
<p><b>Gross floor area</b> <i>NPS</i></p>	<p>means the sum of the total area of all floors of a <b>building</b> or <b>buildings</b> (including any void area in each of those floors, such as service shafts, liftwells or stairwells), measured:</p> <ol style="list-style-type: none"> <li>where there are exterior walls, from the exterior faces of those exterior walls;</li> <li>where there are walls separating two <b>buildings</b>, from the centre lines of the walls separating the two <b>buildings</b>;</li> <li>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.</li> </ol>
<p><b>Ground level</b> <i>NPS</i></p>	<p>means:</p> <ol style="list-style-type: none"> <li>the actual finished surface level of the ground after the most recent <b>subdivision</b> that created at least one additional <b>allotment</b> was completed (when the record of title is created);</li> <li>if the <b>ground level</b> cannot be identified under paragraph (a), the existing surface level of the ground;</li> <li>if, in any case under paragraph (a) or (b), a retaining wall or retaining <b>structure</b> is located on the <b>boundary</b>, the level on the exterior surface of the retaining wall or retaining <b>structure</b> where it intersects the <b>boundary</b>.</li> </ol>
<p><b>Groundwater</b> <i>NPS</i></p>	<p>means <b>water</b> occupying openings, cavities, or spaces in soils or rocks beneath the surface of the ground.</p>
<p><b>Habitable building</b></p>	<p>any <b>building</b> where people live, work or may assemble, but does not include <b>buildings</b> associated with the storage or use of dangerous goods on the <b>site</b>.</p>
<p><b>Habitable room</b> <i>NPS</i></p>	<p>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.</p>
<p><b>Hazardous substance</b> <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, but is not limited to, any substance defined in section 2 of the Hazardous Substances and New Organisms Act 1996 as a <b>hazardous substance</b>. The Hazardous Substances and New Organisms Act 1996 defines <b>hazardous substances</b> as meaning, unless expressly provided otherwise by regulations or an EPA notice, any substance—</p> <ol style="list-style-type: none"> <li>with 1 or more of the following intrinsic <b>properties</b>: <ol style="list-style-type: none"> <li>explosiveness;</li> <li>flammability;</li> <li>a capacity to oxidise;</li> <li>corrosiveness;</li> <li>toxicity (including chronic toxicity);</li> <li>ecotoxicity, with or without bioaccumulation; or</li> </ol> </li> <li>which on contact with air or <b>water</b> (other than air or <b>water</b> where the temperature or pressure has been artificially</li> </ol>

	increased or decreased) generates a substance with any 1 or more of the <b>properties</b> specified in paragraph (a).
<b>Health and safety sign</b>	A <b>sign</b> affixed to a <b>structure</b> or <b>building</b> for the sole purpose of providing a health and safety warning or identifying <b>hazardous substances</b> 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 <b>health and safety sign</b> 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.
<b>Healthcare activity</b>	means the use of <b>land</b> and/or <b>buildings</b> for providing physical or mental health or welfare services, including: <ul style="list-style-type: none"> <li>a. medical practitioners;</li> <li>b. dentists and dental technicians;</li> <li>c. opticians;</li> <li>d. physiotherapists;</li> <li>e. medical social workers and counsellors;</li> <li>f. midwives;</li> <li>g. paramedical practitioners;</li> <li>h. alternative therapists;</li> <li>i. providers of health and wellbeing services;</li> <li>j. diagnostic laboratories; and</li> <li>k. ancillary <b>office activities</b>;</li> </ul> but excluding hospitals.
<b>Height</b> <b>NPS</b>	means the vertical distance between a specified reference point and the highest part of any feature, <b>structure</b> or <b>building</b> above that point. 
<b>Height in relation to boundary</b> <b>NPS</b>	means the <b>height</b> of a <b>structure</b> , <b>building</b> or feature, relative to its distance from either the <b>boundary</b> of a: <ul style="list-style-type: none"> <li>a. <b>site</b>; or</li> <li>b. another specified reference point.</li> </ul>
<b>High density residential zone</b>	means the areas identified as <b>high density residential zone</b> on the Planning Maps.
<b>Historic heritage</b> <b>NPS</b>	has the same meaning as in section 2 of the RMA (as set out in the box below) <ul style="list-style-type: none"> <li>a. means those <b>natural and physical resources</b> that contribute to an understanding and appreciation of New Zealand's history and cultures, deriving from any of the following qualities: <ul style="list-style-type: none"> <li>i. archaeological;</li> <li>ii. architectural;</li> <li>iii. cultural;</li> <li>iv. historic;</li> <li>v. scientific;</li> <li>vi. technological; and</li> </ul> </li> <li>b. includes— <ul style="list-style-type: none"> <li>i. historic sites, <b>structures</b>, places, and areas; and</li> <li>ii. archaeological sites; and</li> <li>iii. sites of significance to Māori, including wāhi tapu; and</li> <li>iv. surroundings associated with the <b>natural and physical resources</b>.</li> </ul> </li> </ul>
<b>Home business</b> <b>NPS</b>	means a <b>commercial activity</b> that is: <ul style="list-style-type: none"> <li>a. undertaken or operated by at least one resident of the <b>site</b>; and</li> <li>b. incidental to the use of the <b>site</b> for a <b>residential activity</b>.</li> </ul>
<b>Hydraulic neutrality</b>	means managing <b>stormwater</b> runoff from all new <b>subdivision</b> and development through either on-site disposal or storage, so that <b>stormwater</b> is released from the site at a rate that does not exceed the pre-development peak <b>stormwater</b> runoff for the 10% and 1% rainfall Annual Exceedance Probability event.
<b>Impervious surface</b>	means a surface which prevents or significantly constrains the soakage or filtration of <b>water</b> into the ground. It includes: <ul style="list-style-type: none"> <li>a. Roofs;</li> <li>b. Paved areas including <b>driveways</b> and sealed or compacted metal parking areas and patios;</li> <li>c. Tennis or netball courts;</li> <li>d. Sealed and compacted—<b>metal roads</b>;</li> <li>e. Engineered layers such as compacted clay.</li> </ul> It excludes: <ul style="list-style-type: none"> <li>f. Grass or bush areas;</li> <li>g. Gardens and other landscape areas;</li> <li>h. Permeable artificial surfaces, fields or lawns;</li> <li>i. Slatted decks;</li> <li>k. Swimming pools, ponds and dammed <b>water</b>; and</li> <li>l. Rain tanks.</li> </ul>
<b>Indigenous biodiversity precinct</b>	means the areas identified on the Maps as Precinct 1 - <b>Indigenous Biodiversity Precinct</b> .

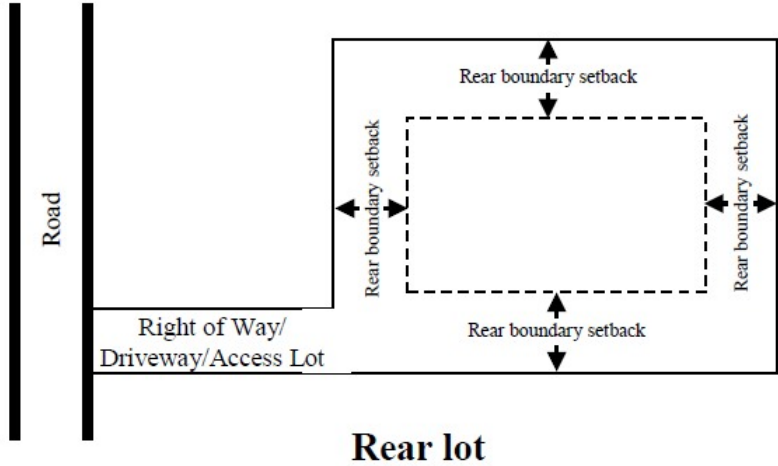
<b>Indigenous vegetation</b>	a plant community of any species or genetic variants of plants found naturally in New Zealand.
<b>Indigenous Vegetation clearance</b>	the removal, damage or destruction of <b>indigenous vegetation</b> , but excluding where such work is undertaken solely in relation to any one or more of the following: <ul style="list-style-type: none"> <li>• Clearance of diseased, dead or dying vegetation;</li> <li>• Clearance undertaken for the purpose of flood control undertaken or approved by local authorities;</li> <li>• Clearance where necessary to maintain or restore existing essential services or for emergency work to avoid injury to persons or damage to <b>property</b>;</li> <li>• Clearance of regenerating vegetation under the canopy of a plantation forest;</li> <li>• Clearance of <b>indigenous vegetation</b> that has been planted and managed specifically for the purposes of harvesting.</li> </ul>
<b>Industrial activity</b> <b>NPS</b>	means an <b>activity</b> that manufactures, fabricates, processes, packages, distributes, repairs, stores, or disposes of materials (including raw, processed, or partly processed materials) or goods. It includes any <b>ancillary activity</b> to the <b>industrial activity</b> .
<b>Industrial and trade waste</b> <b>NPS</b>	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 <b>sewage</b> and <b>greywater</b> .
<b>Intensive animal Farming</b>	any farming operation where animals are kept and/or fed in a <b>building</b> or outdoor enclosures, where the stocking density precludes the maintenance of pasture or vegetative ground cover.
<b>Intensive indoor primary production</b> <b>NPS</b>	means <b>primary production activities</b> that principally occur within <b>buildings</b> and involve growing fungi, or keeping or rearing livestock (excluding calf-rearing for a specified time period) or poultry.
<b>Iwi Authority</b>	means the same as in the Resource Management Act 1991.
<b>Kaitiakitanga</b>	has the same meaning provided in section 2 of the Resource Management Act 1991.
<b>Kohanga reo</b>	premises where pre-school children are taught and cared for in accordance with tikanga Maori (Maori customs).
<b>LA90</b> <b>NPS</b>	has the same meaning as the 'Background sound level' in New Zealand Standard 6801:2008 Acoustics — Measurement of Environmental Sound.
<b>LAEQ</b> <b>NPS</b>	has the same meaning as 'time-average A-weighted sound pressure level' in New Zealand Standard 6801:2008 Acoustics - Measurement of Environmental Sound.
<b>LAF(MAX)</b> <b>NPS</b>	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.
<b>Lake</b> <b>NPS</b>	has the same meaning as in section 2 of the RMA (as set out in the box below)  means a body of fresh <b>water</b> which is entirely or nearly surrounded by <b>land</b> .
<b>Land</b> <b>NPS</b>	has the same meaning as in section 2 of the RMA (as set out in the box below) <ol style="list-style-type: none"> <li>includes <b>land</b> covered by <b>water</b> and the airspace above <b>land</b>; and</li> <li>in a national environmental standard dealing with a regional council function under section 30 or a regional rule, does not include the <b>bed</b> of a <b>lake</b> or <b>river</b>; and</li> <li>in a national environmental standard dealing with a <b>territorial authority</b> function under section 31 or a district rule, includes the surface of <b>water</b> in a <b>lake</b> or <b>river</b>.</li> </ol>
<b>Land disturbance</b> <b>NPS</b>	means the alteration or disturbance of <b>land</b> (or any matter constituting the <b>land</b> including soil, clay, sand and rock) that does not permanently alter the profile, contour or <b>height</b> of the <b>land</b> .
<b>Landfill</b> <b>NPS</b>	means an area used for, or previously used for, the disposal of solid waste. It excludes <b>cleanfill areas</b> .
<b>Landscaping</b>	the provision of tree and shrub planting, and may include ancillary lawn, rocks, paved areas or amenity features.
<b>Large format retail</b>	means any individual <b>retail activity</b> with a store or individual tenancy exceeding 500m <sup>2</sup> <b>gross floor area</b> .
<b>LDN</b> <b>NPS</b>	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.
<b>Light industrial activity</b>	means <b>industrial activity</b> that does not involve the use of heavy machinery and does not generate objectionable odour, <b>dust</b> or <b>noise</b> .
<b>Line</b>	means 'line' as defined in Section 5 of the Telecommunications Act 2001 or Section 2 of the Electricity Act 1992.
<b>Loading</b>	the <b>loading</b> and unloading of a vehicle including adjusting, covering or tying its load.
<b>LPEAK</b> <b>NPS</b>	has the same meaning as 'Peak sound pressure level' in New Zealand Standard 6801:2008 Acoustics — Measurement of Environmental Sound.
<b>Maintenance</b>	as it applies to <b>network utilities</b> , means the replacement, repair or renewal of existing <b>network utilities</b> and where the <b>effects</b> of that utility remain the same or similar in character, intensity and scale, and excludes ' <b>minor upgrading</b> ' and ' <b>upgrading</b> '.
<b>Mana whenua</b>	has the same meaning as in section 2 of the <b>RMA</b> : means customary authority exercised by an iwi or hapū in an identified area.
<b>Marae</b>	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 <b>marae</b> also consists of a Maori meeting house and/or hall together with the associated area of open ground.
<b>Mast</b>	any pole, tower or similar <b>structure</b> which is fixed to the ground specifically designed to carry an <b>antenna</b> to facilitate the transmission of telecommunication and radiocommunication signals.
<b>Medium density residential standards (MDRS)</b>	means the requirements, conditions and permissions set out in Schedule 3A of the Resource Management Act 1991.
<b>Minor above ground line</b>	means a <b>line</b> that provides an above ground connection to a <b>site</b> , including any connection to a <b>building</b> within that <b>site</b> ,

	from an existing or permitted new above ground <b>line</b> provided that no more than one new support <b>structure</b> is required for that connection.
<b>Minor residential unit</b> <i>NPS</i>	means a self-contained <b>residential unit</b> that is ancillary to the principal <b>residential unit</b> , and is held in common ownership with the principal <b>residential unit</b> on the same <b>site</b> .
<b>Minor structures</b>	<p>means any <b>structure</b> of less than 5m<sup>2</sup> in area with a <b>height</b> of less than 1.2m.</p> <ul style="list-style-type: none"> <li>• Any fence or wall with a <b>height</b> of less than 2m.</li> <li>• Any retaining wall with a <b>height</b> of less than 1.5m above the finished <b>ground level</b>.</li> <li>• Any tank or pool, and any structural support: <ul style="list-style-type: none"> <li>◦ Which has a capacity of less than 25,000 litres and is supported directly by the ground.</li> <li>◦ Which has a capacity of less than 2,000 litres and is supported at a <b>height</b> of less than 2.0 metres from the base of its <b>structure</b>.</li> <li>◦ Which has a capacity of less than 500 litres and is supported at a <b>height</b> of less than 4.0 metres from the base of its supporting <b>structure</b>.</li> <li>◦ Any non-enclosed and uncovered decks with a <b>height</b> of 1.0m or less above <b>ground level</b>.</li> </ul> </li> </ul>
<b>Minor upgrading</b>	<p>means an increase in the carrying capacity, efficiency or security of electricity and telecommunication <b>lines</b>, which utilise the existing or replacement support <b>structures</b> and includes:</p> <ol style="list-style-type: none"> <li>1. The reconductoring of the <b>line</b> with higher capacity conductors; and</li> <li>2. The re-sagging of conductors; and</li> <li>3. The addition of longer and more efficient insulators; and</li> <li>4. A support <b>structure</b> replacement within 5 metres of the support <b>structure</b> that is to be replaced; and</li> <li>5. The addition of earthwires, which may contain telecommunication <b>lines</b>, earthpeaks and lightning rods; and</li> <li>6. The addition of electrical or telecommunication fittings; and</li> <li>7. Support <b>structure</b> replacement in the same location or within the existing alignment of the <b>transmission line</b> corridor; and</li> <li>8. The replacement of existing cross arms, including with cross arms of an alternative design; and</li> <li>9. An increase in tower <b>height</b> to achieve compliance with the clearance distances specified in NZECP34:2001; and</li> <li>10. An increase in the <b>height</b> of replacement poles in the <b>road</b> reserve by a maximum of 1m, for the purpose of achieving <b>road</b> controlling authority clearance requirements, provided the permitted <b>height</b> in Rule 30.4 is not exceeded;</li> <li>11. An increase in voltage of electricity lines from 11kV to no more than 33kV, and</li> <li>12. The addition of a new overhead telecommunication fibre optic <b>line</b> provided that: <ol style="list-style-type: none"> <li>i. the maximum number of fibre optic <b>lines</b> on existing support <b>structures</b> does not exceed two <b>lines</b>;</li> <li>ii. the diameter of new fibre optic <b>lines</b> does not exceed 25mm; and</li> <li>iii. the location of the new fibre optic <b>line</b> is consistent with the following figure</li> </ol> </li> </ol> <p>Figure 1: Location of new fibre optic <b>line</b></p>  <p><b>LEGEND</b></p> <ul style="list-style-type: none"> <li>— Proposed Chorus Fibre Optic Line (Overhead)</li> <li>- - - Copper Line (Overhead and Underground)</li> <li>- - - Electricity Line (Overhead and Underground)</li> </ul> <p><b>Minor upgrading</b> shall not include:</p> <ol style="list-style-type: none"> <li>i. Any increase in the voltage of the line unless the line was originally constructed to operate at the higher voltage but has been operating at a reduced voltage, or</li> <li>ii. Any increase in any individual wire, cable, or other similar conductor to a diameter that exceeds 35mm, or</li> <li>iii. The bundling together of any wire, cable, or other similar conductor so that the bundle exceeds 43mm in diameter, or</li> <li>iv. The addition of any new circuits, lines or utility <b>structures</b>, where this results in an increase in the number of circuits, lines or utility <b>structures</b> except as provided for in (12) above.</li> </ol> <p>Note: The Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009 applies to the existing National Grid, <b>transmission lines</b> that were operational, or able to be operated, on 14 January 2010.</p>
<b>Motor vehicle wrecking</b>	any <b>land</b> and/or <b>building</b> used for the dismantling and storage of wrecked motor vehicles for private or commercial purposes.
<b>Nationally significant infrastructure</b>	means the same as in the National Policy Statement on Urban Development 2020.
<b>Natural and physical resources</b> <i>NPS</i>	has the same meaning as in section 2 of the RMA (as set out in the box below)
<i>NPS</i>	Includes <b>land</b> , <b>water</b> , air, soil, minerals, and energy, all forms of plants and animals (whether native to New Zealand or introduced), and all <b>structures</b> .
<b>Natural hazard</b> <i>NPS</i>	has the same meaning as in section 2 of the RMA (as set out in the box below)
<i>NPS</i>	means any atmospheric or earth or <b>water</b> related occurrence (including earthquake, tsunami, erosion, volcanic and geothermal <b>activity</b> , landslip, subsidence, sedimentation, wind, drought, fire, or flooding) the action of which adversely affects or may adversely affect human life, <b>property</b> , or other aspects of the <b>environment</b> .
<b>Net floor area</b>	means the sum of any <b>gross floor area</b> ; and <ol style="list-style-type: none"> <li>a. includes:</li> </ol>

<b>NPS</b>	<ul style="list-style-type: none"> <li>i. both freehold and leased areas; and</li> <li>ii. any stock storage or preparation areas; but</li> </ul> <p>b. excludes:</p> <ul style="list-style-type: none"> <li>i. void areas such as liftwells and stair wells, including landing areas;</li> <li>ii. shared corridors and mall common spaces;</li> <li>iii. entrances, lobbies and plant areas within a <b>building</b>;</li> <li>iv. open or roofed outdoor areas, and external balconies, decks, porches and terraces;</li> <li>v. off street <b>loading</b> areas;</li> <li>vi. <b>building</b> service rooms;</li> <li>vii. parking areas and basement areas used for parking, manoeuvring and access; and</li> <li>viii. non-habitable floor spaces in rooftop <b>structures</b>.</li> </ul>
<b>Net site area</b> <b>NPS</b>	<p>means the total area of the <b>site</b>, but excludes:</p> <ul style="list-style-type: none"> <li>a. any part of the <b>site</b> that provides legal access to another <b>site</b>;</li> <li>b. any part of a rear <b>site</b> that provides legal access to that <b>site</b>;</li> <li>c. any part of the <b>site</b> subject to a designation that may be taken or acquired under the Public Works Act 1981.</li> </ul>
<b>Network utility</b>	<p>means any <b>activity</b> undertaken by a <b>network utility operator</b> as defined in s166 of the RMA, relating to:</p> <ol style="list-style-type: none"> <li>1. Distribution or transmission by pipeline of natural or manufactured gas, petroleum, biofuel or geothermal energy, or</li> <li>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</li> <li>3. works as defined in section 2 of the Electricity Act 1992 for the conveyancing of electricity, or</li> <li>4. The distribution of <b>water</b> for supply including irrigation, or</li> <li>5. Sewerage or drainage reticulation, or</li> <li>6. Construction and operation of <b>roads</b> and railway lines, or</li> <li>7. The operation of an airport as defined by the Airport Authorities Act 1966, or</li> <li>8. the provision of any approach control service within the meaning of the Civil Aviation Act 1990, or</li> <li>9. Undertaking a project or work described as a '<b>network utility operation</b>' by regulations made under the Resource Management Act 1991 and includes: <ul style="list-style-type: none"> <li>o Lighthouses, navigation aids, beacons, signal and trig stations and <b>natural hazard</b> emergency warning devices,</li> <li>o Meteorological services,</li> <li>o all associated <b>structures</b>; and</li> <li>o <b>regionally significant network utilities</b></li> </ul> </li> </ol>
<b>Network utility operator</b> <b>NPS</b>	<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"> <li>a. undertakes or proposes to undertake the distribution or transmission by pipeline of natural or manufactured gas, petroleum, biofuel, or geothermal energy; or</li> <li>b. operates or proposes to operate a network for the purpose of— <ul style="list-style-type: none"> <li>i. telecommunication as defined in section 5 of the Telecommunications Act 2001; or</li> <li>ii. radiocommunication as defined in section 2(1) of the Radiocommunications Act 1989; or</li> </ul> </li> <li>c. is an electricity operator or electricity <b>distributor</b> as defined in section 2 of the Electricity Act 1992 for the purpose of line function services as defined in that section; or</li> <li>d. undertakes or proposes to undertake the distribution of <b>water</b> for supply (including irrigation); or</li> <li>e. undertakes or proposes to undertake a drainage or sewerage system; or</li> <li>f. constructs, operates, or proposes to construct or operate, a <b>road</b> or railway line; or</li> <li>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</li> <li>h. is a provider of any approach control service within the meaning of the Civil Aviation Act 1990; or</li> <li>i. undertakes or proposes to undertake a project or work prescribed as a <b>network utility operation</b> for the purposes of this definition by regulations made under this Act,—</li> </ul> <p>and the words <b>network utility operation</b> have a corresponding meaning.</p>
<b>Network utility structure</b>	<p>means any <b>structure</b> associated with a <b>network utility</b> 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, <b>cabinets</b>, and similar <b>structures</b>. It does not include lines, <b>antennas</b> and <b>masts</b>.</p>
<b>Noise</b> <b>NPS</b>	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <p>includes vibration.</p>
<b>Noise rating level</b> <b>NPS</b>	<p>means a derived <b>noise</b> level used for comparison with a <b>noise</b> limit.</p>
<b>Notional boundary</b> <b>NPS</b>	<p>means a line 20 metres from any side of a <b>residential unit</b> or other <b>building</b> used for a <b>noise sensitive activity</b>, or the legal <b>boundary</b> where this is closer to such a <b>building</b>.</p>
<b>Office activity</b>	<p>means an <b>activity</b> conducted within a <b>building</b> and focusing on business, government, professional or financial services and includes the personal service elements of these <b>activities</b>.</p>
<b>Official sign</b> <b>NPS</b>	<p>means all <b>signs</b> required or provided for under any statute or regulation, or are otherwise related to aspects of public safety.</p>
<b>Operational need</b> <b>NPS</b>	<p>means the need for a proposal or <b>activity</b> to traverse, locate or operate in a particular <b>environment</b> because of technical, logistical or operational characteristics or constraints.</p>
<b>Organised fireworks display</b>	<p>The public display of fireworks conducted by a suitably qualified person.</p>
<b>Outdoor living space</b> <b>NPS</b>	<p>means an area of open space for the use of the occupants of the <b>residential unit</b> or units to which the space is allocated.</p>
<b>Overflow path</b>	<p>the area defined on the District Plan Part 5 Hazard Maps. The <b>overflow paths</b> are areas identified as conveying moving flood <b>water</b> across <b>land</b> during a flood event and may be fast and/or deep.</p>
<b>Papakāinga</b>	<p>means housing and <b>ancillary activities</b> (including social, cultural, educational, recreational, and <b>commercial activities</b>) for <b>tangata whenua</b> on their <b>ancestral land</b>.</p>
<b>Partial or total demolition</b>	<p>in relation to <b>Historic Heritage</b> - means the removal, destruction or taking down of any significant <b>historic heritage</b></p>

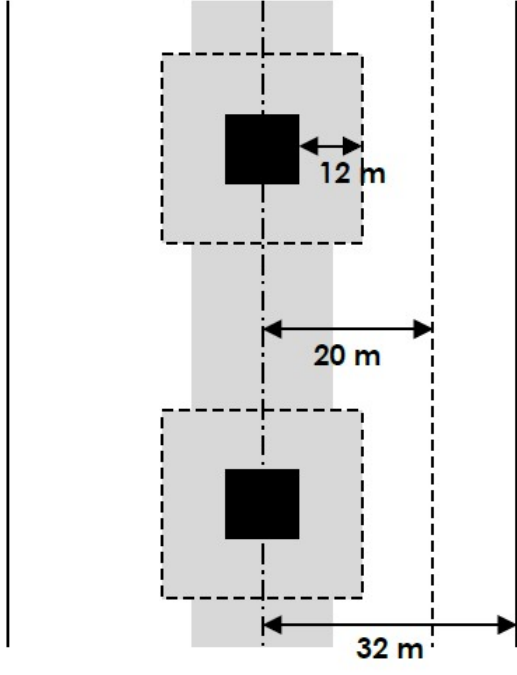


	feature, either in total or in part, except, in the case of a <b>building</b> , where permitted for “ <b>repair or maintenance</b> ” or within the definition of “ <b>addition or alteration</b> .”
<b>Passenger car unit (PCU)</b>	means the conversion of different types of vehicles into their equivalent passenger cars in terms of operating characteristics. A car or other light vehicle is 1 PCU, while a heavy vehicle or bus is 2.0 PCU. A car entering and leaving a site generates 2 PCU, while a heavy vehicle or bus generates 4 PCU.
<b>Passive recreation</b>	comprises all forms of informal recreational <b>activity</b> that are passive in nature, including the use of walkways, bridle paths and picnic areas, swimming and fishing <b>activities</b> , cycling and outdoor education. It excludes facilities for organised, competitive sports.
<b>Peak particle velocity</b> <b>NPS</b>	means, to the extent used for the assessment of the risk of structural damage to a fixed <b>structure</b> , the instantaneous maximum velocity reached by a vibrating surface as it oscillates about its normal position.
<b>Pinehaven Catchment Overlay</b>	the area encompassing the upper sub-catchments of the Pinehaven stream catchment.
<b>Places of assembly</b>	<b>land</b> and/or <b>buildings</b> used for the public and/or private assembly of people primarily for worship, religious, educational, recreational, social and cultural purposes. This definition includes <b>marae</b> , churches and associated halls and grounds.
<b>Ponding area</b>	the area defined on the District Plan Part 5 Hazard Maps comprising areas of still, shallow or slow moving <b>water</b> during a flood event.
<b>Primary production</b> <b>NPS</b>	means: a. any aquaculture, agricultural, pastoral, horticultural, mining, quarrying or <b>forestry activities</b> ; and b. includes initial processing, as an <b>ancillary activity</b> , of commodities that result from the listed <b>activities</b> in a); c. includes any <b>land</b> and <b>buildings</b> 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.
<b>Property</b>	all of that <b>land</b> held in one ownership
<b>Public street</b>	has the same meaning as <b>road</b> with respect to the Outlook Space (per <b>residential unit</b> standard).
<b>Qualifying matter</b>	means a matter referred to in section 771 or 770 of the RMA.
<b>Qualifying matter area</b>	Means a <b>qualifying matter</b> listed below:  a. <b>flood hazard extents</b> identified on the Planning Maps comprising the: i. <b>River Corridor</b> ; ii. <b>Stream Corridor</b> ; iii. <b>Overflow Path</b> ; and iv. <b>Erosion Hazard Area</b> ; b. <b>Ponding areas</b> ; c. Pinehaven <b>Flood Hazard Extent</b> ; d. Mangaroa <b>Flood Hazard Extent</b> ; e. 1% (1 in 100 year) flood extent of the Hutt River; f. Fault band identified on the Planning Maps; g. Significant Heritage Features listed in Schedule HH-SCHED1; h. Notable Trees listed in TREE-SCHED1; i. Urban Tree Groups listed in UTG-SCHED1; j. <b>Indigenous vegetation</b> that is not on an <b>Urban Environment Allotment</b> ; k. Rare or Threatened <b>Indigenous Vegetation</b> and Fauna in ECO-SCHED-2 where not on an <b>Urban Environment Allotment</b> ; l. The areas within 20 metres of the bank of any <b>waterbody</b> with an average width of 3 metres or more; m. The widths specified for <b>esplanade reserves</b> and <b>esplanade strips</b> in SUB-GEN-S1; n. The areas within 20 metres of a high voltage (110kV or greater) electricity <b>transmission line</b> ; o. The areas within 12-32m of a high voltage (110kV or greater) electricity <b>transmission line</b> ; p. The Open Space Zone as identified on the Planning Maps; q. The Natural Open Space Zone as identified on the Planning Maps; r. The Sport and Active Recreation Zone as identified on the Planning Maps.
<b>Quarry</b> <b>NPS</b>	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 <b>land</b> associated with the operation of a <b>quarry</b> and which is used for <b>quarrying activities</b> .
<b>Quarrying activities</b> <b>NPS</b>	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, <b>landscaping</b> and cleanfilling of the <b>quarry</b> , and the use of <b>land</b> and <b>accessory buildings</b> for offices, workshops and car parking areas associated with the operation of the <b>quarry</b> .
<b>Raft</b> <b>NPS</b>	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 <b>lakes</b> subject to artificial control which have been installed to ensure the safe operation of electricity generating facilities.

<b>Rear allotment</b>	<p>any <b>site</b> situated generally to the rear of another <b>site</b>, which does <b>not</b> comply with the relevant <b>subdivision</b> standard (for the minimum frontage) for a front or <b>corner allotment</b> in the relevant zone. It also includes any <b>site</b>, the <b>net site area</b> of which is accessed from a <b>road</b> by an access strip (i.e. right of way, access leg or <b>access allotment</b>) that is less than the relevant <b>subdivision</b> standard (for the minimum frontage) for a front or <b>corner allotment</b>.</p> 
<b>Regional park</b>	<p><b>land</b> which is managed and administered by the Wellington Regional Council in accordance with a <b>Regional Park</b> management plan.</p>
<b>Regionally significant network utilities</b>	<p>includes:</p> <ul style="list-style-type: none"> <li>• pipelines for the distribution or transmission of natural or manufactured gas or petroleum</li> <li>• the National Grid, as defined by the National Policy Statement on Electricity Transmission</li> <li>• facilities for the generation and transmission of electricity where it is supplied to the network, as defined by the Electricity Governance Rules 2003</li> <li>• the local authority <b>water</b> supply network and <b>water</b> treatment plants</li> <li>• the local authority <b>wastewater</b> and <b>stormwater</b> networks, systems and <b>wastewater</b> treatment plants</li> </ul> <p>the Strategic Transport Network, detailed in Appendix 1 to the Wellington Regional Land Transport Strategy 2010-2040</p>
<b>Relevant residential zone</b>	<p>means the <b>general residential zone</b> and the <b>high density residential zone</b>.</p>
<b>Relocated building</b>	<p>any <b>building</b> or other <b>structure</b>, 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 <b>site</b>.</p>
<b>Renewable electricity generation</b>	<p>means generation of electricity from solar, wind, hydro, geothermal, biomass, tidal, wave, or ocean current sources.</p>
<b>Renewable electricity generation activities</b>	<p>has the same meaning as under the National Policy Statement for Renewable Electricity Generation and means the construction, operation and <b>maintenance</b> of <b>structures</b> associated with <b>renewable electricity generation</b>. This includes small and community-scale distributed renewable generation <b>activities</b> and the system of electricity conveyance required to convey electricity to the <b>distribution network</b> and/or the national grid and electricity storage technologies associated with renewable electricity.</p>
<b>Renewable energy</b>	<p>is defined in section 2 of the Resource Management Act 1991</p>
<b>Repair or maintenance</b>	<p>in relation to <b>Historic Heritage</b> - means any repair of a structural element of a significant <b>historic heritage</b> feature (including the facade, exterior wall, roof and internal load bearing walls), using <b>building</b> materials similar to the existing ones.</p>
<b>Residential activity</b> <i>NPS</i>	<p>means the use of <b>land</b> and <b>building(s)</b> for people's living accommodation.</p>
<b>Residential unit</b> <i>NPS</i>	<p>means a <b>building(s)</b> or part of a <b>building</b> that is used for a <b>residential activity</b> exclusively by one household, and must include sleeping, cooking, bathing and toilet facilities.</p>
<b>Rest home</b>	<p>any nursing or convalescent home for aged and infirm persons or similar facility.</p>
<b>Restaurants</b>	<p>the use of <b>land</b> and/or <b>buildings</b> 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.</p>
<b>Retail</b>	<p>means <b>activities</b> where goods, merchandise, equipment or services are sold, displayed or offered for sale or direct hire to the public.</p>
<b>Retirement village</b> <i>NPS</i>	<p>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 <b>activities</b>.</p>
<b>Reverse sensitivity</b>	<p>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.</p>
<b>Reverse sensitivity</b>	<p>means the vulnerability of an existing lawfully established <b>activity</b> to other <b>activities</b> in the vicinity which are sensitive to adverse environmental <b>effects</b> that may be generated by such existing <b>activity</b>, thereby creating the potential for the operation of such existing <b>activity</b> to be constrained.</p>
<b>River</b> <i>NPS</i>	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <p>means a continually or intermittently flowing body of <b>fresh water</b>; and includes a <b>stream</b> and modified watercourse; but does not include any artificial watercourse (including an irrigation canal, <b>water</b> supply race, canal for the supply of <b>water</b> for electricity power generation, and farm drainage canal).</p>

<b>River Corridor</b>	the area as defined on the District Plan (Part 5) Hazard Maps as ' <b>River Corridor</b> '.
<b>Road</b> <b>NPS</b>	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 Roading Powers Act 1989 Section 315 of the Local Government Act 1974 <b>road</b> definition: <b>road</b> means the whole of any <b>land</b> which is within a district, and which— a. immediately before the commencement of this Part was a <b>road</b> 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 <b>council</b> as a <b>road</b> or street after the commencement of this Part; or d. is vested in the <b>council</b> for the purpose of a <b>road</b> as shown on a deposited survey plan; or e. is vested in the <b>council</b> as a <b>road</b> or street pursuant to any other enactment;— and includes— f. 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 <b>council</b> or is laid out or constructed by or vested in any <b>council</b> 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; g. every square or place intended for use of the public generally, and every bridge, culvert, <b>drain</b> , ford, gate, <b>building</b> , 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 Roading Powers Act 1989 Section 2(1) of the Government Roading Powers Act 1989 motorway definition motorway— a. 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 b. includes all bridges, <b>drains</b> , culverts, or other <b>structures</b> or works forming part of any motorway so declared; but c. does not include any local <b>road</b> , access way, or service lane (or the supports of any such <b>road</b> , way, or lane) that crosses over or under a motorway on a different level.
<b>Roading hierarchy</b>	the classification of <b>roads</b> according to their intended function within the City's roading network (see Transport and Parking Chapter TP-SCHED1).
<b>Rural industry</b> <b>NPS</b>	means an industry or business undertaken in a rural <b>environment</b> that directly supports, services, or is dependent on <b>primary production</b> .
<b>Service station</b>	means any <b>land</b> and <b>buildings</b> where the predominant <b>activity</b> is the <b>retail</b> sale of motor vehicle fuels (including petrol, LPG, CNG and diesel) and may also include as <b>ancillary activities</b> : a. 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); b. the sale or hire of any goods, including the preparation and sale of food and beverages; c. car wash facilities, and d. the hire of light trailers and motor vehicles.
<b>Setback</b>	the minimum distance from a particular <b>boundary</b> of a <b>site</b> .
<b>Sewage</b> <b>NPS</b>	means human excrement and urine.
<b>Shape factor</b>	a square with sides of the specified dimension which can be fitted within the <b>net site area</b> .
<b>Sign</b> <b>NPS</b>	means any device, character, graphic or electronic display, whether temporary or permanent, which: a. is for the purposes of: i. identification of or provision of information about any <b>activity</b> , <b>property</b> or <b>structure</b> or an aspect of public safety; ii. providing directions; or iii. promoting goods, services or events; and b. is projected onto, or fixed or attached to, any <b>structure</b> or natural object; and c. includes the frame, supporting device and any ancillary equipment whose function is to support the message or notice.
<b>Significant Exterior Alteration</b>	In the Gateway Precinct of the <b>Wallaceville Structure Plan Development Area</b> , any horizontal or vertical extension to, or demolition of, a wall(s) or roof of a <b>building</b> and any recladding, <b>repair</b> or <b>maintenance</b> of a <b>building</b> , 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 <b>structures</b> relating to ventilation, or means of ingress and egress for the <b>building</b> (including lift shafts).
<b>Site</b> <b>NPS</b>	means: a. an area of <b>land</b> comprised in a single record of title under the Land Transfer Act 2017; or b. an area of <b>land</b> which comprises two or more adjoining legally defined <b>allotments</b> in such a way that the <b>allotments</b> cannot be dealt with separately without the prior consent of the <b>council</b> ; or c. the <b>land</b> comprised in a single <b>allotment</b> or balance area on an approved survey plan of <b>subdivision</b> for which a separate record of title under the Land Transfer Act 2017 could be issued without further consent of the <b>Council</b> ; or d. despite paragraphs (a) to (c), in the case of <b>land</b> subdivided under the Unit Titles Act 1972 or the Unit Titles Act 2010 or a cross lease system, is the whole of the <b>land</b> subject to the unit development or cross lease.
<b>Small Scale Renewable Energy Generation</b>	means <b>small scale renewable energy generation</b> development for the purpose of using or generating electricity on a particular <b>site</b> (single household or business premise) with or without exporting back into the <b>distribution network</b> .
<b>Small scale wind turbines</b>	means wind turbines that are capable of generating up to 10kW of electricity.
<b>Solar Panel</b>	means a panel exposed to radiation from the sun, used to heat <b>water</b> or, when mounted with solar cells, to produce electricity direct
<b>Special audible characteristic</b> <b>NPS</b>	has the same meaning as ' <b>special audible characteristic</b> ' in section 6.3 of New Zealand Standard 6802:2008 Acoustics — Environmental Noise.
<b>St Patrick's Estate Development Area</b>	means the area identified as St Patrick's Estate Development Area on the Planning Maps.
<b>Stormwater</b> <b>NPS</b>	means run-off that has been intercepted, channelled, diverted, intensified or accelerated by human modification of a <b>land</b> surface, or run-off from the surface of any <b>structure</b> , as a result of precipitation and includes any <b>contaminants</b> contained within.
<b>Stream Corridor</b>	the area as defined on the District Plan Part 5 Hazard Maps as ' <b>Stream Corridor</b> '.

<b>Structure</b>	has the same meaning as in section 2 of the RMA (as set out in the box below)
<b>NPS</b>	means any <b>building</b> , equipment, device, or other facility, made by people and which is fixed to <b>land</b> ; and includes any <b>raft</b> .
<b>Subdivision</b>	has the same meaning as " <b>subdivision of land</b> " in section 218 of the RMA (as set out in the box below)
<b>NPS</b>	means— <ul style="list-style-type: none"> <li>a. the division of an <b>allotment</b>— <ul style="list-style-type: none"> <li>i. by an application to the Registrar-General of Land for the issue of a separate certificate of title for any part of the <b>allotment</b>; or</li> <li>ii. by the disposition by way of sale or offer for sale of the fee simple to part of the <b>allotment</b>; or</li> <li>iii. by a lease of part of the <b>allotment</b> which, including renewals, is or could be for a term of more than 35 years; or</li> <li>iv. by the grant of a company lease or cross lease in respect of any part of the <b>allotment</b>; or</li> <li>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</li> </ul> </li> <li>b. 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.</li> </ul>
<b>Supermarket</b>	means a <b>retail</b> shop selling a wide range of foodstuffs and non-food grocery items for consumption and use off-site, where foodstuffs comprise more than 90 percent of the total <b>retail</b> floor space. Foodstuffs include: <ul style="list-style-type: none"> <li>a. fresh produce, meat, fish and dairy; and</li> <li>b. chilled, frozen, packaged, canned and bottled foodstuffs and beverages.</li> </ul> Non-food grocery items include: <ul style="list-style-type: none"> <li>a. cooking, cleaning and washing products;</li> <li>b. kitchenwares; and</li> <li>c. toiletries.</li> </ul>
<b>Sustainable management</b>	has the same meaning as in section 5 of the RMA (as set out in the box below)
<b>NPS</b>	means managing the use, development, and protection of <b>natural and physical resources</b> 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— <ul style="list-style-type: none"> <li>a. sustaining the potential of <b>natural and physical resources</b> (excluding minerals) to meet the reasonably foreseeable needs of future generations; and</li> <li>b. safeguarding the life-supporting capacity of air, <b>water</b>, soil, and <b>ecosystems</b>; and</li> <li>c. avoiding, remedying, or mitigating any adverse <b>effects of activities</b> on the <b>environment</b>.</li> </ul>
<b>Tangata whenua</b>	has the same meaning provided in section 2 of the Resource Management Act 1991.
<b>Taonga</b>	treasure or valued highly by Maori.
<b>Temporary event</b>	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 <b>temporary military training activities</b> .
<b>Temporary military training activity</b>	means a temporary <b>activity</b> 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: <ul style="list-style-type: none"> <li>a. the defence of New Zealand, and of any area for the defence of which New Zealand is responsible under any Act;</li> <li>b. the protection of the interests of New Zealand, whether in New Zealand or elsewhere;</li> <li>c. the contribution of forces under collective security treaties, agreements, or arrangements;</li> <li>d. 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;</li> <li>e. the provision of assistance to the civil power either in New Zealand or elsewhere in time of emergency;</li> <li>f. the provision of any public service.</li> </ul>
<b>Temporary renewable energy assessment and research structures</b>	means <b>structures</b> for the investigation, identification and assessment of potential sites and energy sources for <b>renewable electricity generation</b> by existing and prospective generators and includes the following <b>activities</b> : <ul style="list-style-type: none"> <li>• Erecting an <b>anemometer</b></li> <li>• Digging test pits, drilling <b>boreholes</b>, constructing investigation drives and removing samples to investigate geological conditions.</li> <li>• Installing instruments into drill holes for monitoring <b>groundwater</b> levels and <b>land</b></li> <li>• Erecting survey monuments and installing instruments to monitor <b>land</b></li> <li>• Erecting telemetry stations for the transmission of instrument data.</li> <li>• Installing microseismic stations to measure microseismic <b>activity</b> and ground <b>noise</b>.</li> <li>• Erection of <b>signs</b> or notices giving warning of danger</li> </ul>
<b>Temporary Sign</b>	means a <b>sign</b> in connection with any of the purposes identified in the definition of <b>sign</b> , but for a short duration only and with the purpose relating to a one-off or temporary <b>activity</b> , event or provision of information.
<b>Territorial authority</b>	has the same meaning as in section 5 of the Local Government Act 2002 (as set out in the box below)
<b>NPS</b>	means a city council or a district council named in Part 2 of Schedule 2.
<b>Tikanga/Tikanga Māori</b>	means Māori customary values and practices.
<b>Tino rangatiratanga</b>	means self-determination, sovereignty, self-government, Māori governance by Māori over Māori affairs.
<b>Tipuna/Tupuna</b>	means ancestors.
<b>Topsoil removal</b>	the removal, relocation or stockpiling of topsoil for purposes other than in conjunction with conventional domestic gardening or the planting, cropping or drainage of <b>land</b> in connection with farming and <b>forestry</b> operations.
<b>Tourism facilities</b>	<b>land</b> and/or <b>structures</b> used for ventures, features, events and services primarily intended to attract tourists, visitors and travellers.
<b>Trade supplier</b>	means a business engaged in sales to businesses and institutional customers (but may also include sales to the general public) and consists only of suppliers of goods in one or more of the following categories: <ul style="list-style-type: none"> <li>a. automotive and/or marine suppliers;</li> <li>b. building suppliers;</li> <li>c. catering equipment suppliers;</li> <li>d. farming and agricultural suppliers;</li> <li>e. garden and patio suppliers;</li> <li>f. hire services (except hire or loan of books, videos, DVDs and other similar home entertainment items);</li> <li>g. industrial clothing and safety equipment suppliers; and</li> <li>h. office furniture, equipment and systems suppliers.</li> </ul>

<b>Transmission line</b>	<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;"> <span style="display: inline-block; width: 15px; height: 15px; background-color: black; margin-right: 5px;"></span> = Tower support structure </p> <p>Note: The measurement of <b>setback</b> distances from electricity <b>transmission lines</b> shall be taken from the centre line of the electricity <b>transmission line</b> and from the outer edge of any support <b>structure</b>. The centre line at any point is a straight line between the centre points of the two support <b>structures</b> at each end of the span. The diagram above depicts <b>setback</b> distances.</p>
<b>Upgrading</b>	<p>as it applies to <b>network utilities</b>, <b>upgrading</b> means the improvement or physical works that result in an increase in carrying capacity, operational efficiency, security or safety of existing <b>network utilities</b> but excludes:</p> <ul style="list-style-type: none"> <li>• 'maintenance' (as it relates to <b>network utilities</b>); and</li> <li>• 'minor upgrading'; and</li> </ul> <p>any other <b>activity</b> specifically otherwise provided for under Rules NU-R1-R31</p>
<b>Urban environment allotment</b>	<p>means an <b>allotment</b> within the meaning of section 218</p> <ol style="list-style-type: none"> <li>1. that is no greater than 4 000 m<sup>2</sup>; and</li> <li>2. that is connected to a reticulated <b>water</b> supply system and a reticulated sewerage system; and</li> <li>3. on which there is a <b>building</b> used for industrial or commercial purposes or as a dwelling house; and</li> <li>4. that is not reserve (within the meaning of section 2(1) of the Reserves Act 1977) or subject to a <b>conservation</b> management plan or <b>conservation</b> management strategy prepared in accordance with the Conservation Act 1987 or the Reserves Act 1977.</li> </ol>
<b>Vehicle movement</b>	<p>a movement of a vehicle between a <b>road</b> and a <b>site</b>, with the number of movements per day being calculated over a 24 hour period as follows:</p> <p>1 car to and from a <b>site</b> = 2 <b>vehicle movements</b>  1 truck to and from a <b>site</b> = 6 <b>vehicle movements</b>  1 truck and trailer to and from a <b>site</b> = 10 <b>vehicle movements</b></p>
<b>Verandah</b>	<p>a permanent <b>structure</b>, constructed of weatherproof material, which is either cantilevered or supported on posts or pillars, which extends from a <b>building</b> facade, usually on the street frontage and at first floor level, and overhangs a footpath or other similar public pedestrian accessway or space.</p>
<b>Visitor accommodation</b> <i>NPS</i>	<p>means <b>land</b> and/or <b>buildings</b> used for accommodating visitors, subject to a tariff being paid, and includes any <b>ancillary activities</b>.</p>
<b>Waahi tapu</b>	<p>a place which is particularly sacred or spiritually meaningful to <b>tangata whenua</b>. It includes burial grounds, tribal altars and locations where significant events have taken place.</p>
<b>Walkable catchment</b>	<p>means areas within the <b>high density residential zone</b> that are specified in Urban Form and Development Policy UFD-P2.</p>
<b>Wallaceville Structure Plan Development Area</b>	<p>the area of <b>land</b> defined in the Wallaceville Structure Plan Map (refer to DEV1 Wallaceville Structure Plan Development Area)</p>
<b>Warehouse</b>	<p>means any <b>building</b> or part of a <b>building</b>, or <b>land</b>, where materials, articles or goods are stored.</p>
<b>Wastewater</b> <i>NPS</i>	<p>means any combination of two or more the following wastes: <b>sewage</b>, <b>greywater</b> or <b>industrial and trade waste</b>.</p>
<b>Water</b> <i>NPS</i>	<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"> <li>a. means <b>water</b> in all its physical forms whether flowing or not and whether over or under the ground;</li> <li>b. includes fresh <b>water</b>, coastal <b>water</b>, and geothermal <b>water</b>;</li> <li>c. does not include <b>water</b> in any form while in any pipe, tank, or cistern.</li> </ol>
<b>Water catchment</b>	<p><b>land</b> managed and administered by the Wellington Regional Council for <b>water</b> supply purposes, protection and</p>

	enhancement of native vegetation, <b>forestry</b> , and <b>passive recreation</b> uses, according to any management plan adopted by the Wellington Regional Council.
<b>Water sensitive design</b>	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.
<b>Waterbody</b>	has the same meaning as in section 2 of the RMA (as set out in the box below)
<b>NPS</b>	means fresh <b>water</b> or geothermal <b>water</b> in a <b>river</b> , <b>lake</b> , <b>stream</b> , pond, <b>wetland</b> , or <b>aquifer</b> , or any part thereof, that is not located within the coastal marine area.
<b>Wetland</b>	has the same meaning as in section 2 of the RMA (as set out in the box below)
<b>NPS</b>	includes permanently or intermittently wet areas, shallow <b>water</b> , and <b>land water</b> margins that support a natural <b>ecosystem</b> of plants and animals that are adapted to wet conditions.
<b>Whakapapa</b>	means genealogy.
<b>Yard oriented activities</b>	are <b>activities</b> where the goods sold are sold in bulk and where internal <b>retail</b> (being retailing undertaken entirely from within a <b>building</b> but does not include goods stored outside under cover) does not occupy more than 20% of the area occupied by the <b>activity</b> . 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.

**3.2 Abbreviations**

<b>Abbreviation</b>	<b>Meaning</b>
CON	Controlled activity
DIS	Discretionary activity
MDRS	Medium density residential standards
NC	Non-complying activity
NESs	National Environmental Standards
NPS	National Planning Standards
NPSs	National Policy Statements
NPS-UD	National Policy Statement on Urban Development
NZCPS	New Zealand Coastal Policy Statement
RDIS	Restricted Discretionary activity
PER	Permitted activity
PR	Prohibited activity
RMA	The Resource Management Act 1991

## 4.1 National Policy Statements

National policy statements (NPSs) and the New Zealand Coastal Policy Statement (NZCPS) form part of the Resource Management Act's policy framework and are prepared by Central Government. NPSs and the NZCPS contain objectives, policies and methods that must be given effect to by policy statements and plans. NPSs and the NZCPS must also be given regard to by consent authorities when making decisions on resource consent applications, alongside other considerations.

The following table provides an overview of whether any relevant review/s of the Upper Hutt District Plan has been undertaken in relation to NPSs and the NZCPS.

<b>National policy statements and New Zealand Coastal Policy Statement</b>	
<b>National Policy Statement on Urban Development 2020</b>	The plan has been reviewed in part.
<b>National Policy Statement for Freshwater Management 2020</b>	The plan has not yet been reviewed
<b>National Policy Statement for Renewable Electricity Generation 2011</b>	The plan has been reviewed - Plan Change 38 completed on 15/5/16
<b>New Zealand Coastal Policy Statement 2010</b>	This national policy statement does not apply to the plan
<b>National Policy Statement on Electricity Transmission 2008</b>	The plan has been reviewed - Plan Change 32 completed on 26/10/12
<b>Hauraki Gulf Marine Park Act 2000 (sections 7 and 8)</b>	This national policy statement does not apply to the plan



## 4.2 National Environmental Standards

### National environmental standards

National environmental standards (NESs) are prepared by central government and can prescribe technical standards, methods (including rules) and/or other requirements for environmental matters throughout the whole country or specific areas. If an **activity** doesn't comply with an NES, it is likely to require a resource consent. NESs must be observed and enforced by local authorities. The following NESs are currently in force:

- Resource Management (National Environmental Standards for Marine Aquaculture) Regulations 2020
- Resource Management (National Environmental Standards for Freshwater) Regulations 2020
- Resource Management (National Environmental Standard on Plantation Forestry) Regulations 2017
- Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016
- Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011
- Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009
- Resource Management (National Environmental Standard for Sources of Drinking Water) Regulations 2007
- Resource Management (National Environmental Standards for Air Quality) Regulations 2004 (amended 2011)

## 4.3 Regulations

### Regulations

The regulations included in this chapter come under the Resource Management Act 1991 (excluding the national environmental standards listed above). These regulations are:

- Resource Management (Discount on Administrative Charges) Regulations 2010
- Resource Management (Exemption) Regulations 1996
- Resource Management (Exemption) Regulations 2017
- Resource Management (Forms, Fees, and Procedure) Regulations 2003
- Resource Management (Infringement Offences) Regulations 1999
- Resource Management (Marine Pollution) Regulations 1998
- Resource Management (Measurement and Reporting of Water Takes) Regulations 2010
- Resource Management (Network Utility Operations) Regulations 2016
- Resource Management (Transitional, Fees, Rents, and Royalties) Regulations 1991

## 5.1 Tangata Whenua

### The Resource Management Act and Tangata Whenua

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

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

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

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

### Te Tiriti o Waitangi — Treaty of Waitangi

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

#### *Ngāti Toa Rangatira*

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

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

#### *Taranaki Whānui ki Te Upoko o Te Ika*

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

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

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

## 5.2 Statutory Acknowledgement

### Addendum to the Upper Hutt City District Plan

The following documents are to be read as an attachment to and in conjunction with the Upper Hutt City District Plan.

The information is not subject to the provisions of Schedule 1 to the Resource Management Act 1991. However, it is recommended that applicants who are seeking resource consent on properties that are either adjacent or adjoin a Statutory Acknowledgement Area undertake consultation with the relevant iwi prior to lodging their resource consent application.

#### What are Statutory Acknowledgements?

A statutory acknowledgement is a formal acknowledgement by the Crown of the mana of **tangata whenua** over a specified area. It recognises the particular cultural, spiritual, historical and traditional association of an iwi with the site, which is identified as a statutory area.

Statements of statutory acknowledgements are set out in Treaty of Waitangi claim settlement legislation. The text for each statutory acknowledgement includes:

- identification and description of the statutory area;
- a statement of association detailing the relationship between the relevant iwi and the area; and
- details of the statutory area.

Statutory areas only relate to Crown-owned **land** and include areas of **land**, geographic features, **lakes**, **rivers**, **wetlands**, and coastal marine areas. Whilst there may be minor variations in the legislation for settlements, the purposes of a statutory acknowledgement will generally include the following:

- **Notification of resource consent applications**  
Consent authorities, the Environment Court, and Heritage New Zealand Pouhere Taonga are required to have regard to a statutory acknowledgement when determining whether the relevant iwi may be adversely affected by the granting of a resource consent for activities within, adjacent to or impacting directly on the statutory area.
- **Summaries of resource consent applications**  
Consent authorities are required to forward summaries of resource consent applications to the relevant iwi for **activities** within, adjacent to or impacting directly on any statutory area. This information must be the same as would be given to any affected persons under limited notification in accordance with section 95B of the RMA, unless otherwise agreed between the consent authority and the relevant iwi. The information is to be provided to the relevant iwi as soon as reasonably practicable after the consent authority has received the application, and prior to making any determination as to notification of the application. This requirement does not affect the obligation of a consent authority to notify an application in accordance with section 95 to 95F of the Resource Management Act 1991, or to form an opinion as to whether the relevant iwi group is adversely affected under those sections.
- **Submissions**  
In submissions to and proceedings before a consent authority, the Environment Court or Heritage New Zealand Pouhere Taonga, the relevant iwi governance entity - and any member of that iwi - may cite a statutory acknowledgement as evidence of association with a statutory area where those proceedings concern **activities** that are within, adjacent to or impacting directly on any statutory area.

#### Statutory Plans

Information recording statutory acknowledgements for statutory areas covered wholly or partly by the plan must be attached to regional policy statements, regional plans and district plans.

Statutory plans are required to specify that information provided in relation to statutory acknowledgements is for the purposes of public information only and does not form part of the plan and is not subject to the provisions of Schedule 1 of the RMA.

## 1 Port Nicholson Block (Taranaki Whanui ki Te Upoko o Te Ika) Acknowledgement

In accordance with the Port Nicholson Block (Taranaki Whanui ki Te Upoko o Te Ika) Claims Settlement Act 2009, information regarding statutory acknowledgements is hereby attached to the Upper Hutt City District Plan.

This information includes the relevant provisions of the Port Nicholson Block (Taranaki Whanui ki Te Upoko o Te Ika) Claims Settlement Act 2009 (sections 23 to 31 in full) as well as descriptions/maps of the statutory areas and the related statements of association.

### Port Nicholson Block (Taranaki Whanui ki Te Upoko o Te Ika) Claims Settlement Act 2009

#### Part 2

##### Cultural redress

##### Subpart 2 - Statutory acknowledgement and deed of recognition

##### *Statutory acknowledgement*

#### 23 Statutory acknowledgement by the Crown

1. The Crown acknowledges the statements of association.
2. In this Act, statements of association means the statements—
  - a. made by Taranaki Whānui ki Te Upoko o Te Ika of their particular cultural, spiritual, historical, and traditional association with each statutory area; and
  - b. that are in the form set out in Part 2 of the documents schedule of the deed of settlement at the settlement date.

#### 24 Purposes of statutory acknowledgement

1. The only purposes of the statutory acknowledgement are to—
  - a. require relevant consent authorities, the Environment Court, and Heritage New Zealand Pouhere Taonga to have regard to the statutory acknowledgement, as provided for in sections 25 to 27; and
  - b. require relevant consent authorities to forward summaries of resource consent applications to the trustees, as provided for in section 29; and

- c. enable the trustees and any member of Taranaki Whānui ki Te Upoko o Addendum Amended May 2019 (Resource Management Act 1991) 4 Te Ika to cite the statutory acknowledgement as evidence of the association of Taranaki Whānui ki Te Upoko o Te Ika with the relevant statutory areas, as provided for in section 30.
2. This section does not limit sections 33 to 35. Section 24(1) (a): amended, on 202014, by section 107 of the Heritage New Zealand Pouhere Taonga Act 2014 (2014 No).

#### 25 Relevant consent authorities to have regard to statutory acknowledgement

1. On and from the effective date, a relevant consent authority must have regard to the statutory acknowledgement relating to a statutory area in forming an opinion, in accordance with sections 93 to 94C of the Resource Management Act 1991, as to whether the trustees are persons who may be adversely affected by the granting of a resource consent for activities within, adjacent to, or directly affecting the statutory area.
2. Subsection (1) does not limit the obligations of a relevant consent authority under the Resource Management Act 1991.

#### 26 Environment Court to have regard to statutory acknowledgement

1. On and from the effective date, the Environment Court must have regard to the statutory acknowledgement relating to a statutory area in determining under section 274 of the Resource Management Act 1991 whether the trustees are persons having an interest in proceedings greater than the public generally in respect of an application for a resource consent for activities within, adjacent to, or directly affecting the statutory area.
2. Subsection (1) does not limit the obligations of the Environment Court under the Resource Management Act 1991. 27 Heritage New Zealand Pouhere Taonga and Environment Court to have regard to statutory acknowledgement (1) If, on or after the effective date, an application is made under section 44, 56, or 61 of the Heritage New Zealand Pouhere Taonga Act 2014 for an authority to undertake an activity that will or may modify or destroy an archaeological site within a statutory area,—
  - a. Heritage New Zealand Pouhere Taonga, in exercising its powers under section 48, 56, or 62 of that Act in relation to the application, must have regard to the statutory acknowledgement relating to the statutory area; and
  - b. the Environment Court, in determining under section 59(1) or 64(1) of that Act any appeal against a decision of Heritage New Zealand Pouhere Taonga in relation to the application, must have regard to the statutory acknowledgement relating to the statutory area, including in making a determination as to whether the trustees are persons directly affected by Addendum Amended May 2019 (Resource Management Act 1991) 5 the decision.
3. In this section, archaeological site has the meaning given in section 6 of the Heritage New Zealand Pouhere Taonga Act 2014. Section 27: replaced, on 202014, by section 107 of the Heritage New Zealand Pouhere Taonga Act 2014 (2014 No).

#### 27 Heritage New Zealand Pouhere Taonga and Environment Court to have regard to statutory acknowledgement

1. If, on or after the effective date, an application is made under section 44, 56, or 61 of the Heritage New Zealand Pouhere Taonga Act 2014 for an authority to undertake an activity that will or may modify or destroy an archaeological site within a statutory area,—
  - a. Heritage New Zealand Pouhere Taonga, in exercising its powers under section 48, 56, or 62 of that Act in relation to the application, must have regard to the statutory acknowledgement relating to the statutory area; and
  - b. the Environment Court, in determining under section 59(1) or 64(1) of that Act any appeal against a decision of Heritage New Zealand Pouhere Taonga in relation to the application, must have regard to the statutory acknowledgement relating to the statutory area, including in making a determination as to whether the trustees are persons directly affected by the decision.
2. In this section, archaeological site has the meaning given in section 6 of the Heritage New Zealand Pouhere Taonga Act 2014. Section 27: replaced, on 202014, by section 107 of the Heritage New Zealand Pouhere Taonga Act 2014 (2014 No).

#### 28 Recording statutory acknowledgement on statutory plans

1. On and from the effective date, each relevant consent authority must attach information recording the statutory acknowledgement to all statutory plans that wholly or partly cover a statutory area.
2. The information attached to a statutory plan must include the relevant provisions of sections 23 to 31 in full, the descriptions of the statutory areas, and the statements of association.
3. The attachment of information to a statutory plan under this section is for the purpose of public information only, and the information is not—
  - a. part of the statutory plan, unless adopted by the relevant consent authority; or
  - b. subject to the provisions of Schedule 1 of the Resource Management Act 1991, unless adopted as part of the statutory plan.

#### 29 Distribution of resource consent applications to trustees

1. Each relevant consent authority must, for a period of 20 years from the effective date, forward to the trustees a summary of resource consent applications received by that consent authority for activities within, adjacent to, or directly affecting a statutory area.
2. The information provided under subsection (1) must be—
  - a. the same as would be given under section 93 of the Resource Management Act 1991 to persons likely to be adversely affected, or as may be agreed between the trustees and the relevant consent authority; and
  - b. provided as soon as is reasonably practicable after each application is received, and before a determination is made on the application in accordance with sections 93 to 94C of the Resource Management Act 1991.
3. The trustees may, by notice in writing to a relevant consent authority,—
  - a. waive their rights to be notified under this section; and
  - b. state the scope of that waiver and the period it applies for.
4. For the purposes of this section, a regional council dealing with an application to carry out a restricted coastal activity in a statutory area must be treated as if it were the relevant consent authority in relation to that application.
5. This section does not affect the obligation of a relevant consent authority to—
  - a. notify an application in accordance with sections 93 to 94C of the Resource Management Act 1991;
  - b. form an opinion as to whether the trustees are persons who may be adversely affected under those sections.

#### 30 Use of statutory acknowledgement

1. The trustees and any member of Taranaki Whānui ki Te Upoko o Te Ika may, as evidence of the association of Taranaki Whānui ki Te Upoko o Te Ika with a statutory area, cite the statutory acknowledgement that relates to that area in submissions to, and in proceedings before, a relevant consent authority, the Environment Court, or Heritage New Zealand Pouhere Taonga concerning activities within, adjacent to, or directly affecting the statutory area.
2. The content of a statement of association is not, by virtue of the statutory acknowledgement, binding as fact on—
  - a. relevant consent authorities;
  - b. the Environment Court;
  - c. Heritage New Zealand Pouhere Taonga;
  - d. parties to proceedings before those bodies;
  - e. any other person who is entitled to participate in those proceedings.
3. Despite subsection (2), the statutory acknowledgement may be taken into account by the bodies and persons specified in that subsection.
4. To avoid doubt,—
  - a. neither the trustees nor members of Taranaki Whānui ki Te Upoko o Te Ika are precluded from stating that Taranaki Whānui ki Te Upoko o Te Ika have an association with a statutory area that is not described in the statutory acknowledgement; and
  - b. the content and existence of the statutory acknowledgement do not limit any statement made. Section 30(1): amended, on 20 May 2014, by section 107 of the Heritage New Zealand Pouhere Taonga Act 2014 (2014 No 26). Section 30(2)
  - c. replaced, on 20 May 2014, by section 107 of the Heritage New Zealand Pouhere Taonga Act 2014 (2014 No 26).

#### 31 Application of statutory acknowledgement to river, stream, or harbour

In relation to a statutory acknowledgement,— harbour includes the **bed** of the harbour and everything above the **bed river** or **stream**—

- a. means—

- i. a continuously or intermittently flowing body of fresh **water**, Addendum Amended May 2019 (Resource Management Act 1991) 7 including a modified watercourse; and
  - ii. the **bed** of the **river** or **stream**; but(
- b. does not include—
- i. a part of the **bed** of the **river** or **stream** that is not owned by the Crown; or
  - ii. **land** that the **waters** of the **river** or **stream** do not cover at its fullest flow without overlapping its banks; or
  - iii. an artificial watercourse; or
  - iv. a tributary flowing into the **river** or **stream**.

### Schedule 1 Statutory Areas in Upper Hutt

Statutory Area	Location
HUTT RIVER	As shown on SO 408071

#### HUTT RIVER (as shown on SO 408071)



#### STATEMENT OF ASSOCIATION

Te Awakairangi is the oldest name for the Hutt River attributed to the Polynesian explorer Kupe. It was also known as Heretaunga in a later period. The origins of the **streams** flowing to Awakairangi are high in the Tararua Range. The **stream** and **rivers** lead down through Pakuratahi at the head of the Hutt Valley. Taranaki Whānui ki Te Upoko o Te Ika had interests at Pakuratahi. The trail linking Te Whanganui a Tara and the Wairarapa came through Pakuratahi and over the Rimutaka Range. Prior to the 1855 uplift Te Awakairangi was navigable by waka up to Pakuratahi and the river was navigable by European ships almost to Whirinaki (Silverstream).

Taranaki Whānui ki Te Upoko o Te Ika travelled in the Hutt Valley largely by waka. There were few trails through the heavy forest of the valley. Many Taranaki Whānui ki Te Upoko o Te Ika Kainga and Pā were close to the **river** including at Haukaretu (Maoribank), Whakatata Pā (which was across the bank from what is now Te Marua), Mawaihakona (Wallaceville), Whirinaki, Motutawa Pā (Avalon), Maraenuku Pā (Boulcott), Paetutu Pā and at the mouth of the river, Hikoikoi Pā to the west and Waiwhetu Pā (Owhiti) to the east.

Te Awakairangi linked the settlements as well as being a food supply for the pā and kainga along the **river**. Mahinga kai were found along the **river** such as Te Momi (Petone) which was a **wetland** that held abundant resources of birds, tuna and other food sources. The **river** ranged across the valley floor and changed course several times leaving rich garden sites. Waka were carved from forest trees felled for that purpose close to the **river**.

## 2 Ngati Toa Rangatira Acknowledgement

In accordance with the Ngati Toa Rangatira Claims Settlement Act 2014, information regarding statutory acknowledgements is hereby attached to the Upper Hutt City District Plan.

This information includes the relevant provisions of the Ngati Toa Rangatira Claims Settlement Act 2014 (sections 24 to 33 in full) as well as descriptions/maps of the statutory areas and the related statements of association.

### Ngati Toa Rangatira Claims Settlement Act 2014

#### Part 2 Cultural redress

Subpart 1 - Statutory acknowledgement and deeds of recognition

##### *Statutory acknowledgement*

#### 24 Interpretation

1. In this Act, statutory acknowledgement means the acknowledgement made by the Crown in section 25 in respect of each statutory area, on the terms set out in this subpart.
  2. In this subpart,—
    - coastal statutory area** means a statutory area described in Schedule 1 under the heading “Coastal statutory areas”
    - relevant consent authority**, for a statutory area, means a consent authority of a region or district that contains, or is adjacent to, the statutory area
    - statements of association** means the statements—
      - a. made by Ngati Toa Rangatira of their particular cultural, spiritual, historical, and traditional association with the statutory areas (except the coastal statutory areas); and
      - b. that are in the form set out in part 2.1 of the documents schedule of the deed of settlement
    - statements of coastal values** means the statements—
      - a. made by Ngati Toa Rangatira of their particular values relating to the coastal statutory areas; and
      - b. that are in the form set out in part 2.2 of the documents schedule of the Addendum Amended May 2019 (Resource Management Act 1991) 11
- deed of settlement statutory area means an area described in Schedule 1, with the general location (but not the precise boundaries) indicated

on the deed plan referred to in relation to the area.

#### **25 Statutory acknowledgement by the Crown**

The Crown acknowledges the statements of association and the statements of coastal values.

#### **26 Purposes of statutory acknowledgement**

The only purposes of the statutory acknowledgement are—

- a. to require relevant consent authorities, the Environment Court, and Heritage New Zealand Pouhere Taonga to have regard to the statutory acknowledgement, as provided for in sections 27 to 29; and
- b. to require relevant consent authorities to provide summaries of resource consent applications, or copies of notices of resource consent applications, to the trustee of the Toa Rangatira Trust, as provided for in section 31; and
- c. to enable the trustee of the Toa Rangatira Trust and members of Ngati Toa Rangatira to cite the statutory acknowledgement as evidence of the association of Ngati Toa Rangatira with a statutory area, as provided for in section 32. Section 26(a): amended, on 202014, by section 107 of the Heritage New Zealand Pouhere Taonga Act 2014 (2014 No).

#### **27 Relevant consent authorities to have regard to statutory acknowledgement**

1. On and from the effective date, a relevant consent authority must have regard to the statutory acknowledgement relating to a statutory area in deciding, under section 95E of the Resource Management Act 1991, whether the trustee of the Toa Rangatira Trust is an affected person in relation to an activity within, adjacent to, or directly affecting the statutory area and for which an application for a resource consent has been made.
2. Subsection (1) does not limit the obligations of a relevant consent authority under the Resource Management Act 1991.

#### **28 Environment Court to have regard to statutory acknowledgement**

1. On and from the effective date, the Environment Court must have regard to the statutory acknowledgement relating to a statutory area in deciding, under section 274 of the Resource Management Act 1991, whether the trustee of the Toa Rangatira Trust is a person who has an interest in proceedings that is greater than the interest that the general public has in respect of an application Addendum Amended May 2019 (Resource Management Act 1991) 12 for a resource consent for activities within, adjacent to, or directly affecting the statutory area.
2. Subsection (1) does not limit the obligations of the Environment Court under the Resource Management Act 1991.

#### **29 Heritage New Zealand Pouhere Taonga and Environment Court to have regard to statutory acknowledgement**

1. If, on or after the effective date, an application is made under section 44, 56, or 61 of the Heritage New Zealand Pouhere Taonga Act 2014 for an authority to undertake an activity that will or may modify or destroy an archaeological site within a statutory area,—
  - a. Heritage New Zealand Pouhere Taonga, in exercising its powers under section 48, 56, or 62 of that Act in relation to the application, must have regard to the statutory acknowledgement relating to the statutory area; and
  - b. the Environment Court, in determining under section 59(1) or 64(1) of that Act any appeal against a decision of Heritage New Zealand Pouhere Taonga in relation to the application, must have regard to the statutory acknowledgement relating to the statutory area, including in making a determination as to whether the trustees are persons directly affected by the decision.
2. In this section, archaeological site has the meaning given in section 6 of the Heritage New Zealand Pouhere Taonga Act 2014. Section 29: replaced, on 202014, by section 107 of the Heritage New Zealand Pouhere Taonga Act 2014 (2014 No).

#### **30 Recording statutory acknowledgement on statutory plans**

1. On and from the effective date, each relevant consent authority must attach information recording the statutory acknowledgement to all statutory plans that wholly or partly cover a statutory area.
2. The information attached to a statutory plan must include—
  - a. the relevant provisions of sections 24 to 33 in full; and
  - b. the descriptions of the statutory areas wholly or partly covered by the plan; and (c) any statements of association or statements of coastal values for the statutory areas.
3. The attachment of information to a statutory plan under this section is for the purpose of public information only and, unless adopted by the relevant consent authority as part of the statutory plan, the information is not—
  - a. part of the statutory plan; or
  - b. subject to the provisions of Schedule 1 of the Resource Management Act 1991.

#### **31 Provision of summaries or notices of certain applications to trustee**

1. Each relevant consent authority must, for a period of 20 years starting on the effective date, provide the following to the trustee of the Toa Rangatira Trust for each resource consent application for an activity within, adjacent to, or directly affecting a statutory area:
  - a. if the application is received by the consent authority, a summary of the application; or
  - b. if notice of the application is served on the consent authority under section 145(10) of the Resource Management Act 1991, a copy of the notice.
2. The information provided in a summary of an application must be the same as would be given to an affected person by limited notification under section 95B of the Resource Management Act 1991, or as may be agreed between the trustee of the Toa Rangatira Trust and the relevant consent authority.
3. A summary of an application must be provided under subsection (1)(a)—
  - a. as soon as is reasonably practicable after the consent authority receives the application; but
  - b. before the consent authority decides under section 95 of the Resource Management Act 1991 whether to notify the application.
4. A copy of a notice of an application must be provided under subsection (1)(b) no later than 10 working days after the day on which the consent authority receives the notice.
5. This section does not affect a relevant consent authority's obligation,—
  - a. under section 95 of the Resource Management Act 1991, to decide whether to notify an application, and to notify the application if it decides to do so; or
  - b. under section 95E of that Act, to decide whether the trustee of the Toa Rangatira Trust is an affected person in relation to an activity.

#### **32 Use of statutory acknowledgement**

1. The trustee of the Toa Rangatira Trust and any member of Ngati Toa Rangatira may, as evidence of the association of Ngati Toa Rangatira with a statutory area, cite the statutory acknowledgement that relates to that area in submissions to, and in proceedings before, a relevant consent authority, the Environmental Protection Authority or a board of inquiry under Part 6AA of the Resource Management Act 1991, the Environment Court, or Heritage New Zealand Pouhere Taonga concerning activities within, adjacent to, or directly affecting the statutory area.
2. The content of a statement of association or statement of coastal values is not, by virtue of the statutory acknowledgement, binding as fact on—
  - a. relevant consent authorities: Addendum Amended May 2019 (Resource Management Act 1991) 14
  - b. the Environmental Protection Authority or a board of inquiry under Part 6AA of the Resource Management Act 1991:
  - c. the Environment Court;
  - d. Heritage New Zealand Pouhere Taonga;
  - e. parties to proceedings before those bodies;
  - f. any other person who is entitled to participate in those proceedings.
3. However, the bodies and persons specified in subsection (2) may take the statutory acknowledgement into account.
4. To avoid doubt,—
  - a. neither the trustee of the Toa Rangatira Trust nor members of Ngati Toa Rangatira are precluded from stating that Ngati Toa Rangatira has an association with a statutory area that is not described in the statutory acknowledgement; and
  - b. the content and existence of the statutory acknowledgement do not limit any statement made. Section 32(1): amended, on 202014, by section 107 of the Heritage New Zealand Pouhere Taonga Act 2014 (2014 No).

**33 Trustee may waive rights**

1. The trustee of the Toa Rangatira Trust may waive the right to be provided with summaries, and copies of notices, of resource consent applications under section 31 in relation to a statutory area.
2. The trustee may waive the right to have a relevant consent authority, the Environment Court, or Heritage New Zealand Pouhere Taonga have regard to the statutory acknowledgement under sections 27 to 29 in relation to a coastal statutory area.
3. Rights must be waived by written notice to the relevant consent authority, the Environment Court, or Heritage New Zealand Pouhere Taonga stating
  - a. the scope of the waiver; and
  - b. the period for which it applies.
4. An obligation under this subpart does not apply to the extent that the corresponding right has been waived under this section. Section 33(2): amended, on 202014, by section 107 of the Heritage New Zealand Pouhere Taonga Act 2014 (2014 No). Section 33(3): amended, on 202014, by section 107 of the Heritage New Zealand Pouhere Taonga Act 2014 (2014 No).

**Schedule 1  
Statutory Areas**

Statutory Area	Location
HUTT RIVER AND ITS TRIBUTARIES	As shown on Deed Plan OTS-068-45

**HUTT RIVER AND ITS TRIBUTARIES (as shown on Deed Plan OTS-068-45)****STATEMENT OF ASSOCIATION**

The Hutt River (Te Awa Kairangi) is of historical and cultural importance to Ngati Toa Rangatira. The iwi claim an association with the Hutt River from the time of their participation in the invasion of the Hutt Valley during 1819 and 1820.

During that campaign, the taua marched around the western side of Te Whanganui a Tara, defeating the local iwi as they went. When the war party reached the Hutt River, they constructed rafts which they used to aid them in their invasion of the Hutt Valley.

Although Ngati Toa Rangatira did not remain in the area after this invasion, the Hutt River continued to be important to the iwi following their permanent migration and settlement in the lower North Island in the late 1820s and early 1830s. The relationship of Ngati Toa Rangatira to the Hutt Valley and River was not one defined by concentrated settlement and physical presence. Rather, the iwi felt their claim to the land was strong based on the powerful leadership of Te Rauparaha and Te Rangihaeata and the relationship they had with iwi residing in the Hutt Valley who had been placed there by Ngati Toa in the 1830s. For some years these iwi in the Hutt Valley paid tribute of goods such as canoes, eels and birds to Te Rauparaha and Te Rangihaeata.

Ngati Toa Rangatira have a strong historical connection with the Hutt River and its tributaries, and the iwi consider that the **river** is included within their extended rohe and it is an important symbol of their interests in the Harataunga area.

Te Awa Kairangi was traditionally an area for gathering piharau, or the freshwater blind eel, as well as tuna (eel) from its tributaries. Harataunga also supported flax plantations, which were used by early Maori for trading with settlers. The **River** was also of great importance as it was the largest source of freshwater in the area.

The **river** was also an important transport route, and small waka were used along the length of Te Awa Kairangi.



## 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 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.

## Objectives

**UFD-O1** *A well-functioning urban **environment** that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.*

[s80H(1)(a)(ii) note: this provision incorporates the objectives in clause 6 of Schedule 3A of **the Act**]

**UFD-O2** ***Relevant residential zones** provide for a variety of housing types and sizes that respond to:*

1. *Housing needs and demand; and*
2. *The neighbourhood's planned urban built character, including 3-storey **buildings**.*

[s80H(1)(a)(ii) note: this provision incorporates the objectives in clause 6 of Schedule 3A of **the Act**]

**UFD-O3** *The **high density residential zone** provides for higher density housing types and sizes that respond to:*

1. *Identified housing needs and demand.*
2. *The proximity and walkability to the following train stations and zones:*
  - a. *Silverstream Station*
  - b. *Heretaunga Station*
  - c. *Trentham Station*
  - d. *Wallaceville Station*
  - e. *Upper Hutt Station*
  - f. *City Centre Zone*
3. *The planned urban built character of the zone including **buildings** up to 8 storeys.*

**UFD-O4** ***Qualifying matters** continue to be provided for via **qualifying matter areas** to:*

1. *ensure the ongoing recognition and provision for Matters of National Importance under Section 6 of the RMA;*
2. *give effect to national policy statements;*
3. *ensure the safe and efficient operation of nationally significant infrastructure; and*
4. *open space is provided for public use.*

## Policies

**UFD-P1** *Provide for and encourage medium and high density residential development that is:*

1. *Consistent with the **Council's Medium and High Density Design Guide** in Appendix 1.*
2. *Accessible by active and public transport.*

**UFD-P2** *Provide for **heights** and densities of urban built form that enable more people to live in, and more businesses and community services to be located in, the City's urban environments, by:*

1. *enabling the greatest **building heights** and densities, including unlimited **height of buildings**, to occur within the city centre zone;*
2. *enabling **building heights** of at least 20 metres and greater densities within the **high density residential zone**. The **high density residential zone** comprises areas within a **walkable catchment** of the following train stations and centres:*
  - a. *Silverstream Station;*
  - b. *Heretaunga Station;*
  - c. *Trentham Station;*
  - d. *Wallaceville Station,*
  - e. *Upper Hutt Station;*
  - f. *City Centre Zone;*
3. *enabling greater **building heights** and densities, including **building heights** of up to 22 metres, to occur in the town centre zone and local centre zone;*
4. *enabling increased **building heights** and densities, including building heights of up to 12 metres, to occur within the neighbourhood centre zone; and*
5. *enabling a variety of **building heights** and densities, including 3-storey buildings, to occur within the **general residential zone**; while avoiding inappropriate locations, **heights** and densities of **buildings** and development within **qualifying matter areas** as specified by the relevant **qualifying matter area** provisions.*

## 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 medium density housing within the **general residential zone**. 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 provided for within **walkable catchments** of retail, service and public transport centres specifically near the City Centre Zone (central business district) and major transport nodes. Higher density residential development is provided for in these areas via the **high density residential zone**.

Within the **general residential zone** and **high density residential zone** qualifying matter areas may limit the amount of permitted development possible on an allotment.

The **indigenous biodiversity precinct** contains the City's urban significant natural areas within urban environment allotments. This precinct contains areas of continuous significant **indigenous vegetation** and significant habitats of indigenous fauna that have been identified in accordance with the requirements of the Regional Policy Statement for the Wellington Region.

The **indigenous biodiversity precinct** puts in place additional policy direction and guidance to encourage the maintenance of indigenous biodiversity values. This is in response to the increased risk placed on these areas resulting from the greatly increased permitted **activity** development enabled through the incorporation of the **medium density residential standards** into the District Plan.

As a Matter of National Importance under section 6(c) of the Resource Management Act 1991, the inclusion of the **indigenous biodiversity precinct** acts as a placeholder and an acknowledgement of the **Council's** function to maintain indigenous biodiversity under the RMA until the **Council** progresses its comprehensive significant natural areas plan change. In the meantime, the relevant Urban Environment Allotment and Urban Tree Group **indigenous vegetation clearance** rules continue to apply under chapters ECO-Ecosystems and Indigenous Biodiversity, and UTG — Urban Tree Groups.

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** in a way that enables all people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety. Residents want a range of living styles to reflect their various needs. In the **general residential zone**, the provisions of the Plan seek to ensure that new development will be provided for in a manner that is consistent with the planned urban built form, including 3-storey **buildings**.

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.

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.

To ensure that new medium and high-density residential development is well designed, use of the design outcomes identified within the Appendix 1 - Medium and High Density Design Guide will be encouraged for permitted **activity** medium density residential development, and will be a matter of discretion for medium and high density residential development that requires a resource consent.

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.

For the **commercial and mixed use zones** the following strategic objectives apply:

## **Strategic Objectives — Commercial and Mixed Use**

### **CMU-01 Well-functioning Urban Environments**

*The Commercial and Mixed Use Zones are well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future*

### **CMU-02 Business Land Capacity**

*Sufficient feasible **commercial** and mixed use **land** development capacity is available to meet Upper Hutt's anticipated business **land** needs in the short, medium and long term*

### **CMU-03 Centres Hierarchy**

*Upper Hutt has a hierarchy of centres that*

1. *Promote a diverse and thriving economy;*
2. *Are the preferred location for shopping, leisure, cultural, entertainment and social experiences;*
3. *Support the establishment and consolidation of well-functioning urban environments;*
4. *Provide for the community's employment and economic needs;*
5. *Contribute to meeting the community's housing needs;*
6. *Contribute to the City's social wellbeing and prosperity; and*
7. *Are well serviced by existing or planned public and active transport.*

### **CMU-04 Centre Zones Hierarchy**

*Upper Hutt establishes a hierarchy of centres as follows:*

1. *The City Centre Zone is the principal centre and main focal point of the city and provides for a wide range of **commercial**, cultural, community, recreational, civic and **residential activities** that serve the city's employment, economic and social needs.*
2. *The Silverstream Town Centre is a **commercial** centre that provides key services to the immediate and neighbouring suburbs and accommodates a wide range of **commercial** and community **activities** as well as **residential activities**.*
3. *The Local Centres Zones provide goods and services mainly to surrounding local residents while also accommodation community and **residential activities**.*
4. *The Neighbourhood Centre Zones are smaller in scale than the other centre zones and provides for the day to day needs of their immediate residential neighbourhoods, and includes provision for **residential activities**.*

### **CMU-05 Mixed Use Zone**

*Upper Hutt's Mixed Use Zone complements the centres hierarchy by providing for a wide range of **activities** including **residential activities**, and **activities** that are less compatible with the character of other **commercial** centres such as vehicle oriented **activities**, **large format retail** and **light industrial activities**.*

## **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.

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

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**.

## NU — Network Utilities

### Background

This chapter outlines the provisions of the District Plan that relate to **network utilities** within Upper Hutt City. **Network utilities** provide the infrastructure which enables a community to undertake its everyday **activities** and functions and allows people to provide for their social and economic wellbeing, and their health and safety. **Network utilities** which are managed through this chapter include those defined through reference in section 166 of the Resource Management Act 1991. A definition of **network utilities** is included in Section 3.1, Definitions.

The City has a range of **network utilities** that serve an important function locally, regionally and nationally, some of which are critical and life-supporting. In particular, State Highway 2 and the Wairarapa Railway Line provide the link from Wellington and Hutt City to Upper Hutt and the Wairarapa. There are also a number of transmission assets associated with the National Grid located within the City.

The Regional Policy Statement for the Wellington Region recognises the importance of regionally significant infrastructure within the Region, as forming part of national or regional networks that enable communities to provide for their social, economic and cultural wellbeing and their health and safety. There are a number of **network utilities** within Upper Hutt City that are identified as being regionally significant infrastructure in the Regional Policy Statement. The Regional Policy Statement requires that the benefits of such regionally significant infrastructure be recognised and protected in the District Plan.

The **Council** is required to give effect to any National Policy Statement. The National Policy Statement on Electricity Transmission came into force in 2008 and applies to “**effects** on and **effects** of the transmission network”. The National Policy Statement on Electricity Transmission’s objective is to recognise the national significance of the National Grid by facilitating the operation, **maintenance** and upgrade of the existing transmission network and the establishment of new transmission resources to meet the needs of present and future generations while: managing the adverse environmental **effects** of the network; and managing the adverse **effects** of other **activities** on the network.

There are many providers of **network utilities** within Upper Hutt City including the **Council**, Crown agencies, the Greater Wellington Regional Council, State Owned Enterprises, trading enterprises and private companies. The **Council** is in itself a major provider of **network utilities** and services, supplying **water**, **sewage** and **stormwater** reticulation, waste disposal and **roads**.

Other utilities that are managed through this chapter because of their nature and function are navigation aids, beacons, signal stations and **natural hazard** warning devices and meteorological services<sup>1</sup>. These other utilities are owned and / or operated by Maritime New Zealand, local authorities or the Meteorological Service in order to provide for the health, safety and wellbeing of the local community, region and nation.

The successful functioning of the City depends on **network utilities**. It is therefore very important that construction, **maintenance**, upgrade and operation of these services be effectively provided for, technical and geographical constraints on the operation of **network utilities** are acknowledged and that the benefits that derive from them are adequately recognised. **Network utilities** can be vulnerable to reverse sensitivity **effects** when new **buildings** or **structures** and **activities** (that are sensitive to the **effects** of the existing **network utility**) are established nearby, leading to constraints on the operation of the **network utility**. However, **network utilities** can also have adverse environmental **effects** resulting from their construction, operation or associated **maintenance activities**.

For example, **network utilities** may typically include **buildings**, poles, overhead wires, pylons, pipes or **antennas**, which may have an adverse visual impact depending on their location and proximity to other **land use activities**. The installation and **upgrading** of **network utilities** will also typically involve **earthworks**. However, **network utilities** may also involve few **structures** and have limited visual impact, such as underground power and telecommunication **lines**. **Network utilities** are also often seen as a necessary and normal part of the **environment**, such as a **road**.

The **network utility** rules apply where **network utility operators** do not hold a designation for their **activities** under the designation procedures of the Act. They may, however, also be used by **Council** to help assess any notices of requirement for new designations.

The provisions in this chapter apply to **network utilities** throughout all zones of the City. The underlying zone objectives, policies and rules do not apply to **network utilities**, including **roads**, unless specifically referred to. City wide rules, such as those relating to **earthworks**, notable trees, flooding and fault band hazards, the Southern Hills Overlay and Protected Ridgelines, **historic heritage** and **hazardous substances** will still apply. As identified in **Council’s** Planning Maps, all **activities** that take place within **roads** are subject to the relevant zone rules which pertain to the area in which the **road** is situated, as well as the City-wide rules. Where a **road** separates different zones on opposite sides of the **road**, the centre line of the **road** defines the boundary of the two zones.

### Resource Management Issues

#### NU-1 *Balancing the national, regional and local benefits of network utilities with effects on the local environment.*

An important issue is managing the actual and potential adverse environmental **effects** arising from **network utilities** while also recognising the key role they play and benefits they have locally, regionally and nationally, and to ensure the technical and operational requirements of the **network utility** concerned is not unreasonably restricted. Failing to adequately provide for **network utilities** may result in the desired level of well-being and quality of life not being achieved within the City. This is because **network utilities** provide essential services to people’s homes and businesses, such as **water**, transport means, electricity, gas and telecommunications, and are critical for the effective functioning and liveability of the City.

The high voltage electricity **transmission lines** that form part of the national grid play a vital role in the well-being of the community. The adverse **effects** of the high voltage electricity **transmission lines** are often local, while the benefits may be in a different locality and/or extend beyond the local to the regional and national.

However, the construction, operation and/or **maintenance** of **network utilities** can have adverse **effects** and adversely affect the amenity of areas of the City, as a result of, for example, **noise**, emissions, and visual dominance. Some **network utilities** are relatively large, visually prominent and capable of generating significant adverse **effects** on the surrounding **environment**. They may also have potential or perceived adverse **effects** on public health and safety. Adverse **effects** may only occur at the time of construction or installation of the **network utility**, but in some instances may continue throughout its operation or during **maintenance** and upgrade works. In some cases, it might not be entirely possible to avoid, remedy or mitigate all adverse **effects** associated with a **network utility**, meaning there may be some level of residual adverse **effect** on the surrounding **environment**. In such circumstances, there is a need to carefully consider both the benefits the **network utility** will provide and the significance of the adverse **effects** on the surrounding **environment**.

**Network utilities** and their on-going functioning can be affected by flood hazards. It is also possible for **network utilities** to increase the impact of flood hazards, particularly where linear infrastructure crosses stream or **river corridors**. The **effect** of flood hazards on new **network utilities** and the impact of new **network utilities** on the flood hazards needs to be avoided or mitigated.

#### NU-2 *Managing adverse effects including reverse sensitivity effects on regionally significant network utilities.*

Inappropriate use and development in the vicinity of **regionally significant network utilities** may lead to adverse **effects** including reverse sensitivity

**effects** that have the potential to impact upon the effective and efficient operation of such utilities. Inappropriate use and development may result in adverse **effects** on **regionally significant network utilities** and / or restrict access to such **network utilities** including the ability to undertake **maintenance** or upgrade work. Reverse sensitivity can occur when sensitive or inappropriate **activities** locate near to or intensify by existing **network utilities** and seek to or constrain the operation or expansion of these utilities. This may mean that the local, regional and national benefits of those **regionally significant network utilities** may be compromised. The City has a lot of well-established **regionally significant network utilities** located in close proximity to existing **land use activities**. The **Council** is predominantly concerned with new more intensive **land use activities** establishing in proximity to existing **regionally significant network utilities** that may lead to reverse sensitivity **effects** on those utilities.

**NU-13** *The efficient, convenient and safe movement of people, vehicles and goods in the City.*

The location, design and characteristics of **activities**, **subdivision** and development can adversely affect the safety, accessibility and efficiency of the roading network and the quality of the **environment**. Appropriately located **activities**, and well-designed development, can contribute to the convenience and viability for access by walking, cycling and public transport. **Roads** themselves (including the State Highway network) contribute to the convenience, viability, and access to **activities** enjoyed by City residents.

**NU-14** *The limits that rural roading places on development.*

Mangaroa Hill Road, Blue Mountains Road, Akatarawa Road, and parts of Moonshine Hill Road and Mount Cecil Road require major **upgrading** to be able to accommodate further significant development. Such **upgrading** may have significant adverse environmental **effects**.

The limits that the rural roading system places on further development not only apply to formed and sealed **roads**, but also to the large number of 'paper roads' within the City. The pressure to subdivide with access to these paper **roads** can pose a public interest issue. **Council** could be placed in a position where it may have to spend public money on **road upgrading** where the community would receive little benefit in return. The limited access provisions applying to State Highway 2 and the nature of other **roads** in the Kaitoke area impose limits on further development in this part of the City.

**NU-15** *The potential adverse effects generated by development in close proximity to high voltage (110kV or greater) electricity transmission lines.*

There can be a risk to the health and safety of nearby people and **property** when development occurs within close proximity to high voltage electricity **transmission lines**. Equally, development located under or in close proximity to high voltage electricity **transmission lines** can pose a risk to the efficient operation of the national grid.

Additionally, development in close proximity to high voltage electricity **transmission lines** generally does not provide a good level of amenity, particularly in the case of residential development or other sensitive **activities**.

## Objectives

**NU-01** *To recognise and protect the benefits of regionally significant network utilities and ensure their functions and operations are not compromised by other activities.*

This objective seeks to identify the importance of **regionally significant network utilities** within the City and to give **effect** to the Regional Policy Statement. The objective and supporting policies are focused on recognising the benefits that these **regionally significant network utilities** have locally, regionally and nationally and ensuring that they are protected from incompatible **subdivision**, use and development.

**NU-02** *The sustainable, secure and efficient use and development of the high voltage (110kV or greater) electricity transmission lines which avoids, remedies or mitigates adverse effects on the environment and recognises the technical and operational requirements and constraints of the network.*

The efficient transmission of electricity on the national grid plays a vital role in the social, economic and cultural well-being of people. Technical, operational and security requirements associated with high voltage electricity **transmission lines** can limit the extent to which it is feasible to avoid or mitigate all adverse environmental **effects**.

**NU-03** *To recognise and provide for the sustainable, secure and efficient use, operation, maintenance and upgrading and development of network utilities within the City.*

This objective requires that the benefits of **network utilities** including those that are not identified as regionally significant be recognised and provided for. **Network utility** services form an essential part of the City's physical resource and provide for the community's social, cultural and economic well-being. They provide essential services to people's homes and businesses, such as **water**, transport means, electricity, gas, radiocommunications and telecommunications and are critical for the functioning and liveability of the City. **Natural hazards** such as flooding can threaten the continued security and operation of the **network utilities**. Failing to adequately provide for **network utilities** and protect them from **natural hazards** may result in the desired level of well-being and quality of life not being achieved within the City.

**NU-04** *To manage any adverse effects on the environment resulting from the design, location, construction, operation, upgrading and maintenance of network utilities.*

This Objective recognises that the construction, operation, upgrade and **maintenance** of **network utilities** can adversely affect the **environment** and amenity, and seeks to manage potential adverse **effects**, particularly through design and location. This recognises that some **network utilities** are relatively large, visually prominent and capable of generating significant **effects** on the **environment**. They may also have adverse **effects** on public health and safety. Adverse **effects** may only occur at the time of construction or installation of the utility, but in some instances may continue throughout its operation or during **maintenance** and / or upgrade works. For new lineal infrastructure, adverse **effects** are often best able to be mitigated through the route selection process. However, in some cases, it might not be entirely possible to avoid, remedy or mitigate all adverse **effects** associated with a **network utility**, meaning there may be some level of residual adverse **effect** on the surrounding **environment**. In such circumstances, there is a need to consider both the benefits the **network utility** will provide and the significance of the adverse **effects** on the surrounding **environment**.

**NU-05** *To ensure the continued operation of network utilities, and the development and operation of new network utilities, in flood hazard extents and to maintain the function of the floodplain to convey flood waters.*

**Network utilities** have the potential to impede or block **water** during a flood event and increase the risk to surrounding people and **properties**. This is particularly so, when linear **structures** cross a **river** or **stream corridor** and have not been designed to take into account the 1:100 year flood **height**.

**Network utilities** play a critical role in the functioning of community. **Network utilities** that are damaged or destroyed during flood event may slow the ability for the community to recover or worsen the **effects** from flooding (for example sewerage in floodwaters).

## Policies

**NU-P1** *Identify regionally significant network utilities within the City on Council planning maps, as practicable.*

The Council has identified **regionally significant network utilities** within the City on its planning maps. The majority of any new and extensions to existing **regionally significant network utilities** are expected to be identified on Council planning maps by **network utility operators** through a notice of requirement for designation process. In the case of the National Grid, which is not designated, this network is specifically recognised and mapped, as required by the National Policy Statement on Electricity Transmission. Due to the scale of the planning maps and the extensive nature of some **regionally significant network utilities**, it is however not feasible to identify all **regionally significant network utilities** on Council planning maps, particularly the local gas distribution lines.

**NU-P2** *Recognise the national, regional and local benefits of regionally significant network utilities.*

**Regionally significant network utilities** provide benefits within the City, regionally and nationally. These are benefits that are to be considered in respect of any matter relating to **regionally significant network utilities**. Some of the benefits are:

1. That people and goods can travel to, and from and around the City and Region efficiently and safely;
2. That community well-being and public health and safety is maintained through the provision of essential services including supply of potable **water** and the collection, transfer and appropriate treatment of **sewage** and **stormwater**; and
3. People have access to electricity and gas to meet their needs.

**NU-P3** *Avoid, or as appropriate, remedy or mitigate, the potential for any adverse effects including reverse sensitivity effects on regionally significant network utilities from inappropriate new subdivision, use and development occurring under, over, or adjacent to regionally significant network utilities.*

Any potential adverse **effects** including reverse sensitivity **effects**, on **regionally significant network utilities** are to be appropriately managed, with priority given to avoiding adverse **effects**, where practicable, on those utilities. The location of inappropriate new use or development in proximity to existing **regionally significant network utilities** has the potential to compromise the efficient operation and use of the **network utility** including restricting access and result in the benefits of that **network utility** being reduced. In addition, the safety and **amenity values** of the community may be adversely affected by locating in too close proximity to **regionally significant network utilities**. The potential for adverse **effects** including reverse sensitivity **effects** may arise when the pattern and density of **land use activities** changes through the rezoning of **land**. At the time of rezoning, the Council will seek to introduce new provisions to manage those potential adverse **effects** on existing or designated **regionally significant network utilities**. Any applications that involve potential intensification located in proximity to **regionally significant network utilities** will require assessment in terms of the potential **effects** on those utilities as well as consultation with the relevant **network utility operator**.

**NU-P4** *To manage development within close proximity to existing high voltage (110kV or greater) electricity transmission lines to protect both:*

1. the safe, secure and efficient use and development of the electricity transmission network; and
2. the safety and **amenity values** of the community.

A corridor management approach involves setting minimum buffer distances from high voltage electricity **transmission lines** to manage development both in the immediate proximity of and adjacent to the **lines**.

**NU-P5** *To recognise and provide for the:*

1. need for new and the **maintenance** and **upgrading** of existing **network utilities**; and
2. technical and operational requirements and constraints of **network utilities** in assessing their location, design, development, construction and appearance; and
3. benefits that **network utilities** provide to the economic, social and cultural functioning of the City, Region and Nation.

The provision of new and the **upgrading** of existing **network utilities** is necessary to meet the needs of City, both now and into the future. In considering any proposals for new or upgrades to existing **network utilities**, the technical and operational requirements that may constrain where and how they can locate and be designed need to be recognised. In some cases, some level of adverse **effects** may need to be accepted to recognise the necessity for and benefits derived from, some **network utilities** and meet their operational requirements. This policy also recognises the benefits that all **network utilities** have.

**NU-P6** *Enable the efficient construction, installation, operation, upgrading and maintenance of network utilities.*

**Network utilities** have an important role in providing for the wellbeing of the City's community and beyond. **Network utilities** form an essential part of the efficient functioning of the City and their **maintenance** and development allows their benefits to be realised. There are a range of **network utilities** that enable communities to undertake everyday **activities** and functions and provide essential services to people's homes and businesses. It is therefore important that the District Plan provides for **network utilities** to be constructed, installed, operated, upgraded and maintained.

**NU-P7** *Ensure that the provision and operation of utilities that cross jurisdictional boundaries is managed in an integrated manner.*

Most **network utilities** cross jurisdictional boundaries between councils. Cross boundary issues can result for **network utility** providers and for the community, particularly where different councils have different rules or processes for how they recognise and provide for **network utilities** and manage their **effects**. It is important that councils work together in an integrated manner both when developing plan provisions and when dealing with proposals for new or upgrades to existing **network utilities**.

**NU-P8** *Encourage the appropriate use of designations for new network utilities and extensions to existing network utilities that are not designated.*

**Network utility operators**, particularly those who operate **regionally significant network utilities**, should use the notice of requirement for designation process, where appropriate when they seek to develop new or extend existing **network utilities**. This is particularly encouraged for operators where such new or extended **network utilities** involve restrictions on the use of privately owned **land** and may require **land** acquisition. It is recognised that not all **network utility operators** use designations, particularly those that do not operate linear infrastructure.

**NU-P9** *Ensure that network utilities are designed, developed, constructed, located, upgraded, operated and maintained to avoid, remedy or mitigate any actual or potential adverse effects on the environment.*

There are a range of different **network utilities** with different potential adverse **effects** on the **environment**. For instance, above ground **network utilities** can have adverse **effects** including visual, **noise**, traffic, odour and amenity, depending on their size, location, frequency and their scale in comparison with the character of a particular **environment**. A different activity status applies to some **network utilities** in the Southern Hills Overlay Area, Open Space, **General Residential Zone** and **High Density Residential Zone** to reflect that these zones have special **environments** that are more vulnerable to adverse **effects** and associated loss of amenity.

**NU-P10** *Manage effects on health and safety by ensuring network utilities, in particular those emitting electric and magnetic fields, are designed, located, upgraded, operated and maintained to comply with relevant national environmental standards and to meet other nationally recognised standards and*

*guidelines.*

Some network utilities may adversely affect health and safety. For example, telecommunication facilities generate radio frequency emissions which may have detrimental **effects** on health. Any potential health **effects** arising from radiofrequency emissions are addressed by Regulation 4 of the Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2008. Electricity transmission/distribution activities can present a risk to health and safety, primarily through the risk of electrocution from direct contact with conductors or as a result of a flashover. The National Policy Statement on Electricity Transmission, and the National Environmental Standard for Electricity Transmission require that the exposures be limited to the guidelines of the International Commission on Non- Ionising Radiation Protection (ICNIRP) to prevent the potential for public health **effects**. Other possible health and safety risks are accidental spillage or leakage of hazardous substances from gas or petroleum pipelines, explosions from gas or petroleum pipelines, accidental overflow from sewage pump stations, and flooding from damaged/inoperative stormwater systems. Chemicals used in conjunction with some **network utilities**, such as water treatment plants for example, also pose a risk if an accidental spill occurs. There are a number of relevant national and international standards and guidelines addressing health and safety matters that are external to the District Plan but that must be complied with, including the Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2008, and the New Zealand Electrical Code of Practice. The International Commission on Non-Ionising Radiation Protection (ICNIRP) Guidelines provide best practice guidance.

**NU-P11** *Enable the co-location or multiple use of **network utilities** where this is efficient, technically feasible and practicable and assists with avoiding, remedying or mitigating adverse **effects** on the environment.*

The co-location and co-siting of **network utilities** may provide environmental benefits in terms of reduced visual impacts and consolidation of **network utilities** in existing areas thereby reducing adverse effects on amenity by reducing the need for more **network utility structures**. While co-location is encouraged it needs to be understood that technical requirements will generally mean that associated **structures** may need to be taller or bulkier to avoid interference between the two or more providers, such as radio-frequency bands. It is also recognised that co-location is not always possible due to operational issues such as radiofrequency interference, electrical interference, lease arrangements, safety and structural capacity.

**NU-P12** *Require the underground placement of new **network utilities** unless*

1. *there are natural or physical features or **structures**, or technological and operational constraints that makes underground placement impractical or unreasonable;*
2. *they are of a temporary nature and required for emergency purposes or critical events; and*
3. *they are of a nature that they can only operate aboveground.*

The adverse visual **effects** of certain **network utilities** can often be managed by putting the services underground. With some exceptions, this is the required approach for those **network utilities**, such as those with cables that can be located underground. For those **network utility structures** that need to be located aboveground, particular attention should be given to their design, location and minimising of any adverse visual **effects** as outlined in Policy NU-P9. This can be achieved in a number of ways including, where practical, through screening, careful placement, size and appearance and applying different activity status. With the exception of Protected Ridgelines and the Southern Hills, new overhead **lines**, including electricity lines below 110kV, are provided for as a permitted activity in the Rural and Open Space Zones, recognising the more visual absorptive capacity of those locations, and the practicality of needing to provide for a cost effective means of enabling service development and maintenance in remote less densely populated areas.

New customer connections to existing **lines** and **minor upgrading** of existing **lines** are provided for within the City in recognition that this is an efficient use of an existing resource. However, new above ground **lines** and their associated supporting **structures** in areas that do not have existing above ground **lines** are generally considered to be unacceptable within the City. However it is recognised The policy recognises that particular consideration needs to be given to the efficient use of resources and that there are situations where placing **lines** underground is, or may be, impracticable or unreasonable.

**NU-P13** *Encourage the use of roads as **network utility** corridors in accordance with the National Code of Practice for Utility Operators' Access to Transport Corridors.*

Locating **network utilities** in the road corridor can assist to minimise the adverse **effects** of **network utilities** on amenity and other values as these locations generally have a range of existing **network utilities** and are less sensitive to new **network utilities**. However, the **effects** of these activities require some management to ensure conflicts with the primary function of the road corridor and with each other are avoided.

**NU-P14** *Encourage **network utility** providers to consult with local communities on the appropriate placement, location and design of new **network utilities**.*

In some cases, engaging early with the community about a proposed new **network utility** may result in an alternative more appropriate location to be identified that both meets the needs of the **network utility operator** and addresses any concerns that the community may have. In encouraging consultation, the Council recognises that it cannot require **network utility operators** to consult on permitted activities.

**NU-P15** ***Network utility structures** crossing streams within identified **Flood Hazard Extents** must be installed in a way to avoid contributing to blockages or restricting flood flows or compromising **flood mitigation works**.*

This policy ensures that **network utility structures** that cross river and **stream corridors** do not contribute to blockages or exacerbate the effects from flooding on people or property.

This policy also recognises the need for **Network Utility Structures** to be designed in a manner that does not compromise **flood mitigation works**. This is to ensure that the installation of **Network Utility Structures** does not inadvertently increase the risk to the local community by lowering an existing level of protection that may be provided by the **flood mitigation works**.

It is also recognised that attaching **Network Utility Structures** to existing lawfully established **structures** crossing a stream or river will not increase the **effect** on flooding as long as the **Network Utility Structure** is not positioned any closer to the stream or river than the existing **structure**.

**NU-P16** *To manage the design and location of **network utilities** in identified **Flood Hazard Extents** to ensure their resilience to the **effects** of flood events.*

It is important that **network utilities** are able to continue to operate during and after a flood event to help the community respond and recover. This policy ensures directive for the **network utilities** in **Flood Hazard Extents** to ensure they are appropriately located and designed.

## Rules

### District-wide matters

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



<b>District-wide matters</b>
EW - Earthworks
HH - Historic Heritage
TREE - Notable Trees
NFL - Natural Features and Landscapes
NOISE - Noise
NH - Natural Hazards
CL — Contaminated Land
HS - Hazardous Substances
WM — Waste Management
SUB - Subdivision
AIR - Air
LIGHT - Light

**Activities Tables**

*Policies NU-P1, NU-P2, NU-P4, NU-P5, NU-P6, NU-P9*

Permitted Activities		Zones	
Removal, <b>maintenance</b> , operation and <b>upgrading</b>			
<b>NU-R1</b>	The removal of existing <b>network utilities</b> , including any existing <b>structures</b>	PER	All
<b>NU-R2</b>	The operation and <b>maintenance</b> of <b>network utilities</b>	PER	All
<b>NU-R3</b>	The <b>minor upgrading</b> of existing electricity and telecommunication <b>lines</b>	PER	All
<b>NU-R4</b>	The <b>upgrading</b> of all other <b>network utilities</b> , excluding: 1. electricity and telecommunication <b>lines</b> and 2. gas distribution and transmission pipelines at a pressure exceeding 2000 kilopascals	PER	All
General			
<b>NU-R5</b>	<b>Cabinets</b> and other <b>network utility structures</b> not otherwise listed in this table that meet the relevant standards	PER	All
<b>NU-R6</b>	<b>Network utilities</b> located within existing <b>buildings</b>	PER	All
<b>NU-R7</b>	Aerial crossings necessary for <b>network utilities</b> , located on or within existing bridges and <b>structures</b> or across watercourses, and including regulator stations, but not compressor stations.	PER	All
Underground Utilities			
<b>NU-R8</b>	The construction, installation and development, of new underground <b>network utilities</b> , except for: 1. electricity <b>transmission lines</b> above 110kV; and 2. gas distribution and transmission pipelines at a pressure exceeding 2000 kilopascals.	PER	All
Radiocommunication, Telecommunication and Electricity Distribution and Transmission			
<b>NU-R9</b>	<b>Masts</b> with or without associated <b>antennas</b>	PER	General Rural Rural Production Rural Lifestyle Neighbourhood centre Local centre Mixed use Town centre City centre General Industrial Special Activity Development Area 1 (Gateway Precinct only) Development Area 2 Development Area 4
<b>NU-R10</b>	<b>Antenna</b> and support <b>structure(s)</b> attached to <b>buildings</b>	PER	All
<b>NU-R11</b>	New above ground <b>lines</b> , excluding electricity <b>transmission lines</b> above 110kV.	PER	General Rural Rural Production Rural Lifestyle Open Space Development Area 2
<b>NU-R12</b>	Minor above ground <b>lines</b>	PER	All
<b>NU-R13</b>	Temporary above ground <b>lines</b>	PER	All
Gas Distribution and Transmission			
<b>NU-R14</b>	Underground gas distribution and transmission pipelines at a pressure not exceeding 2000 kilopascals, including aerial crossings of bridges, <b>structures</b> or streams, and ancillary equipment, including regulator stations but not compressor stations.	PER	All
Meteorological <b>Activities</b>			
<b>NU-R15</b>	Meteorological enclosures and <b>buildings</b> ; automatic weather stations and <b>anemometer masts</b> , voluntary observer sites and associated microwave links	PER	All
Extreme Adverse Weather Warning Devices			

NU-R16	Extreme adverse weather warning devices	PER	All
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Standards for Permitted Activities	
<p><b>NU-S1</b></p> <p><i>Policies</i> TP-P1 TP-P3 NU-P9</p>	<p>Development associated with <b>network utilities</b> shall comply with the <b>Council's Code of Practice for Civil Engineering Works</b> where that development involves assets which are managed by or to be vested in <b>Council</b>.</p>
<p><b>NU-S2</b></p> <p><i>Policies</i> NU-P9 NU-P10</p>	<p><b>Health and Safety</b></p> <p>Where relevant, <b>network utilities</b> shall comply with the following standards:</p> <ol style="list-style-type: none"> <li>1. The maximum exposure levels shall not exceed the levels specified in NZS 2772:1999</li> <li>2. <b>Network utilities</b> that emit electric and magnetic fields shall comply with the International Commission on Non-ionising Radiation Protection Guidelines for limiting exposure to time-varying electric and magnetic fields (1 Hz — 100 Hz), Health Physics 99(6):818-836; 2010, and the recommendations from the World Health Organisation monograph Environmental Health Criteria (No 238, 2007).</li> </ol> <p>Note: The Resource Management (National Environmental Standards for Telecommunications Facilities) Regulations 2008, separate to this District Plan controls all radio-frequency emissions from telecommunication facilities through specific exposure standards.</p>

<b>NU-S3</b>  <i>Policy</i> <i>NU-P9</i>	Maximum Height above ground level of Network Utilities 1. The maximum height above ground level of any utility structure listed in the table below shall include any antenna and support structures and exclude any lightning rod						
	<b>Network utility</b>	<b>City Centre</b>	<b>Neighbourhood Centre Local Centre Mixed Use Town Centre General Industrial Development Area 1 (Gateway Precinct only)</b>	<b>General Residential High Density Residential Development Area 1 (excluding Gateway Precinct)</b>	<b>General Rural / Rural Lifestyle/ Rural Production Development Area 2</b>	<b>Open Space</b>	<b>Special Activity</b>
	<b>Masts, antennas, lines and single-pole support structures</b>	20m	25m	n/a	15m	n/a	20m  15 m in the St Patrick's College Area
	<b>Masts and antennas</b> (where there are two or more providers)	25m	30m	n/a	20m	n/a	25m (other than in the St Patrick's College Area)
	Maximum <b>height</b> above <b>ground level</b> of an <b>antenna</b> and support <b>structure</b> measured from the highest point of the <b>building</b> to which it is attached.	5m		3.5m			
	<b>Cabinets, and network utility structures</b> located within <b>road</b> reserve, that are not otherwise	2.0m		1.8m	2.0m		

	provided for						
	<b>Cabinets, and network utility structures</b> , that are not otherwise provided for.	3.5m					
	<b>Anemometer masts</b>	15m	30m	12m	15m	12m	
	Maximum <b>height</b> above <b>ground level</b> of an extreme adverse weather measured from the point of attachment.	4m					
<b>NU-S4</b>  <i>Policy NU-P9</i>	<b>Maximum Size and Diameter of Network Utilities</b>						
	1. The maximum size and diameter of <b>network utilities</b> for each zone is outlined in the table below.						
	<b>Network utility</b>	<b>City Centre</b>	<b>Neighbourhood Centre Local Centre Mixed Use Town Centre General Industrial Development Area 1 (Gateway Precinct only)</b>	<b>General Residential High Density Residential Development Area1 (excluding Gateway Precinct)</b>	<b>General Rural / Rural Lifestyle/ Rural Production Development Area 2</b>	<b>Open Space</b>	<b>Special Activity</b>
	<b>Masts</b>	Diameter of <b>mast</b> <600mm from 6m in <b>height</b>	Diameter of <b>mast</b> 1.5m	n/a	Diameter of <b>mast</b> <600mm from 6m in <b>height</b>	n/a	Diameter of <b>mast</b> 1.5m Except in the St Patrick's College Area: Diameter of <b>mast</b> <600mm from 6m in <b>height</b>
<b>Masts</b> (where there are two or more providers)	Diameter of <b>mast</b> <600mm from 6m in <b>height</b>	Diameter of <b>mast</b> 1.5m	n/a	Diameter of <b>mast</b> <600mm from 6m in <b>height</b>	n/a	Diameter of <b>mast</b> 1.5m	

<b>Antenna attached to masts</b>	<b>Antenna</b> located within a horizontal diameter circle of 750mm around the <b>mast</b>	<b>Antenna</b> located within a horizontal circle of 5m around the <b>mast</b>	n/a	<b>Antenna</b> located within a horizontal circle of 5m around the <b>mast</b>	n/a	<b>Antenna</b> located within a horizontal circle of 5m around the <b>mast</b> Except in the St Patrick's College Area — <b>Antenna</b> located within a horizontal circle of 750mm around the <b>mast</b>
<b>Antenna attached to buildings</b>	<b>Antenna</b> diameter of 2m or area of 1.8m <sup>2</sup>		<b>Antenna</b> diameter of 1m or area of 0.8m <sup>2</sup>	<b>Antenna</b> diameter of 1.3m or area of 1.2m <sup>2</sup>	<b>Antenna</b> diameter of 1m or area of 0.8m <sup>2</sup>	<b>Antenna</b> diameter of 2m or area of 1.8m <sup>2</sup>
<b>Cabinets, and network utility structures</b> located within <b>road</b> reserve (not otherwise provided for)	2m <sup>2</sup>		1.4m <sup>2</sup>	2m <sup>2</sup>		
<b>Cabinets</b> and other <b>network utility structures</b> (not otherwise provided for) that are not located within <b>road</b> reserve	15m <sup>2</sup>					
<b>Cabinets</b> located within the <b>road</b> Reserve containing an electricity Distribution substation	5m <sup>2</sup>					
Meteorological enclosures and <b>buildings</b>	30m <sup>2</sup>					

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

	Special Activity Development Area1 (excluding Gateway Precinct)		
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<p><b>NU-S6</b></p> <p><i>Policies</i> NU-P9 NU-P12</p>	<p>Specific standards for temporary above ground <b>lines</b></p> <ol style="list-style-type: none"> <li>The line(s) shall be in place for no longer than six calendar months from the date of erection until its removal.</li> </ol>
<p><b>NU-S7</b></p> <p><i>Policies</i> TP-P1 NU-P13</p>	<p>Where any work is undertaken on a <b>road</b> or service lane the persons responsible for the work shall notify <b>Council</b> at least 10 working days before work begins.</p>
<p><b>NU-S8</b></p> <p><i>Policy</i> NU-P15</p>	<p><b>Network utility structures</b> (excluding <b>cabinets</b>) that:</p> <ol style="list-style-type: none"> <li>Cross a stream or <b>river</b>; and</li> <li>Are within an identified flood hazard area;</li> </ol> <p>must either;</p> <ol style="list-style-type: none"> <li>Be located underground; or</li> <li>Positioned above the 1 in 100-year flood level, except when attached to existing lawfully established crossing <b>structures</b> such as bridges in which case the <b>Network Utility Structure</b> must not be fixed or positioned any closer to the stream <b>bed</b> or <b>river bed</b> than the lowest point of the existing crossing <b>structure</b></li> </ol>

Controlled Activities			Zones
<p><b>NU-R17</b></p> <p><i>Policies</i> NU-P5, NU-P6, NU-P9</p>	<p>The removal, operation and <b>maintenance</b> of <b>network utilities</b> and the <b>minor upgrading</b> of electricity and telecommunication <b>lines</b> that does not meet permitted activity standards</p> <p><b>Council</b> may impose conditions over the following matters:</p> <ol style="list-style-type: none"> <li><b>Earthworks</b> and sediment and erosion control</li> <li><b>Noise</b></li> <li>Any adverse <b>effects</b> on a heritage site or area of native vegetation</li> </ol>	<p><b>CON</b></p>	<p><i>All</i></p>

Restricted Discretionary Activities			Zones
General			
<p><b>NU-R18</b></p> <p><i>Policies</i> NU-P5, NU-P6, NU-P9</p>	<p>The <b>upgrading</b> of <b>network utilities</b> that do not meet the permitted activity standards, excluding:</p> <ol style="list-style-type: none"> <li>electricity <b>transmission lines</b> above 110kV; and</li> <li>gas distribution and transmission pipelines at a pressure exceeding 2000 kilopascals.</li> </ol> <p><b>Council</b> will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>The degree, extent and <b>effects</b> of the non-compliance with the Permitted Activity Standards</li> <li>The extent to which there are difficult ground conditions, technical or financial constraints that make compliance impracticable/ unreasonable</li> <li><b>Earthworks</b> and erosion and sediment control</li> <li>Any adverse <b>effects</b> on an identified heritage site or an area of native vegetation</li> </ol>	<p><b>RDIS</b></p>	<p><i>All</i></p>
<p><b>NU-R19</b></p> <p><i>Policies</i> NU-P5, NU-P6, NU-P9</p>	<p>The <b>upgrading</b> of:</p> <ol style="list-style-type: none"> <li>electricity <b>transmission lines</b> above 110kV; and</li> <li>gas distribution and transmission pipelines at a pressure exceeding 2000 kilopascals.</li> </ol> <p><b>Council</b> will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>Risks to public health and safety</li> <li>Rehabilitation of the <b>site</b> following any construction or future <b>maintenance</b> period.</li> <li>The extent to which the affected persons / community has been consulted with.</li> <li><b>Earthworks</b> and erosion and sediment control.</li> <li>Any potential interference with public use and enjoyment of the <b>land</b> and the operation of <b>land</b> uses in the vicinity</li> <li>Any adverse <b>effects</b> on an identified heritage site or an area of native vegetation</li> <li>Local, national and / or regional benefits derived from the <b>activity</b></li> <li>Any constraints arising from technical and operational requirements of the network which may limit measures to avoid, remedy or mitigate environmental <b>effects</b>.</li> </ol>	<p><b>RDIS</b></p>	<p><i>All</i></p>
<p><b>NU-R20</b></p> <p><i>Policies</i> NU-P5, NU-P6, NU-P9, NU-P15</p>	<p><b>Cabinets</b> and other <b>network utility structures</b> not otherwise listed in this table that do not meet all of the relevant standards.</p> <p><b>Council</b> will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>The degree, extent and <b>effects</b> of the non-compliance with the Permitted Activity Standards</li> <li>Risks to public health and safety</li> <li>Any <b>effect</b> on heritage and cultural values</li> <li>Design and external appearance</li> <li>Visual <b>effect</b> including impacts on:                         <ol style="list-style-type: none"> <li>The residential and recreational use of <b>land</b> in the vicinity of the proposed utility;</li> <li>The existing character, landscape, streetscape and <b>amenity values</b> of the locality;</li> <li>Key public places, public viewing points and significant recreational areas</li> </ol> </li> <li><b>Amenity effects</b>, including <b>noise</b> vibration, odour, dust, <b>earthworks</b> and lighting</li> <li>Any potential interference with public use and enjoyment of the <b>land</b> and the operation of <b>land</b> uses in the vicinity</li> <li>Measures to mitigate the bulk and scale of the utility, including screening, colour and finish treatment, earth mounding and/or planting, viewing distances, the location of support <b>structures</b></li> <li>Whether the size and scale of the proposal is generally compatible with other development in the area</li> <li>Any adverse <b>effects</b> on traffic and pedestrian safety including sight lines and the visibility of traffic <b>signsage</b>.</li> <li>The extent to which the affected persons/community has been consulted with.</li> <li>Except in the case of <b>cabinets</b>, where located within an identified <b>Flood Hazard Extent</b>:                         <ol style="list-style-type: none"> <li>The extent to which the utility or <b>network utility structure</b> will be adversely impacted during a flood event;</li> <li>Where proposed to cross a <b>river</b> or stream, the extent to which the <b>Network Utility Structure</b> will adversely contribute to blockages or obstructing flood flows;</li> <li>The extent to which the utility will adversely impact the flood hazard area, exacerbating</li> </ol> </li> </ol>	<p><b>RDIS</b></p>	<p><i>All</i></p>



	<p>the <b>effect</b> on people and <b>property</b> on adjacent <b>sites</b> and/or adversely affect the function of the <b>flood hazard extent</b>.</p> <p>d. The extent to which locating the <b>Network Utility Structure</b> within the <b>Flood Hazard Extent</b> will provide any local, regional or national benefit.</p>		
Radiocommunication, Telecommunication and Electricity Distribution and Transmission			
<p><b>NU-R21</b></p> <p><i>Policies NU-P5, NU-P6, NU-P9</i></p>	<p><b>Masts</b> with or without associated <b>antennas</b> which meet the following criteria</p> <ol style="list-style-type: none"> <li>1. Have a maximum <b>height</b> above <b>ground level</b> of 12m</li> <li>2. The diameter of the <b>mast</b> is &lt;600mm, from 6m in <b>height</b> above ground level</li> <li>3. The <b>antenna</b> are located within a horizontal circle of 750mm</li> <li>4. Are located no less than 10m from a General Residential, High Density Residential or General Rural, Rural Lifestyle or Rural Production Zone boundary</li> </ol> <p><b>Council</b> will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>5. Risks to public health and safety</li> <li>6. The maximum <b>height</b> above ground level, area or diameter of any <b>antenna</b></li> <li>7. Design and external appearance</li> <li>8. Any <b>effect</b> on heritage and cultural values</li> <li>9. Visual <b>effects</b> including impacts on:             <ol style="list-style-type: none"> <li>a. The residential and recreational use of <b>land</b> in the vicinity of the proposed utility;</li> <li>b. The existing character, landscape, streetscape and <b>amenity values</b> of the locality;</li> <li>c. Key public places, public viewing points, and significant recreational areas</li> </ol> </li> <li>10. Amenity <b>effects</b>, including <b>noise</b>, vibration, odour, dust, <b>earthworks</b> and lighting</li> <li>11. Cumulative <b>effects</b></li> <li>12. Whether the size and scale of the proposal is generally compatible with other development in the area</li> <li>13. Any adverse <b>effects</b> on traffic and pedestrian safety including sight lines and the visibility of traffic <b>signs</b></li> <li>14. The extent to which alternative locations, routes or other options have been appropriately considered</li> <li>15. Any potential interference with public use and enjoyment of the <b>land</b> and the operation of <b>land</b> uses in the near vicinity</li> <li>16. The extent to which it is technically, economically and practically reasonable for the <b>masts</b> or <b>antennas</b> can be co-sited with similar <b>structures</b> or other <b>buildings</b>.</li> <li>17. The extent to which the affected persons/community has been consulted with.</li> </ol>	<p><b>RDIS</b></p>	<p><i>General Residential High Density Residential Open Space Development Area 1 (excluding Gateway Precinct)</i></p>
<p><b>NU-R22</b></p> <p><i>Policies NU-P5, NU-P6, NU-P9</i></p>	<p><b>Masts</b>, with or without associated <b>antennas</b> that do not comply with the standards to be a permitted activity.</p> <p><b>Council</b> will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>1. The degree, extent and <b>effects</b> of the non-compliance with the Permitted Activity Standards</li> <li>2. Risks to public health and safety</li> <li>3. The maximum <b>height</b> above <b>ground level</b> of the <b>mast</b> and area or diameter of any <b>antenna</b></li> <li>4. The maximum <b>height</b> above <b>ground level</b>, area or diameter of any <b>antenna</b></li> <li>5. Any <b>effect</b> on heritage and cultural values</li> <li>6. Visual <b>effects</b> including impacts on:             <ol style="list-style-type: none"> <li>a. The residential and recreational use of <b>land</b> in the vicinity of the proposed utility;</li> <li>b. The existing character, landscape, streetscape and <b>amenity values</b> of the locality;</li> <li>c. Key public places, public viewing points and significant recreational areas</li> </ol> </li> <li>7. Amenity <b>effects</b>, including <b>noise</b>, vibration, odour, dust, <b>earthworks</b> and lighting</li> <li>8. Cumulative <b>effects</b></li> <li>9. Any potential <b>interference</b> with public use and enjoyment of the <b>land</b> and the operation of <b>land</b> uses in the near vicinity</li> <li>10. Measures to mitigate the bulk and scale of the utility, including screening, colour and finish treatment, earth mounding and / or planting, viewing distances, the location of support <b>structures</b>.</li> <li>11. Whether the size and scale of the proposal is generally compatible with other development in the area.</li> <li>12. Any adverse <b>effects</b> on traffic and pedestrian safety including sight lines and the visibility of traffic <b>signs</b>.</li> <li>13. The extent to which alternative locations, routes or other options have been appropriately considered.</li> <li>14. The extent to which it is technically, economically and practically reasonable for the <b>masts</b> or <b>antennas</b> can be co-sited with similar <b>structures</b> or other <b>buildings</b>.</li> <li>15. The extent to which the affected persons / community has been consulted with.</li> </ol>	<p><b>RDIS</b></p>	<p><i>General Rural Rural Production Rural Lifestyle Neighbourhood centre Local centre Mixed use Town centre City centre General Industrial Special Activity Development Area 1 (Gateway Precinct only) Development Area 2</i></p>
<p><b>NU-R23</b></p> <p><i>Policies NU-P5, NU-P6, NU-P9</i></p>	<p><b>Antenna</b> and support <b>structure(s)</b> attached to <b>buildings</b> that do not comply with the standards to be a permitted activity.</p> <p><b>Council</b> will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>1. The degree, extent and <b>effects</b> of the non-compliance with the Permitted Activity Standards</li> <li>2. Risks to public health and safety</li> <li>3. The maximum <b>height</b> above ground level, area or diameter of any <b>antenna</b></li> <li>4. Design and external appearance</li> <li>5. Any <b>effect</b> on heritage and cultural values</li> <li>6. Visual <b>effects</b> including impacts on:             <ol style="list-style-type: none"> <li>a. The residential and recreational use of <b>land</b> in the vicinity of the proposed utility;</li> <li>b. The existing character, landscape, streetscape and <b>amenity values</b> of the locality;</li> <li>c. Key public places, public viewing points, and significant recreational areas.</li> </ol> </li> <li>7. Amenity <b>effects</b>, including <b>noise</b>, vibration, odour, dust, <b>earthworks</b> and lighting</li> <li>8. Cumulative <b>effects</b></li> <li>9. Any potential interference with public use and enjoyment of the <b>land</b> and the operation of <b>land</b> uses in the vicinity</li> <li>10. Measures to mitigate the bulk and scale of the utility, including screening, colour and finish treatment, earth mounding and / or planting, viewing distances, the location of support <b>structures</b>.</li> <li>11. Whether the size and scale of the proposal is generally compatible with other development in the area.</li> <li>12. Any adverse <b>effects</b> on traffic and pedestrian safety including sight lines and the visibility of traffic <b>signs</b>.</li> </ol>	<p><b>RDIS</b></p>	<p><i>All</i></p>

	13. Where <b>antennas</b> are proposed to be sited on the top of a <b>building</b> , the extent to which they can be designed or screened so that they form an integral part of the total <b>building</b> design. 14. The extent to which the affected persons / community has been consulted with.		
<b>Gas Distribution and Transmission</b>			
<b>NU-R24</b>  <i>Policies</i> <i>NU-P5,</i> <i>NU-P6,</i> <i>NU-P9</i>	Underground gas distribution and transmission pipelines at a pressure exceeding 2000 kilopascals, including aerial crossings of bridges, <b>structures</b> or streams, and ancillary equipment, including compressor compounds with compressor houses.  <b>Council</b> will restrict its discretion to, and may impose conditions on: 1. Risks to public health and safety 2. Any <b>effect</b> on heritage and cultural values 3. Amenity <b>effects</b> , including <b>noise</b> , vibration, odour, dust, <b>earthworks</b> and lighting 4. Cumulative <b>effects</b> 5. Any potential interference with public use and enjoyment of the <b>land</b> and the operation of <b>land</b> uses in the vicinity 6. The extent to which alternative locations, routes or other options have been appropriately considered. 7. <b>Earthworks</b> and erosion and sediment control. 8. The extent to which the work is able to be conveniently accommodated underground without adversely affecting existing underground utility services. 9. Any adverse <b>effects</b> on an identified heritage site or an area of native vegetation.	<b>RDIS</b>	<i>All</i>
<b>Water, Wastewater and Stormwater</b>			
<b>NU-R25</b>  <i>Policies</i> <i>NU-P5,</i> <i>NU-P6,</i> <i>NU-P9</i>	<b>Water</b> reservoirs.  <b>Council</b> will restrict its discretion to, and may impose conditions on: 1. Risks to public health and safety 2. Design and external appearance 3. Any <b>effect</b> on heritage and cultural values 4. Visual <b>effects</b> including impacts on: a. The residential and recreational use of <b>land</b> in the vicinity of the proposed utility; b. The existing character, landscape, streetscape and <b>amenity values</b> of the locality; c. Key public places, public viewing points, and significant recreational areas 5. Amenity <b>effects</b> , including <b>noise</b> , vibration, odour, <b>dust</b> , <b>earthworks</b> and lighting 6. Cumulative <b>effects</b> 7. Any potential interference with public use and enjoyment of the <b>land</b> and the operation of <b>land</b> uses in the vicinity 8. Measures to mitigate the bulk and scale of the utility, including screening, colour and finish treatment, earth mounding and / or planting, viewing distances, the location of support <b>structures</b> 9. The extent to which alternative locations, routes or other options have been appropriately considered. 10. Rehabilitation of the <b>site</b> following any construction or future <b>maintenance</b> period. 11. The extent to which the affected persons / community has been consulted with. 12. <b>Earthworks</b> and erosion and sediment control. 13. Any adverse <b>effects</b> on an identified heritage site or an area of native vegetation.	<b>RDIS</b>	<i>All</i>
<b>Meteorological Activities</b>			
<b>NU-R26</b>  <i>Policies</i> <i>NU-P5,</i> <i>NU-P6,</i> <i>NU-P9</i>	Meteorological enclosures and <b>buildings</b> , automatic weather stations and <b>anemometer masts</b> voluntary observer sites and associated microwave links that are not permitted activities.  <b>Council</b> will restrict its discretion to, and may impose conditions on: 1. The degree, extent and <b>effects</b> of the non-compliance with the Permitted Activity Standards 2. Risks to public health and safety 3. The maximum <b>height</b> above <b>ground level</b> of the <b>mast</b> and area or diameter of any <b>antenna</b> 4. Design and external appearance 5. Any <b>effect</b> on heritage and cultural values 6. Visual <b>effects</b> including impacts on: a. The residential and recreational use of <b>land</b> in the vicinity of the proposed utility; b. The existing character, landscape, streetscape and <b>amenity values</b> of the locality; c. Key public places, public viewing points, and significant recreational areas 7. Amenity <b>effects</b> , including <b>noise</b> , vibration, odour, dust, <b>earthworks</b> and lighting 8. Cumulative <b>effects</b> 9. Any potential interference with public use and enjoyment of the <b>land</b> and the operation of <b>land</b> uses in the vicinity 10. Measures to mitigate the bulk and scale of the utility, including screening, colour and finish treatment, earth mounding and / or planting, viewing distances, the location of support <b>structures</b> . 11. Whether the size and scale of the proposal is generally compatible with other development in the area. 12. The extent to which the affected persons / community has been consulted with.	<b>RDIS</b>	<i>All</i>
<b>Discretionary Activities</b>			<b>Zones</b>
General			
<b>NU-R27</b>	All <b>network utilities</b> that are not otherwise listed as a permitted, controlled, restricted discretionary or non-complying activity	<b>DIS</b>	<i>All</i>
<b>Radiocommunication, Telecommunication and Electricity Distribution and Transmission</b>			
<b>NU-R28</b>	New or additional above ground <b>lines</b> that are not otherwise permitted, or restricted discretionary activities	<b>DIS</b>	<i>All</i>
<b>NU-R29</b>	New and additional <b>lines</b> (above ground and underground) and support <b>structures</b> for conveying electricity at a voltage above 110kV	<b>DIS</b>	<i>All</i>
<b>NU-R30</b>	New and upgraded transformers, substations and switching stations distributing electricity and ancillary <b>buildings</b> , except for those encased within a <b>cabinet</b> or located on a <b>line</b> that is	<b>DIS</b>	<i>All</i>

	otherwise a permitted activity.		
NU-R31	Water and wastewater treatment plants	DIS	All

Matters for Consideration			
Matters that may be relevant in the consideration of any discretionary activity resource consent may include the following:			
NU-MC1	<b>Network Utilities</b> <ol style="list-style-type: none"> <li>1. Compliance with the <b>Code of Practice for Civil Engineering Works</b>.</li> <li>2. Whether alternative locations or other options are physically or technically possible.</li> <li>3. Whether the size and scale of the development is generally compatible with other development in the area.</li> <li>4. Whether the local topography, existing vegetation or screening will diminish the impact of the new <b>structure</b>.</li> <li>5. The extent to which the development can be designed to reflect the form of development in the immediate locality and/or harmonise with the natural or built features of the area.</li> <li>6. The degree to which the proposed <b>activity</b> is appropriately located in terms of visibility. Where ridges or hilltop locations are necessary, <b>Council</b> encourages the co-siting of utilities to reduce the <b>effect</b> on visual amenities.</li> <li>7. Whether the utility <b>structure</b> damages habitats or <b>ecosystems</b> or causes the loss of significant vegetation that contributes to the amenity of an area.</li> <li>8. All those matters listed for restricted discretionary activities.</li> </ol>		
NU-MC2	<b>Traffic generation and access</b> <ol style="list-style-type: none"> <li>1. Accessibility for public transport, cyclists and pedestrians.</li> <li>2. Any vehicle/pedestrian/cyclist conflict.</li> <li>3. Accessibility to the <b>site</b>.</li> <li>4. Current traffic problems in the area.</li> <li>5. Ability of the existing roading network to cater for increased traffic generation.</li> <li>6. Ingress and egress to and from the <b>site</b>.</li> <li>7. Neighbourhood amenity.</li> </ol>		

Non-complying Activities			Zones
General			
NU-R32	All <b>network utilities</b> which do not comply with the permitted activity standards for radiofrequency and electro-magnetic fields in NU-S2.	NC	All

Advice note
For any <b>activity</b> within the Stream/River Corridor, Overflow Path, Ponding Area or Erosion Hazard Area, applicants are advised to consult the Wellington Regional Council to determine if regional consent is also required.

Notes
<p><i>Resource Management Regulations — National Environmental Standards</i></p> <ul style="list-style-type: none"> <li>• The operation, <b>maintenance, upgrading</b>, relocation or removal of an electricity <b>transmission line</b> and ancillary <b>structures</b> that existed prior to 14 January 2010 is largely controlled by the Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009, separate to this District Plan.</li> <li>• The installation and operation of telecommunications facilities (<b>antennas</b> attached to existing <b>structures</b> and <b>cabinets</b> in the <b>road</b> reserve) is largely controlled by the Resource Management (National Environmental Standards for Telecommunications Facilities) Regulations 2008, separate to this District Plan. It also controls all radio-frequency emissions from telecommunication facilities through specific exposure standards.</li> <li>• Upper Hutt City Council is responsible for enforcing these standards. For clarification, where there is conflict or perceived conflict between the provisions of this Plan and the requirements of the NESs identified above, the provisions of the NES shall apply.</li> <li>• The National Environmental Standards are available for viewing at <a href="http://www.mfe.govt.nz">www.mfe.govt.nz</a> and at Upper Hutt City Council offices.</li> <li>• Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances 34:2001 is mandatory for <b>buildings, earthworks</b> and mobile plants within close proximity to all electricity <b>lines</b>.</li> <li>• Compliance with the Electricity (Hazards from Trees) Regulations 2003 is mandatory for tree trimming and planting in proximity to electricity transmission and distribution <b>lines</b>.</li> <li>• To discuss works, including tree planting, near electrical <b>lines</b> especially within 20m of those <b>lines</b>, contact the <b>line</b> operator.</li> <li>• The following two standards are relevant for work in proximity to gas pipelines: <ul style="list-style-type: none"> <li>◦ NZS/AS 2885 Pipelines — Gas and Liquid petroleum</li> <li>◦ NZS 5258:2993 Gas Distribution Network</li> </ul> </li> <li>• Upper Hutt City Council is not responsible for enforcing these regulations or standards.</li> </ul>

**Methods**

NU-M1	District Plan provisions consisting of the following: <ol style="list-style-type: none"> <li>1. Planning Maps that identify the location of both designated and undesignated <b>regionally significant network utilities</b> within the District to the extent practicable.</li> <li>2. Encourage designations for new <b>network utilities</b> and extensions to existing <b>network utilities</b> that are not currently designated.</li> <li>3. Management of the location of traffic generating uses through zoning rules and the resource consents process to avoid, remedy or mitigate adverse <b>effects</b> on the safety and efficiency of the transport system.</li> <li>4. Regulatory Assessment Framework that includes rules and matters of control and discretion to guide assessment of the construction, operation, <b>upgrading</b> and <b>maintenance</b> of <b>network utilities</b>, and inappropriate <b>subdivision</b>, use and development within Electricity Transmission Corridors and <b>subdivision</b> that occurs in proximity to <b>regionally significant network utilities</b>. The framework utilises permitted, controlled, restricted discretionary, discretionary and non-complying activity status and specific matters of control and discretion to assess and manage the actual and potential adverse <b>effects</b>.</li> <li>5. Plan change(s) to introduce new provisions to manage reverse sensitivity <b>effects</b> on <b>regionally significant network utilities</b> where there are pressures for new or intensification of existing development in proximity to regionally significant infrastructure.</li> <li>6. Provision of appropriate infrastructure at the time of <b>subdivision</b>.</li> <li>7. Financial contributions for the <b>upgrading</b> or extension of public infrastructure, or the avoidance, remedying, or mitigation of any adverse <b>effects</b> on public infrastructure.</li> <li>8. Identification of designations on the Planning Maps and the inclusion of their details in the Designations (DES)-Chapters.</li> <li>9. Identification of high voltage (110kV or greater) electricity <b>transmission lines</b> on the Planning Maps.</li> <li>10. Management of <b>buildings, structures, earthworks</b> and vegetation within a determined transmission corridor either side of the centreline of high voltage (110kV or greater) electricity <b>transmission lines</b>.</li> </ol>
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11. Administer, monitor and enforce compliance with the Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2008 and the Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009.
12. Information requirements for certificates of compliance and resource consents for **network utilities**.
13. Advice notes identifying the relevant national and international codes and standards that also apply to **network utilities** in addition to the District Plan’s Regulatory Assessment Framework. Monitoring and review of the District Plan **network utility** provisions to assist in assessing the effectiveness of the **network utilities** provisions in the Plan.

- NU-M2** Planning for the efficient development of infrastructure by liaison and consultation with requiring authorities.
- NU-M3** **Council** provision and **maintenance** of transportation infrastructure through its Annual and Strategic Plans and the strategies of roading infrastructure providers.
- NU-M4** The **Code of Practice for Civil Engineering Works**.
- NU-M5** Efficient management of **Council**’s works and utilities. This would include **Council** demonstrating a leadership role in the sustainable management and use of its infrastructure.
- NU-M6** Consultation with Transpower when applying policies relating to the transmission network within the City with the potential to adversely affect transmission assets.
- NU-M7** Compliance with relevant national and international codes and standards that also apply to **network utilities** within the City.
- NU-M8** Education of and building relationships with **network utility** providers.
- NU-M9** Encouraging **network utility** providers to engage with the local community when considering new **network utilities** within the City.
- NU-M10** Where appropriate, hold joint hearings with adjacent territorial authorities in instances where **network utilities** cross territorial boundaries and undertake joint plan changes to achieve consistency.

### Anticipated Environmental Results

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

Anticipated environmental results		Monitoring indicators	Data source
<b>NU-AER1</b>	The sustainable management of <b>network utilities</b> throughout the City	Complaints and enforcement procedures  Types of <b>network utility</b> development System failures Consultation with regional and national organisations to ensure utilities management is coordinated and consistent	<b>Council</b> complaints register  <b>Council</b> records
<b>NU-AER2</b>	The avoidance, remedying, or mitigation of the adverse <b>effects</b> of developing and maintaining the City’s <b>network utilities</b>	Complaints and enforcement procedures  Assessment of the effectiveness of selected methods in implementing policies relating to <b>network utilities</b>	<b>Council</b> complaints register  <b>Council</b> resource consent records
<b>NU-AER3</b>	The avoidance of potential conflicts between <b>regionally significant network utilities</b> and incompatible development, use and <b>subdivision</b>	Complaints and enforcement procedures  Assessment of the effectiveness of selected methods in implementing policies relating to <b>regionally significant network utilities</b>	<b>Council</b> complaints register  <b>Council</b> resource consent records
<b>NU-AER4</b>	The avoidance of the potential for <b>network utilities</b> to increase flood hazard risk or impact on flood hazard <b>structures</b> .	System failures in flood events  Number of resource consent applications approved or declined in areas identified in the District Plan as being susceptible to <b>natural hazards</b> and whether these numbers change with time	<b>Council</b> records

<sup>1</sup> The Meteorological Service is a requiring authority for its network operation of a system comprising telecommunication links to permit telecommunication and radiocommunication. Therefore, these aspects of meteorological service **activities** and facilities are **network utilities**.

## REG — Renewable Energy Generation

### Background

Energy is vital to the efficient functioning of our country. As both a natural and physical resource, the generation and use of energy is a relevant resource management matter. In particular, section 7(j) of the Resource Management Act requires decision-makers to give particular regard to the benefits derived from the use and development of renewable energy.

This chapter is focused on **renewable electricity generation**; and in particular, the conversion of natural resources into electricity. Energy generation from non-renewable sources, energy efficiency and energy conservation are addressed in other Plan chapters.

The National Policy Statement for Renewable Electricity Generation came into force in May 2011 and forms part of central government's strategic target to achieve 90% of electricity generated is from renewable energy sources by 2025. The **Council** is required to give **effect** to any national policy statement. The objective of the National Policy Statement is to recognise the national significance of **renewable electricity generation activities** by providing for the development, operation, **maintenance** and **upgrading** of new and existing **renewable electricity generation activities**, such that the proportion of New Zealand's electricity generated from renewable energy sources increases to a level that meets or exceeds the New Zealand Government's national target for **renewable electricity generation**. Policy D of the National Policy Statement requires that decision makers shall, to the extent reasonably possible, manage **activities** to avoid reverse sensitivity **effects** on consented and on existing **renewable electricity generation activities**.

The Regional Policy Statement for the Wellington Region recognises the importance of energy within the Region, and in particular that the benefits from renewable energy, from small to large scale generation, be recognised. Upper Hutt City Council is required to give **effect** to the Regional Policy Statement and include policies and/or methods to ensure these benefits are recognised. These benefits include security of supply and diversification of energy sources, reducing dependency on imported energy sources and reducing greenhouse gas emissions.

Although energy is essential to our communities, its generation has the potential to have both adverse and positive environmental **effects**. The positive **effects** of **renewable electricity generation** are often felt nationally (and/or globally) as well as locally, however adverse **effects** are generally more localised. Given the nature of **renewable electricity generation activities**, many developments are unlikely to be able to internalise all potential adverse **effects** that they may generate within the **site**, and may include **effects** on amenity, landscape, ecology, cultural and heritage values. The benefits of any development therefore need to be weighed up against potential adverse **effects**.

The application of renewable energy can be in a number of different forms. At the domestic or small scale, there are various passive approaches including orientating **buildings** to assist passive heating and cooling, and natural lighting and more active approaches such as solar **water** heating and panels, and wind turbines. The passive approaches are addressed through other chapters in the District Plan. This chapter addresses the active approaches to **renewable electricity generation**, primarily in the form of electricity generation. At present, **renewable electricity generation** facilities in Upper Hutt City are limited to **small scale wind turbines** and **solar panels**. There are no existing larger scale **renewable electricity generation activities** within the City.

A study of the Wellington Region's renewable energy sources undertaken by the Energy Efficiency and Conservation Authority in August 2006 identifies wind and solar as the primary renewable energy sources within Upper Hutt City that fall within the functions of the Upper Hutt City Council. Other options such as large scale solar generation or biomass energy may become more viable in the future, and this chapter should be amended to address the various resource management issues that may arise as more information about these options becomes available. This chapter therefore focusses on wind and small-scale solar resources.

The provisions in this chapter apply to **renewable electricity generation activities** throughout all zones of the City. The underlying zone objectives, policies and rules do not apply to **renewable electricity generation activities** unless specifically referred to. City wide rules, such as those relating to **historic heritage**, notable trees, **earthworks** and **hazardous substances** will still apply.

### Resource Management Issues

**REG-I1** *Balancing conflicts created by the **effects** of **renewable electricity generation** with its local, regional and national benefits.*

Upper Hutt City contains some renewable energy resources, the use of which would provide benefits locally, regionally and nationally. However, the use of such resources can also have adverse environmental **effects**, which are generally felt at a local level. These **effects** can create conflicts between **renewable electricity generation** and a wide range of biophysical and community held values, and raise issues of scale and location.

### Objectives

**REG-O1** *Provide for the development of **renewable electricity generation** that is designed, located, constructed, operated, maintained and upgraded so as to:*

1. *Avoid, remedy or mitigate adverse **effects** on the **environment**; and*
2. *Promote the local, regional, and national benefits of the use and development of renewable energy resources.*

There are significant benefits available at the local, regional and national level from **renewable electricity generation activities**. The benefits from any **renewable electricity generation** proposal can range from large significant contributions, to small incremental gains, but they are all cumulative. New renewable generation capacity can contribute to the New Zealand Energy Strategy target, and to increasing the diversity of supply. The City offers opportunities in particular for wind and solar generation.

The nature and scale of **effects** from **renewable electricity generation** will vary depending on the scale and location of the **activity** and the characteristics of the surrounding area. Potential **effects** include adverse visual impacts, impacts on indigenous flora and fauna, culturally and historically significant areas and **noise effects**.

The District Plan provides for **renewable electricity generation activities** at different scales, ranging from commercial-scale **activities** where the purpose is to generate electricity for financial gain to small scale **activities** which provide for domestic energy needs. Different activity statuses are used to reflect the nature, scale and associated levels of **effects** of the different scales of **renewable electricity generation activities**.

**REG-O2** *Enable small-scale **renewable electricity generation** and the identification and assessment of potential renewable energy sources and **sites** in appropriate locations within the City.*

This objective recognises that there are parts of the City where **small scale renewable energy generation activities** may be viable to serve the electricity needs of individuals and local areas. The objective also recognises the importance of enabling the identification and assessment of potential renewable energy sources and sites for the Upper Hutt community.

### Policies

**REG-P1** *Recognise the local, regional and national benefits of **renewable electricity generation activities**.*

**Renewable electricity generation activities** have the potential to provide a range of benefits within the City, regionally and nationally. These benefits need to be considered by decision makers when determining any application for a new **renewable electricity generation activity** within the City. Some of the benefits of renewable energy generation **activities** include:

1. Maintaining and increasing security of electricity supply;
2. Using renewable rather than finite energy sources;
3. Reducing dependency on imported energy sources;
4. Reducing greenhouse gas emissions; and
5. The reversibility of the adverse **effects** of some **renewable electricity generation technologies**.

**REG-P2** *Enable small-scale **renewable electricity generation** to be developed and operated in a manner that avoids, remedies or mitigates adverse environmental **effects**.*

Small-scale renewable energy generation particularly from wind and the sun provides an opportunity for Upper Hutt City to become partially self-reliant for energy supply. Technologies that currently exist and enable individuals to harness energy sources are likely to improve and become more cost-effective into the future. As demand for energy increases, self-reliance will have economic benefits for both individuals and the City.

**Small-scale renewable energy generation activities** may still have adverse environmental **effects** that should be avoided, remedied or mitigated. The District Plan includes such controls as are necessary to manage the potential **effects** of **small-scale renewable energy generation activities**.

**REG-P3** *Enable the identification and assessment of potential renewable energy sources and sites in a manner that avoids, remedies or mitigates adverse environmental **effects**.*

A precursor to developing **renewable electricity generation activities** is identifying and subsequently assessing potential renewable energy sources. This may require testing over a number of years, for instance, to determine whether wind speeds are of an appropriate velocity and are consistent enough to efficiently and effectively generate electricity.

While the equipment needed for identification and assessment is generally of a lesser overall scale than a **renewable electricity generation** facility itself, the equipment has the potential to generate adverse environmental **effects** that need to be appropriately managed. Accordingly, the District Plan includes controls as are necessary to avoid, remedy or mitigate adverse **effects**.

**REG-P4** *Provide for the operation, **maintenance** and development of community scale and commercial scale **renewable electricity generation activities**.*

Some parts of the City, particularly those that are elevated, are potentially suited to the development of renewable energy sources, particularly commercial scale **renewable electricity generation activities** where wind is the energy source. There is little potential in the City for the community or commercial scale use of solar energy for electricity generation.

**REG-P5** *Manage the adverse environmental **effects** of community scale and commercial scale **renewable electricity generation activities** by recognising that these **activities** have the potential to cause significant adverse **effects** on the **environment**. In particular, **activities** that use wind as a source of energy have the potential for significant adverse **effects** on landscape, ecology and **amenity values**, and **noise** (including any low frequency **noise**) and may be inappropriate in some locations.*

While the Plan permits some **renewable electricity generation activities**, those that are of a significant scale or do not meet the standards to be a permitted activity, will require a full assessment of their environmental **effects** through the resource consent process. This will allow the **Council** to weigh the benefits of any new generation **activity** with its environmental **effects**. A non-complying activity status applies to **activities** located within the Southern Hills Overlay Area and on **sites** containing listed Heritage Features and where turbines do not comply with NZS6808:2010, as these are likely to have significant adverse **effects** on the **environment**.

**REG-P6** *Recognise the technical and operational constraints of **renewable electricity generation**, including the location of the resource, development and **maintenance** of facilities and the location of the electricity **distribution network**.*

The locational, functional and technical constraints on the siting of **renewable electricity generation** facilities also need to be considered when development proposals are assessed and conditions of consent are imposed. This recognition includes considering the need for **renewable electricity generation** facilities to be located where such resources are available and the location of existing **structures** and infrastructure. The District Plan includes relevant matters of discretion which ensures the **Council** recognises these technical and operational constraints associated with any application.

**REG-P7** *Encourage community and commercial scale **renewable electricity generation** providers to consult early with the local community, including Maori, on the appropriate placement, location and design of **renewable electricity generation activities**.*

*In some cases, engaging early with the community about a proposed new **renewable electricity generation activity** may result in an alternative more appropriate location to be identified that both meets the needs of the developer and addresses any concerns that the community may have. In encouraging consultation, the **Council** recognises that it cannot require providers or individuals to consult on permitted activities.*

**REG-P8** *Protect consented and existing **renewable electricity generation activities** from incompatible **land** use and development.*

The Plan recognises that new **land** use and development **activities** can result in reverse sensitivity **effects** on existing and consented **renewable electricity generation** facilities and may result in the benefits of facilities being reduced. In addition, community **amenity values** may be adversely affected by locating in too close proximity to **renewable electricity generation** facilities.

At present, the City only contains **small scale renewable energy generation** facilities with no established community scale or commercial facilities. It is likely any such larger scale facilities would be established in the rural areas and that any reverse sensitivity **effects** would arise from subsequent new **subdivision**, **land** use and development which would provide an opportunity for assessment of any such potential **effects**.

**REG-P9** *Ensure that the provision and operation of **renewable electricity generation activities** that cross jurisdictional boundaries is managed in an integrated manner.*

Some **renewable electricity generation activities** and the **effects** arising from them may cross jurisdictional boundaries between councils. Cross boundary issues can result for **renewable electricity generation** providers and for the community, particularly where different councils have different rules or processes for how they recognise and provide for **renewable electricity generation activities** and manage their **effects**. It is important that councils work together in an integrated manner both when developing plan provisions and when dealing with proposals for new or upgrades to existing **renewable electricity generation activities**.

## Rules

### Activities Tables

Policies REG-P1, REG-P2, REG-P3, REG-P4, REG-P5

Permitted Activities			Zone
REG-R1	The operation and <b>maintenance</b> of existing <b>renewable electricity generation</b> facilities	PER	All
REG-R2	Any <b>solar panel</b> mounted to any <b>building</b>	PER	All
REG-R3	Roof-mounted <b>small scale wind turbines</b>	PER	All
REG-R4	Freestanding <b>small scale wind turbines</b>	PER	All
REG-R5	Temporary renewable energy assessment and research <b>structures</b>	PER	General Rural Rural Production Rural Lifestyle Neighbourhood centre Local centre Mixed use Town centre City centre General Industrial Open Space Development Area 1 (Gateway Precinct only) Development Area 2 Development Area 4

Standards for permitted activities			Zone
REG-S1  <i>Policy REG-P4</i>	The operation and maintenance of existing <b>renewable electricity generation activities</b>  1. The permitted activity standards for the zone must be complied with		All
REG-S2  <i>Policy REG-P2</i>	Any <b>solar panel</b> mounted to any <b>building</b>  1. The permitted <b>building height</b> may be exceeded by no more than 1m 2. The sunlight access or <b>height in relation to boundary</b> standard may be exceeded by no more than 1m. 3. *Where located on a heritage <b>building</b> listed in the Schedule of Significant Heritage Features HH-SCHED1, any <b>solar panel</b> shall: a. Be located on a roof plane which is not visible from any adjacent public areas b. Aligned with the plane of the roof		All
REG-S3  <i>Policy REG-P2</i>	Roof-mounted <b>small scale wind turbines</b>  1. The sunlight access, <b>height in relation to boundary</b> , <b>setback</b> and <b>noise</b> standards for the zone in which the <b>site</b> is located shall be complied with 2. The permitted <b>building height</b> may be exceeded by no more than 2m 3. There shall be no more than one turbine per <b>site</b> . 4. *Shall not be located on a <b>site</b> containing an item listed in the Schedule of Significant Heritage Features HH-SCHED1		All
REG-S4  <i>Policy REG-P2</i>	Freestanding <b>small scale wind turbines</b>  1. The sunlight access, <b>height in relation to boundary</b> , <b>setback</b> and <b>noise</b> standards for the zone that the <b>site</b> is located in must be complied with. 2. The permitted <b>building height</b> for the zone may be exceeded by up to, but no more than, 2m. 3. There shall be no more than one turbine per <b>site</b> 4. *Shall not be located on a <b>site</b> containing an item listed in the Schedule of Significant Heritage Features HH-SCHED1.		All
REG-S5  <i>Policy REG-P3</i>	<b>Temporary renewable energy assessment and research structures</b>  1. Shall comply with the following New Zealand Standards as well as any others relevant to emissions: a. NZS6808:2010 Acoustics — Wind Farm <b>Noise</b> b. NZS 2772:1999 Radiofrequency Fields 2. Must comply with the <b>noise</b> standards for the zone in which they are located. 3. Shall not be located on a <b>site</b> containing an item listed in the Schedule of Significant Heritage Features HH-SCHED1 4. Any <b>anemometer</b> must not exceed 80 metres in <b>height</b> 5. All <b>structures</b> shall comply with the sunlight access <b>height in relation to boundary</b> , <b>height</b> control plane and <b>setback</b> requirements for the zone in which they are located. 6. Any public <b>road</b> damaged in such investigation or assessment <b>activity</b> shall be reinstated to a condition of a similar or improved standard to that which existed prior to commencement of the work; 7. No such investigation or assessment period shall exceed five years 8. All equipment and <b>structures</b> shall be removed at the end of the investigation and the <b>site</b> shall be restored and rehabilitated to a condition no less than that which existed prior to the works commencing.		All

Restricted Discretionary Activities			Zones
REG-R6  <i>Policies REG-P1,</i>	<b>Solar panels</b> that do not comply with one or more of the permitted activity standards  <b>Council</b> will restrict its discretion to, and may impose conditions on: 1. Any positive <b>effects</b> to be derived from the <b>activity</b> .	RDIS	All

REG-P2, REG-P5	<ol style="list-style-type: none"> <li>The contribution to achieving national, regional and local energy policy objectives and renewable energy targets;</li> <li>Health and safety;</li> <li>Layout, design and location of proposed <b>structure</b>;</li> <li><b>Effects on historic heritage</b>;</li> <li>Visual, character and amenity <b>effects</b>;</li> <li>Adequacy of the methods of mitigation/remediation or ongoing management.</li> </ol>		
REG-R7  Policies REG-P1, REG-P2, REG-P5	<p>Small scale roof-mounted and freestanding wind turbines that do not comply with one or more of the permitted activity standards</p> <p><b>Council</b> will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>All those matters under REG-MC1, and:</li> <li>Extent of any <b>earthworks</b></li> <li>Noise and lighting <b>effects</b></li> </ol>	RDIS	All
REG-R8  Policies REG-P1, REG-P3, REG-P4, REG-P5	<p><b>Temporary renewable energy assessment and research structures</b> that do not comply with one or more of the permitted activity standards and are not located on a <b>site</b>.</p> <p><b>Council</b> will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>All those matters under REG-MC1, and:</li> <li><b>Traffic effects</b></li> <li><b>Effects</b> on public access</li> <li><b>Effects</b> on natural character</li> <li>Suitability of the <b>site</b> for the proposed <b>activity</b>, including consideration of geotechnical and natural hazard constraints</li> </ol>	RDIS	All
REG-R9  Policies REG-P1, REG-P3, REG-P4, REG-P5	<p><b>Land based structures</b> that support in-stream hydro or marine energy generation provided that they are not located:</p> <ol style="list-style-type: none"> <li>On a <b>site</b> containing an item listed in the Schedule of Significant Heritage Features HH-SCHED1</li> <li>Within an <b>esplanade reserve</b> or strip</li> <li>Within any riparian <b>setback</b></li> <li>On any legal <b>road</b> (formed or unformed)</li> </ol> <p><b>Council</b> will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>All those matters under REG-MC1, and:</li> <li><b>Traffic effects</b></li> <li><b>Effects</b> on public access</li> <li><b>Effects</b> on natural character</li> </ol>	RDIS	General Rural Rural Production Rural Lifestyle Open Space Neighbourhood centre Local centre Mixed use Town centre City centre General Industrial Development Area 1 (Gateway Precinct only) Development Area 2 Development Area 4
REG-R10  Policies REG-P1, REG-P3, REG-P4, REG-P5	<p><b>Community scale renewable energy generation activities</b>, including associated <b>construction and commissioning activities</b> provided that they are not located:</p> <ol style="list-style-type: none"> <li>On a <b>site</b> containing an item listed in the Schedule of Significant Heritage Features HH-SCHED1</li> <li>Within an <b>esplanade reserve</b> or strip</li> <li>On any legal <b>road</b> (formed or unformed) and any <b>structures</b> are set back at a distance of not less than three times the <b>height</b> of any generating device or support <b>structure</b> from any <b>site boundary</b>.</li> </ol> <p>and any <b>structures</b> are set back at a distance of not less than three times the <b>height</b> of any generating device or support <b>structure</b> from any <b>site boundary</b>.</p> <p><b>Council</b> will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>All those matters under REG-MC1, and:</li> <li><b>Traffic effects</b></li> <li><b>Effects</b> on public access</li> <li><b>Effects</b> on natural character</li> </ol>	RDIS	General Rural Rural Production Rural Lifestyle Development Area 2

Discretionary Activities		Zones	
REG-R11	The installation or <b>upgrading</b> of any commercial scale <b>renewable electricity generation activities</b> , including associated <b>construction and commissioning activities</b> , whereby for any <b>activity</b> where wind is the energy source, the <b>activity</b> complies with NZS6808:2010.	DIS	General Rural Rural Production Rural Lifestyle Development Area 2
REG-R12	Any <b>renewable electricity generation activity</b> that is not otherwise provided for as a permitted, restricted discretionary or non-complying activity.	DIS	All

Matters for Consideration			
Matters that may be relevant in the consideration of any discretionary activity resource consent may include the following:			
REG-MC1  Policies REG-P1, REG-P4, REG-P5	<ol style="list-style-type: none"> <li>Any positive <b>effects</b> to be derived from the activity;</li> <li>The contribution to achieving national, regional and local energy policy objectives and renewable energy targets;</li> <li>Health and safety;</li> <li><b>Noise effects</b>, including compliance with NZS 6808:2010 (Acoustics — wind farm noise);</li> <li>The impact on reserves and other protected public and private land, and recreation areas, <b>community facilities</b>, infrastructure and services;</li> <li>The impact on public access to, and along, the margins of the coast, lakes and rivers or to natural and physical features;</li> <li>The impact on landscape values and natural features;</li> <li>The potential impact of natural hazard events and the effect the <b>activity</b> itself may have on exacerbating or relieving natural hazards;</li> <li>Any geotechnical constraints of the affected area;</li> <li>Impacts of <b>earthworks</b> and the modification of natural landforms, including proposed remedial and mitigation measures;</li> <li>Impacts on the amenity values of the surrounding environment, including a consideration of electromagnetic interference, vibration, aviation navigation lighting and turbine blade shadow or glare flicker;</li> <li>Ecological impacts, particularly impacts on water bodies, impacts associated with native vegetation removal and impacts on indigenous avifauna, indigenous fauna and their habitats;</li> <li>Impacts on archaeological and historic features and items, and sites of significance to tangata whenua;</li> </ol>		



- |  |
|--|
| <p>14. Traffic impacts (including construction and post-construction traffic) and impacts on the roading network, including the nature and extent of vehicle movements, access, management and mitigation measures; road safety and levels of service; and impacts associated with traffic distraction;</p> <p>15. Impacts on aviation and navigation;</p> <p>16. Construction effects, including construction noise (and the ability to meet NZS 6803:1999 Acoustics — Construction Noise);</p> <p>17. Any cumulative effects</p> |
|--|

Non-complying Activities			Zones
REG-R13	The installation of or <b>upgrading</b> of any community and commercial scale <b>renewable electricity generation activities</b> , including associated <b>construction and commissioning activities</b> , <b>renewable electricity generation activity</b> : 1. located on a <b>site</b> containing an item listed in the Schedule of Significant Heritage Features HH-SCHED1; or 2. located within the Southern Hills Overlay; or 3. that does not comply with NZS6808:2010, where wind is the energy source.	NC	All
REG-R14	Any <b>renewable electricity generation activity</b> located on a <b>site</b> containing an item listed in the Schedule of Significant Heritage Features HH-SCHED1	NC	All

## Methods

- REG-M1** District Plan provisions which include a Regulatory Assessment Framework that includes rules and matters of control and discretion to guide assessment of **renewable electricity generation activities**. The framework utilises permitted, controlled, restricted discretionary, discretionary and non-complying activity status and specific matters of control and discretion to assess and manage the actual and potential adverse **effects**.
- REG-M2** Plan change(s) to introduce new provisions to manage reverse sensitivity **effects** on **renewable electricity generation activities** where there are pressures for new or intensification of existing development in proximity to consented or existing **renewable electricity generation activities**.
- REG-M3** Monitoring and review of the District Plan **renewable electricity generation** provisions to assist in assessing the effectiveness of the **renewable electricity generation** provisions in the Plan.
- REG-M4** Education of, and building relationships with, **renewable electricity generation** providers.
- REG-M5** Encouraging **renewable electricity generation** providers to engage with the local community when considering new **renewable electricity generation activities** within the City.
- REG-M6** Education of the local community about renewable energy.

## Anticipated Environmental Results

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

Anticipated environmental results		Monitoring indicators	Data Source
REG-AER1	The benefits to be derived to Upper Hutt City from <b>renewable electricity generation activities</b> are realised.	Types of <b>renewable electricity generation activities</b>  Consultation with regional and national organisations to ensure <b>renewable electricity generation activities</b> are co-ordinated and consistent.	Council records  Customer surveys  Council resource consent records and monitoring compliance
REG-AER2	The Upper Hutt City community is able to provide for its social, economic, cultural and environmental wellbeing.	Types of <b>renewable electricity generation activities</b> located within Upper Hutt City  Level of update of <b>renewable electricity generation activities</b> .	Council records  Council resource consent records and monitoring compliance  Community surveys
REG-AER3	The health and safety of Upper Hutt City's community is not adversely affected by the construction, operation, <b>upgrading</b> and <b>maintenance</b> of <b>renewable electricity generation activities</b> .	Complaints and enforcement procedures  System failures	Council complaints register  Council resource consent records and monitoring compliance.

## TP — Transport and Parking

### Background

As identified in Council's Planning Maps, all **activities** that take place within **roads** are subject to the relevant zone rules which pertain to the area in which the **road** is situated, as well as the City-wide rules. Where a **road** separates different zones on opposite sides of the **road**, the centre line of the **road** defines the boundary of the two zones.

#### Status of Council roads

**Council roads** are not designated. For the purposes of clarity, formed **Council roads** have also been shown without zoning colours on the Planning Maps (i.e. — they are white). However, **activities** which take place within them are still subject to the relevant zone rules which pertain to the area in which the **road** is situated, as well as the City-wide rules. Where a **road** separates different zones on opposite sides of the **road**, the centre line of the **road** defines the boundary of the two zones.

### Resource management issues

**TP-I1** *The efficient, convenient and safe movement of people, vehicles and goods in the City.*

The location, design and characteristics of **activities**, development can adversely affect the safety, accessibility and efficiency of the roading network and the quality of the **environment**.

Appropriately located **activities**, and well-designed development, can contribute to the convenience and viability for access by walking, cycling and public transport. **Roads** themselves (including the State Highway network) contribute to the convenience, viability, and access to **activities** enjoyed by City residents.

**TP-I2** *The limits that rural roading places on development.*

Mangaroa Hill Road, Blue Mountains Road, Akatarawa Road, and parts of Moonshine Hill Road and Mount Cecil Road require major upgrading to be able to accommodate further significant development. Such **upgrading** may have significant adverse environmental **effects**.

The limits that the rural roading system places on further development not only apply to formed and sealed roads, but also to the large number of 'paper roads' within the City. The pressure to subdivide with access to these paper roads can pose a public interest issue. Council could be placed in a position where it may have to spend public money on **road upgrading** where the community would receive little benefit in return.

The limited access provisions applying to State Highway 2 and the nature of other **roads** in the Kaitoke area impose limits on further development in this part of the City.

### Objectives

**TP-O1** *To recognise and protect the benefits of **regionally significant network utilities** and ensure their functions and operations are not compromised by other **activities**.*

This objective seeks to identify the importance of **regionally significant network utilities** within the City and to give **effect** to the Regional Policy Statement. The objective and supporting policies are focused on recognising the benefits that these **regionally significant network utilities** have locally, regionally and nationally and ensuring that they are protected from incompatible use and development.

### Policies

**TP-P1** *To promote the safe and efficient use and development of the transportation network.*

The transportation network is a major physical resource in the City. The **land** and other resources used for transportation need to be sustainably managed.

There are a number of reasons for promoting a safe and efficient transportation network, including:

1. The **land** and associated resources required by the existing transport system represent a significant level of investment and commitment. To promote the purpose of **the Act**, it is desirable that existing systems are used and developed efficiently.
2. The efficient use of energy and resources in the design, management and use of transportation systems should be promoted.
3. Efficiency would be promoted through the integration of different modes and types of transport and by improving the network. The beneficial **effects** of any development such as increases in safety or reduction in travel times must also be taken into account.

The transport system also needs to be maintained and developed without creating significant adverse **effects** on the **environment**.

Minor changes to the transport system can be undertaken without the need for stringent controls, although they may need monitoring to identify and manage their cumulative **effects**. However, large-scale transportation projects, or developments within areas of environmental sensitivity, require careful assessment to identify potential **effects** and possible mitigation measures.

Rural **roads** place limits on further development in certain areas of the City because of their condition or potential capacity. Closer **subdivision** in these areas may be restricted because of the demand that it would place on these **roads** and the likely costs incurred by the **Council**. Other rural **activities** can cause damage to **roads** or create dangerous situations where **roads** are not designed to accommodate such traffic. The **upgrading** of such **roads** can place a heavy financial burden on the community and have significant adverse environmental **effects**. Therefore, a requirement for financial contributions and/or limitations on development is an appropriate response.

**TP-P2** *To promote accessibility within the City and between the City and neighbouring areas.*

Access into and around the Central Business District, suburban shopping areas and industrial areas is important for both businesses and the community. This is facilitated by the availability of adequate car parking facilities and the close proximity of railway stations and the bus interchange.

In certain circumstances, car parking can have an adverse **effect** on the **environment** of an area. The proliferation of on-street car parking can adversely affect the visual and **amenity values** of an area, generate **noise** and make manoeuvring of vehicles difficult and unsafe.

The ability of people to have access to a variety of transport modes enables greater choice and means that transportation services can be used in a more efficient manner.

Most of Upper Hutt is well suited to cycling because of its topography. The bicycle is a useful, efficient and environmentally friendly form of transport. Although cycling is catered for within the present roading system, conflict can arise between cyclists, pedestrians and vehicular traffic. These conflicts need to be minimised or avoided to promote safety and encourage people to use dedicated cycling facilities. Convenient cycling and walking routes to community focal points need to be provided by linking streets, reserves, car parking areas and shopping centres.

**TP-P3** To ensure that the use and development of **land** is served by safe and adequate access from the roading network

The roading network provides access to a wide range of **activities**. It is important to ensure that connections to the network are located, designed and maintained so as to provide for the safety of all **road** users.

**TP-P4** To promote a safe and efficient roading network which avoids, remedies or mitigates the adverse **effects** of **road** traffic on residential areas.

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

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

**TP-P5** To promote a sustainable pattern of development that protects environmental values and systems, protects the potential of resources, and has regard for walking, cycling, public transport and transportation networks.

**TP-P6** To promote the development of a safer and more secure environment for the community.

Part of the environmental amenity of urban areas is dependent on the degree to which pedestrians feel comfortable moving from place to place. **Buildings, roads** and the network of pedestrian accessways within the built **environment** can significantly affect the way people feel about where they live and work, and their ease of movement, safety and security. Safety and security is also an issue. Promotion of good design is a key method to implement the policy. This also applies to safety and the perception of public safety.

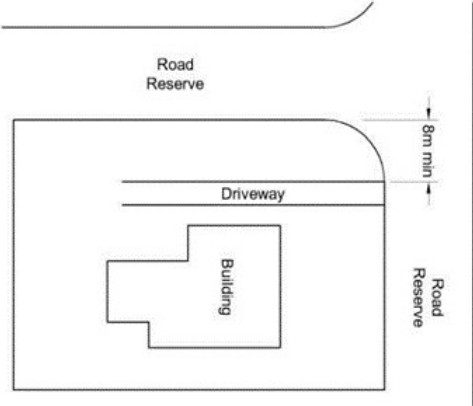
## Rules

### Activities Tables

Policies DC-P1, TP-P1, TP-P2

Permitted Activities			Zones
Roading, and Traffic and Transport Structures			
<b>TP-R1</b>	Traffic control signals and devices, light and decorative poles and associated <b>structures</b> and fittings, post boxes, landscaped gardens, artworks and sculptures, bus stops and shelters, phone boxes, public toilets, <b>road</b> furniture located within the <b>road</b> reserve or rail corridors	<b>PER</b>	All
Car Parking Activities			
<b>TP-R2</b>	Car park provisions in accordance with standards TP-S3 to TP-S10 shall be made for all <b>activities</b>	<b>PER</b>	All except Development Area 3
Site Access			
<b>TP-R3</b>	<b>Activities</b> and <b>buildings</b> and <b>structures</b> if <b>site</b> access is compliant with TP-S1	<b>PER</b>	Neighbourhood centre Local centre Mixed use Town centre City centre Development Area 4
Loading			
<b>TP-R4</b>	Non-residential activities and non-residential or mixed use <b>buildings</b> if compliant with TP-S2	<b>PER</b>	Neighbourhood centre Local centre Mixed use Town centre City centre Development Area 4

### Standards for Permitted Activities

<p><b>TP-S1</b></p>	<p>Where site access is required or provided the following standards apply:</p> <ol style="list-style-type: none"> <li>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.</li> <li>Sites shall have practical vehicle access to car parking and loading spaces (where provided or required), 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.</li> <li>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.</li> </ol>  <ol style="list-style-type: none"> <li>Where a corner allotment is located at an intersection of a national, primary or secondary arterial traffic route, as identified in TP-SCHED 1 – Roading Hierarchy, no building, fence or other structure is to be erected and no vegetation allowed to grow so as to obstruct a traffic sight line.</li> <li>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.</li> <li>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.</li> </ol>	<p><i>Neighbourhood centre Local centre Mixed use Town centre City centre Development Area 4</i></p>										
<p><b>TP-S2</b></p>	<p><b>Loading provisions for non-residential activities and for non-residential or mixed use buildings</b></p> <ol style="list-style-type: none"> <li>The number of <b>loading</b> spaces needed for non-residential activities and for non-residential or mixed use buildings shall be as follows:</li> </ol> <table border="1" data-bbox="306 1176 1257 1377"> <thead> <tr> <th>Floor area</th> <th>Loading spaces required</th> </tr> </thead> <tbody> <tr> <td>Up to and including 500m<sup>2</sup></td> <td>Nil</td> </tr> <tr> <td>Between 501m<sup>2</sup> and 1000m<sup>2</sup></td> <td>1 space</td> </tr> <tr> <td>Between 1001m<sup>2</sup> and 2000m<sup>2</sup></td> <td>2 spaces</td> </tr> <tr> <td>More than 2000m<sup>2</sup></td> <td>2 spaces or 4 spaces for <b>retail activities</b> or <b>buildings</b></td> </tr> </tbody> </table> <ol style="list-style-type: none"> <li>Every <b>loading</b> space requires a manoeuvring space for ingress and egress. The extent of the manoeuvring space is to be in accordance with the <b>Code of Practice for Civil Engineering Works</b>.</li> <li>All <b>loading</b> spaces are required to be formed and surfaced in accordance with the <b>Code of Practice for Civil Engineering Works</b>.</li> </ol> <p>Notes:</p> <ul style="list-style-type: none"> <li><b>Loading</b> areas must be kept clear and must be available at all times for vehicles used in association with the <b>building</b> during which time the <b>building</b> is being used for the <b>activity</b> to which the car parking and <b>loading</b> spaces relate.</li> <li>Direct access to each <b>loading</b> space may be allowed from any vested service lane</li> </ul>	Floor area	Loading spaces required	Up to and including 500m <sup>2</sup>	Nil	Between 501m <sup>2</sup> and 1000m <sup>2</sup>	1 space	Between 1001m <sup>2</sup> and 2000m <sup>2</sup>	2 spaces	More than 2000m <sup>2</sup>	2 spaces or 4 spaces for <b>retail activities</b> or <b>buildings</b>	<p><i>Neighbourhood centre Local centre Mixed use Town centre City centre Development Area 4</i></p>
Floor area	Loading spaces required											
Up to and including 500m <sup>2</sup>	Nil											
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More than 2000m <sup>2</sup>	2 spaces or 4 spaces for <b>retail activities</b> or <b>buildings</b>											
<p><b>TP-S3</b> <i>Policy NU-P1</i></p>	<p>All car parks and <b>loading</b> areas shall be surfaced and maintained so they do not create a <b>dust</b> nuisance or allow vehicles to carry deleterious materials such as mud, stone, chips or gravel onto any <b>road</b>, footpath or service lane.</p>											
<p><b>TP-S4</b> <i>Policies DC-P1 TP-P1, TP-P2</i></p>	<p>Two or more owners or occupiers of any one <b>site</b> may jointly make provision, by way of formal agreement, for car parks or <b>loading</b> facilities for their <b>buildings</b> or <b>activities</b>. The car parks may be located on <b>land</b> other than the <b>site</b> but must be within 150m of it.</p>											
<p><b>TP-S5</b> <i>Policy NU-P1</i></p>	<p>Provision shall be made for vehicles associated with any permitted activity in the General Rural, Rural Production or Rural Lifestyle Zones to be manoeuvred on the <b>site</b>.</p>											
<p><b>TP-S6</b> <i>Policy NU-P1</i></p>	<p>Every car park shall be designed and constructed in accordance with the <b>Code of Practice for Civil Engineering Works</b>.</p>											
<p><b>TP-S7</b> <i>Policy</i></p>	<p>Every car park shall be designed to ensure that vehicles are not required to reverse onto State Highways.</p>											

TP-P1	
<b>TP-S8</b> <i>Policy</i> NU-P1	Where any car parking area accommodates more than five vehicle spaces and adjoins a <b>site</b> which is zoned General Residential, High Density Residential, General Rural, Rural Production, Rural Lifestyle, Open Space or Special Activity, then it shall be effectively screened from that <b>site</b> by a close boarded fence, wall or <b>landscaping</b> of no less than 1.6m in <b>height</b> . A car parking area with more than five vehicle spaces that adjoins a <b>road</b> shall also be screened by a landscaped strip within the <b>site</b> of at least 0.6m in width. Note that additional landscape requirements apply in the Special Activities Zone.

Discretionary Activities		Zones	
Roading, and Traffic and Transport Structures			
<b>TP-R5</b>	The construction, alteration or diversion of <b>roads</b> , but excluding any such construction works which are part of a <b>subdivision</b>	<b>DIS</b>	<i>General Residential</i> <i>General Rural</i> <i>Rural Production</i> <i>Rural Lifestyle</i> <i>Neighbourhood centre</i> <i>Local centre</i> <i>Mixed use</i> <i>Town centre</i> <i>City centre</i> <i>General Industrial</i> <i>Development Area 1 (Gateway Precinct only)</i> <i>Development Area 2</i> <i>Development Area 4</i>

Matters for Consideration	
Matters that may be relevant in the consideration of any discretionary activity resource consent may include the following:	
<b>TP-MC1</b>	<b>Traffic generation and access</b> 1. Accessibility for public transport, cyclists and pedestrians. 2. Any vehicle/pedestrian/cyclist conflict. 3. Accessibility to the <b>site</b> . 4. Current traffic problems in the area. 5. Ability of the existing roading network to cater for increased traffic generation. 6. Ingress and egress to and from the <b>site</b> . 7. Neighbourhood amenity.
<b>TP-MC2</b>	<b>Roads</b> 1. Any need to create a public <b>road</b> . 2. Traffic Safety. 3. Alternative routes or alignments. 4. Visual Impacts. 5. Environmental <b>Effects</b> .
Matters that may be relevant in the consideration of any resource consent may include the following:	
<b>TP-MC3</b>	<b>Car parks</b> 1. Compliance with the <b>Code of Practice for Civil Engineering Works</b> . 2. Whether the topography, size or shape of the <b>site</b> or the location of any natural or built feature(s) on the <b>site</b> or other requirements such as easements, rights-of-way or restrictive covenants impose constraints that make compliance impracticable. 3. Whether people using the facility use other means of transport to get to the <b>site</b> . 4. Whether additional car parking would adversely affect the character and <b>amenity value</b> of the <b>site</b> , or the development of the surrounding <b>environment</b> . 5. Whether car parking can be easily accommodated on nearby streets or in public car parks without causing congestion, danger or loss of amenity. 6. Whether the nature of adjacent <b>roads</b> is such that the entry, exit and manoeuvring of vehicles can be conducted safely.

Non-complying Activities		Zones	
Roading, and Traffic and Transport Structures			
<b>TP-R5</b>	The construction, alteration or diversion of <b>roads</b> , but excluding any such construction works which are part of a <b>subdivision</b>	<b>NC</b>	<i>Open Space</i>

### TP-Schedule 1 - Roading Hierarchy

TP-SCHED 1- Roading Hierarchy
The City's <b>roads</b> are classified into a hierarchy according to their function in the roading network. The hierarchy reflects the importance of moving traffic around the City in a manner conducive to the development of the City. It is also important in protecting traffic routes for improvements and future extensions and enables a consistent approach to <b>road upgrading</b> and safety, street construction, traffic operations and levels of service. An annotated street map of Upper Hutt is attached to the end of this chapter to illustrate the classification defined in this <b>Roading Hierarchy</b> table.
<b>National Routes</b> <ul style="list-style-type: none"> <li>Fergusson Drive (from Maoribank to Main Road North)</li> <li>Main Road North</li> <li>State Highway 2 (River Road)</li> </ul>
<b>Primary (Regional) Arterials</b> <ul style="list-style-type: none"> <li>Eastern Hutt Road</li> <li>Fergusson Drive (from Silverstream to Maoribank)</li> </ul>
<b>Secondary (District) Arterials</b> <ul style="list-style-type: none"> <li>Akatarawa Road (rural)</li> <li>Akatarawa Road (urban)</li> <li>Alexander Road</li> </ul>

- Blenheim Street
- Field Street (from Fergusson Drive to Kiln Street)
- Gard Street
- Gibbons Street
- Gloucester Street (from Gard Street to Pempsey Street)
- Goodshed Road
- Heretaunga Square (South/Eastern Link)
- Kiln Street (from Field Street to Gard Street)
- Lane Street
- Mangaroa Hill Road (urban)
- Maymorn Road (urban)
- Messines Avenue
- Moonshine Road
- Park Street
- Pempsey Street
- Pine Avenue
- Riverbank Street
- Somme Road
- Sutherland Avenue
- Totara Park Road (from Fergusson Drive to River Road)
- Ward Street
- Whakiti Street

**Collector Routes**

- Blue Mountains Road (from Whitemans Road to Avro Road)
- King Street (from Queen Street to Fergusson Drive)
- Kirton Drive
- Mangaroa Hill Road (rural)
- Montgomery Crescent
- Queen Street
- Totara Park Road (from River Road to California Drive)
- Wallaceville Hill Road
- Whitemans Road

**Local Distributor Routes (Urban)**

- Ararino Street
- Brentwood Street
- California Drive
- Clouston Park Road (from Henry Street to Totara Park Road)
- Ebdentown Street (from Kowhai Avenue to George Street)
- Field Street (from Kiln Street to Blue Mountains Road)
- Fraser Crescent (from Redwood Street to McParland Street)
- Gemstone Drive
- Henry Street (from George Street to Clouston Park Road)
- Holdsworth Avenue
- Kowhai Avenue
- McLeod Street
- McParland Street (from Fraser Crescent to Pine Avenue)
- Miro Street
- Moeraki Street
- Norana Road
- Pinehaven Road (from Blue Mountains Road to southern end of Jocelyn Crescent)
- Redwood Street
- Routley Crescent (from Whakiti Street to Redwood Street)
- Shakespeare Avenue
- Stafford Street
- Topaz Street
- Totara Park Road (between both ends of California Drive)

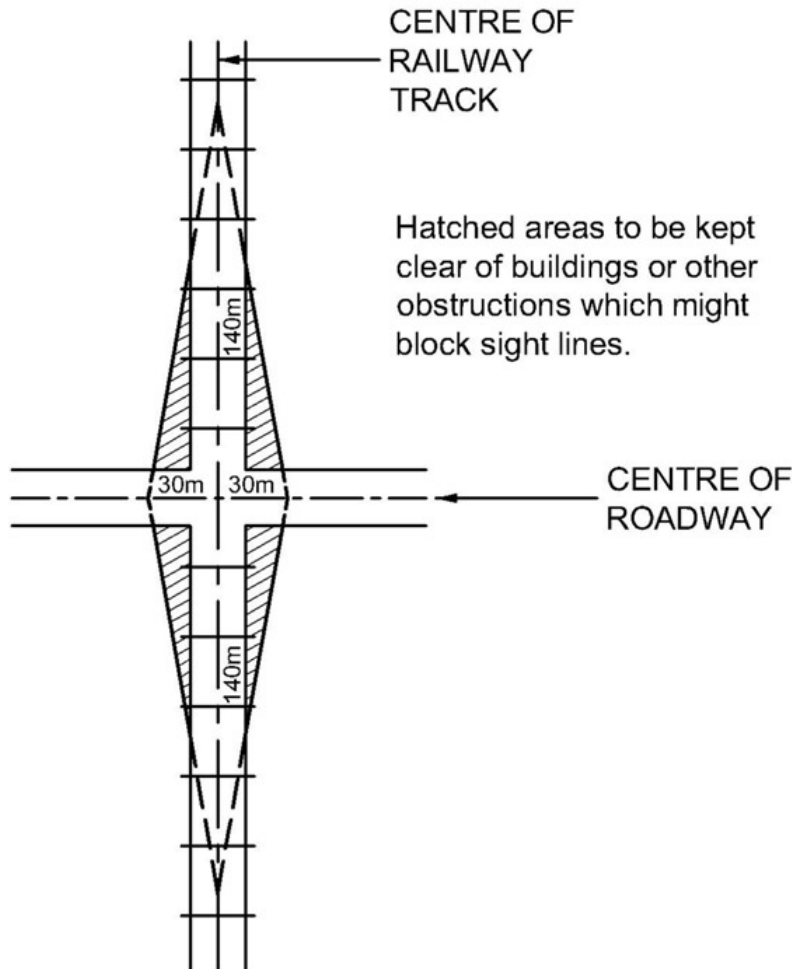
**Local Distributor Routes (Rural)**

- Blue Mountains Road (from Avro Road to Johnsons Road)
- Flux Road
- Mangaroa Valley Road
- Maymorn Road
- Moonshine Hill Road
- Parkes Line Road
- Whitemans Valley Road

**Local Roads**

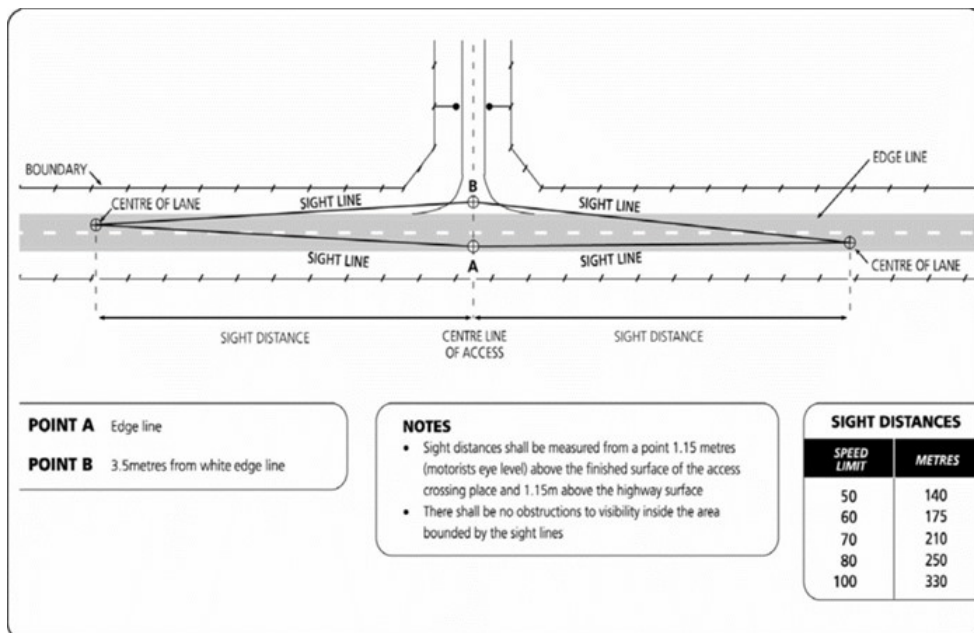
- All other urban roads
- All other rural roads

**ACCESS DESIGN STANDARDS AND CRITERIA****TP-Diagram 1 Traffic Sight Lines — Road / Rail Level Crossings**

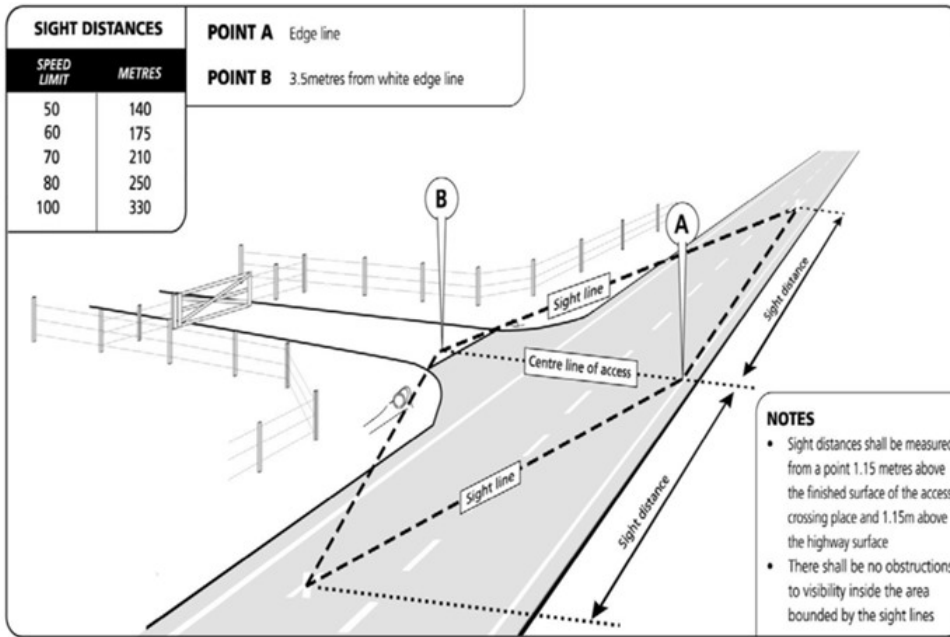


Any application to reduce this standard will require the consent of TranzRail Ltd as an affected party.

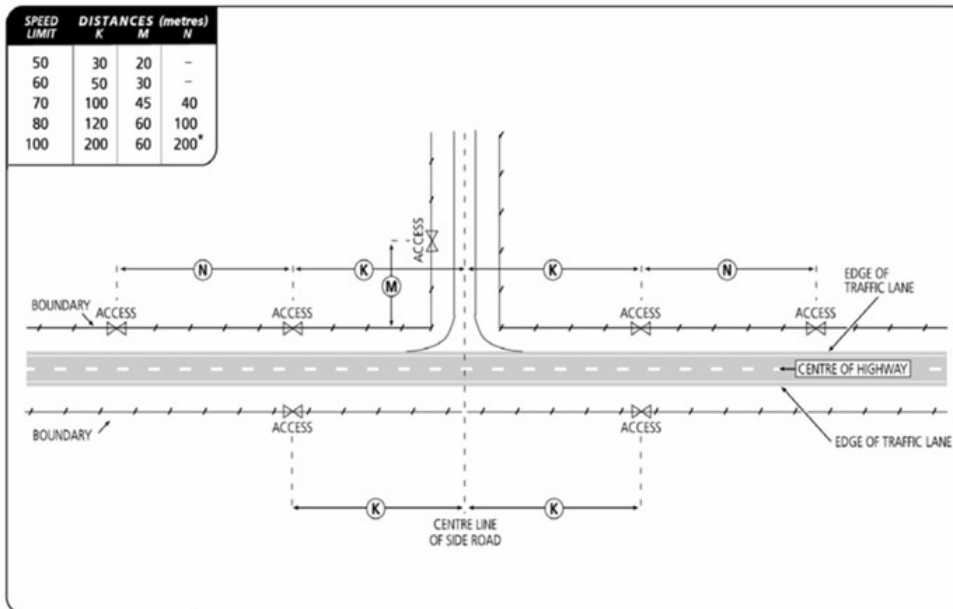
TP-Diagram 2 Access sight lines (Plan view)



TP-Diagram 3 Access sight lines (Perspective view)

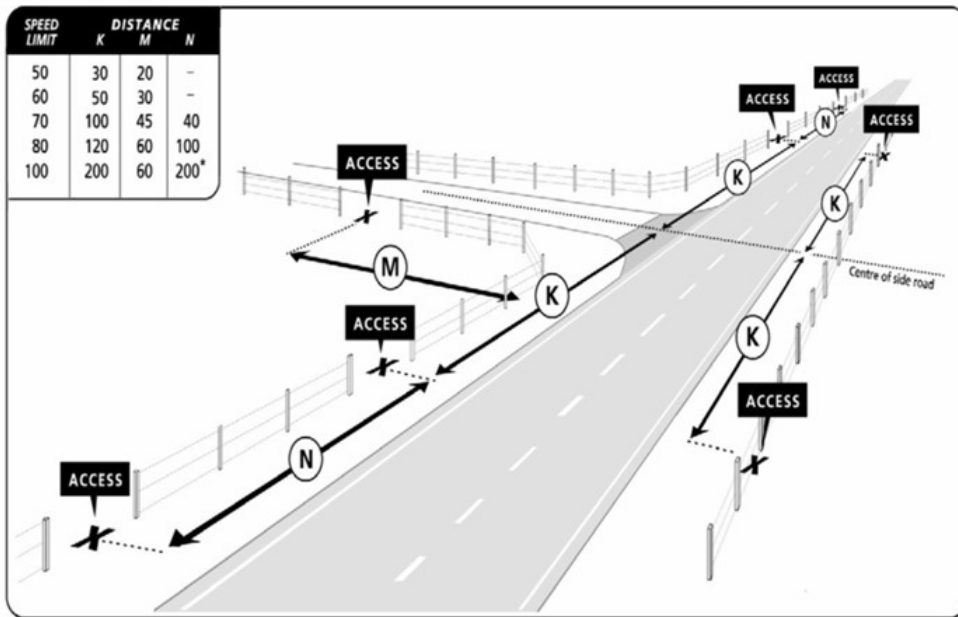


TP-Diagram 4 Access separation from intersections and other accesses (Plan view)



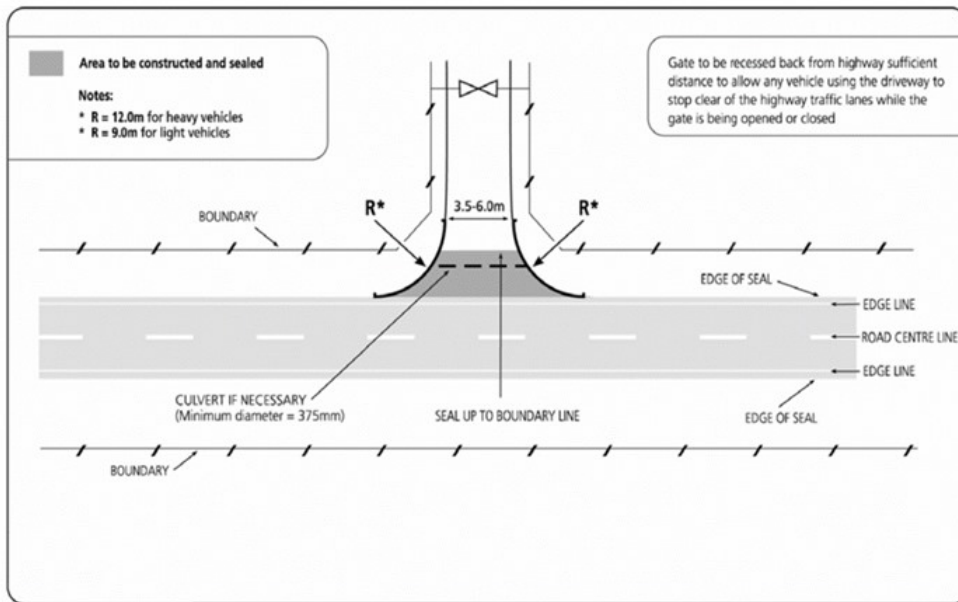
TP-Diagram 5 Access separation from intersections and other accesses (Perspective view)



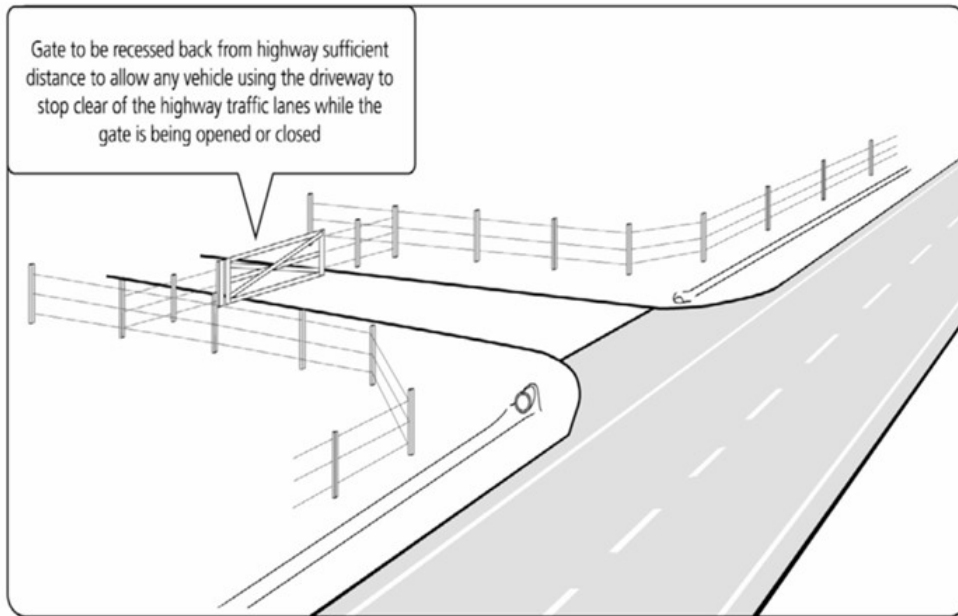


\* There shall be no more than 5 individual accesses along any 1 km section of State Highway (on both sides), measured 500m either side of a proposed access.

TP-Diagram 6 Low use\* access design standard for rural State Highways (Plan view)

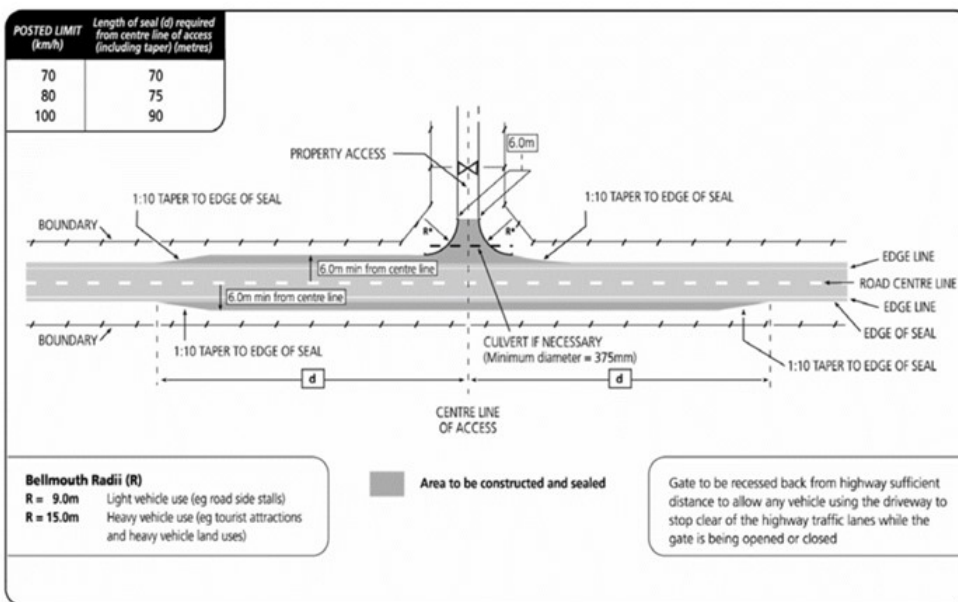


TP-Diagram 7 Low use\* access design standard for rural State Highways (Perspective view)

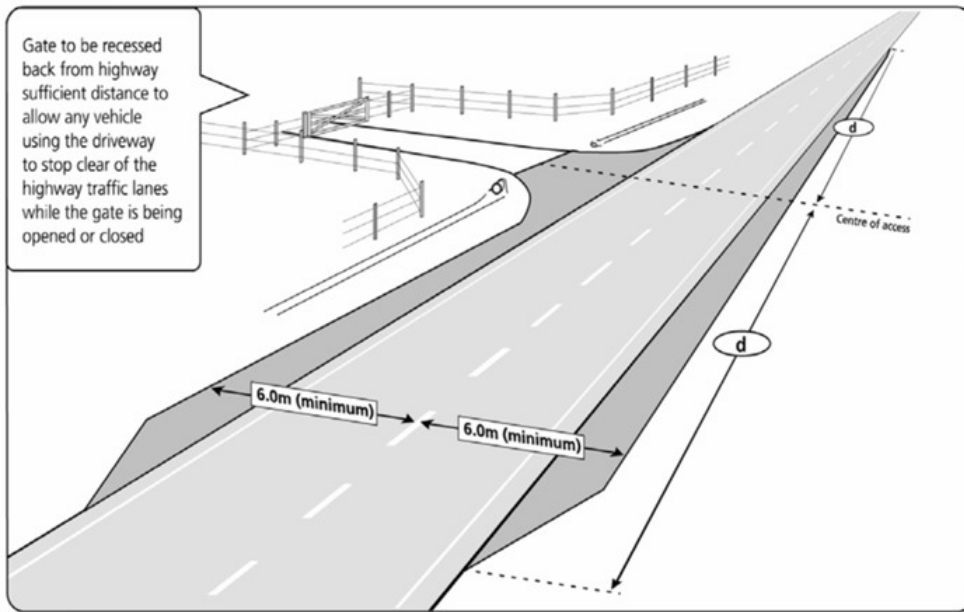


\*Low use is defined as up to 30 vehicle movements per day

TP-Diagram 8 Moderate use\* access design standard for rural State Highways (Plan view)



TP-Diagram 9 Moderate use\* access design standard for rural State Highways (Perspective view)



*\*Moderate use is defined as 31-100 vehicle movements per day*

## CL — Contaminated Land

### Resource Management Issues

CL-I1 *The need to avoid, remedy or mitigate the potential damage caused by **contaminated land** to human health and safety and the life-supporting capacity of the **environment**.*

The use, storage or production of **hazardous substances** can lead to the contamination of soil and other resources. Such contamination may be at a level that makes the **site** in question unsafe for human occupancy or use. Unacceptable **effects** on natural resources may also result.

The problems associated with **contaminated land** differ in nature, hazard intensity and importance from **site to site**. The level and type of contamination present on a **site** are important in identifying the risk to the **environment** and the health and safety of the community, especially in relation to the re-use of these **sites**. The Regional Council gives priority to the accurate identification of **contaminated land** and the risks posed. A full clean-up of a **contaminated land** may not always be technically achievable or practicable. In some cases, retaining **contaminants** on a **site** and using planning controls to limit **site** use may be the preferred option.

The lack of national standards has posed difficult legal problems in relation to database liability, the accuracy of information and the privacy of information gathered. Many legal uncertainties relate to the interface between the Privacy Act 1993 and the Resource Management Act 1991. This has raised concerns about the collection and dissemination of information on **contaminated land**. The Australian and New Zealand Guidelines for the assessment and management of **contaminated land** provide assistance to regional and local authorities.

### Policies

CL-P1 *To promote appropriate use of **contaminated land** having regard to the type and level of **contaminants** present.*

The re-use of **sites** contaminated with **hazardous substances** is an important issue that may adversely affect human health and safety or the life-supporting capacity of **ecosystems**. Providing advice and assistance to affected landowners as needed is one method.

### Rules

#### Activities Tables

Policies CL-P1

Discretionary Activities			Zones
CL-R1	The use, development of any <b>contaminated land sites</b>	DIS	All

Matters for Consideration	
Matters that may be relevant in the consideration of any resource consent may include the following:	
CL-MC1	<p><b>Environmental Risk Assessment</b></p> <p>A qualitative or quantitative risk assessment is required, by a suitably qualified person, identifying any risk to both the <b>environment</b> and the community with particular attention to:</p> <ol style="list-style-type: none"> <li>The sensitivity of the surrounding natural and physical <b>environment</b>, including: <ol style="list-style-type: none"> <li><b>Aquifers, wetlands, streams/rivers/lakes.</b></li> <li>Nature of subsoil.</li> <li><b>Ecosystems</b>, habitats, important stands of native vegetation, identified ecological areas and the potential of the substances to damage or destroy the life-supporting capacity of the habitats or the <b>environment</b>.</li> </ol> </li> <li>Methods and location for the disposal of the <b>hazardous substances</b> or <b>contaminants</b>.</li> <li>Susceptibility of the <b>site</b> to <b>natural hazards</b> including flood hazards, the presence of other active geological or geomorphological processes and the probability of a hazard event occurring. An assessment of the scale and probability of flood hazards occurring, the potential impact of a breach and how the facility is designed to avoid flood <b>water</b> mixing with <b>hazardous substances</b> and escaping from the <b>site</b>.</li> <li><b>Site</b> drainage and off-site infrastructure (for example <b>stormwater</b>, sewer type and capacity).</li> <li>Cumulative and synergistic <b>effects</b>, and bioaccumulation of <b>hazardous substances</b> used, stored, manufactured or disposed of.</li> <li>The number of people potentially at risk from the <b>activity</b>, and: <ol style="list-style-type: none"> <li>the risk to health and safety of adjacent <b>property</b> and people in the locality;</li> <li>location of sensitive <b>activities</b> (for example hospitals, educational and <b>early childhood centres, residential units, parks and reserves, heritage or cultural sites, places of assembly</b> and the like);</li> <li>suitability of the surrounding area for future residential growth.</li> </ol> </li> <li>Monitoring systems.</li> </ol>
CL-MC2	<p><b>Risk mitigation</b></p> <ol style="list-style-type: none"> <li>Consideration will be given to specific emergency procedures and equipment related to the particular <b>activity's</b> risk. Specific conditions may be imposed to ensure that any undue risks are avoided or mitigated, including the preparation and use of a site management plan, and compliance with relevant industry codes of practices and standards.</li> </ol>
CL-MC3	<p><b>Alternatives</b></p> <ol style="list-style-type: none"> <li>Consideration will be given to any possible alternative locations or practicable methods for undertaking the <b>activity</b>, if it is likely that an <b>activity</b> will produce any significant adverse <b>effects</b> on the <b>environment</b>.</li> </ol>

Advice Note
For any <b>activity</b> 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.

### Methods

CL-M1 District Plan provisions consisting of the following:

1. Rules to require resource consents for the use, development or subdivision of identified **contaminated land**.
2. A **roading hierarchy** to encourage heavy vehicles carrying **hazardous substances** or large quantities of refuse to avoid residential areas.

**CL-M2** Assist the Wellington Regional Council in updating a register of **contaminated land** and facilities that store, use, manufacture and dispose of **hazardous substances** and use this information in responses to requests for resource consents, project information memoranda and land information memoranda.

**CL-M3** Promote an integrated approach to waste management, **hazardous substances** and **contaminated land** in conjunction with the Wellington Regional Council and other agencies with statutory responsibilities in these areas.

**CL-M4** Liaison and advocacy with landowners in order to promote the **Council's** policies.

### ***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
CL-AER1	Environmental restoration of <b>contaminated land</b>	Additions and deletions to the number of <b>contaminated land</b>	Wellington Regional Council records

## HS — Hazardous Substances

### Background

Under the Resource Management Act, Council has responsibility for managing the use, development or protection of land to prevent and mitigate any adverse effects resulting from the storage, use, disposal or transportation of hazardous substances. The Wellington Regional Council takes an overall co-ordination, education and enforcement role in dealing with hazardous substances.

### Resource Management Issues

**HS-I1** *The inappropriate storage, use, disposal and transportation of hazardous substances can have potentially significant and long lasting effects, which can degrade or destroy water quality and ecosystems or contaminate soil resources and other natural and physical resources within the City.*

Environmental contamination is the process of physical, chemical or biological change in the condition of land, water and air as a result of discharges. This may compromise the life supporting capacities of these resources, and accordingly the health of ecosystems and communities. The potential or actual adverse environmental effects associated with hazardous substances are likely to be more significant because of the toxic, explosive or flammable nature of this material.

Upper Hutt is located in an area subject to earthquakes and land displacement. It also contains alluvial plains with porous and free draining soils which have helped create numerous underground aquifers in the valleys. These aquifers are vulnerable to penetration from discharged hazardous substances and contaminants. There is, therefore, a risk that an earthquake or flooding could result in the release of hazardous substances and other contaminants into the environment.

Many substances which are used frequently but in minor quantities (for example, household use of ammonia) could be considered hazardous in larger quantities. The use of such substances in minor quantities does not create a significant adverse effect on the environment.

**HS-I2** *The need for co-ordination between the agencies involved with the management of hazardous activities.*

Management of hazardous activities and substances is shared amongst a number of agencies which means that close co-ordination is necessary.

### Objectives

**HS-O1** *The management of adverse effects from hazardous emissions and the storage, use, disposal or transportation of hazardous substances to minimise the risks to community health, safety and well-being and the life-supporting capacity of the environment.*

Any activity which involves hazardous substances has the potential to cause significant adverse effects on the environment. The policies of the District Plan seek to minimise the risks from the manufacture, storage, use, disposal and transportation of hazardous substances.

**HS-O2** *The management of waste in an effective and efficient manner that poses minimal risk to community health and safety and the environment.*

Resource use produces wastes which have the potential to cause long lasting and significant adverse effects. Policies should address not only measures to reduce those effects, but also methods of reducing the amount and type of waste produced in the first instance.

### Policies

**HS-P1** *To ensure that facilities using, manufacturing, storing or disposing of hazardous substances are located, constructed and operated in a manner that will not adversely affect the environment.*

The three main methods of managing hazardous substances at present are the promotion of voluntary methods of good practice, the coordination with agencies with responsibilities in hazardous substances management, and the management of the Council's own process of hazardous substances management. In addition, education and advice to users of hazardous substances can be provided to supplement these methods.

The proximity of natural hazards is an important consideration in siting hazardous activities or activities which use hazardous substances so that the risk of unintentionally releasing hazardous contaminants into the environment is minimised. Such activities will be discouraged from locating within flood hazard areas. Proposals must be assessed based on the scale of and type of substances and the adequacy of the facilities' design to avoid or mitigate the flood hazard effect.

**HS-P2** *To co-operate with national and regional government agencies in the management of hazardous substances.*

Local, regional and central government all have certain responsibilities for the management of hazardous substances under the Resource Management Act and the Hazardous Substances and New Organisms Act. To avoid duplication of effort, it is necessary to co-ordinate actions in the management of hazardous substances.

### Rules

#### Activities Tables

Policy HS-P1

Permitted Activities		Zones	
HS-R1	The storage, use, handling and production of hazardous substances which complies with standards HS-S1 and HS-S2	PER	All

Standards for Permitted Activities	
HS-S1	1. All areas within a site where hazardous substances are stored, used, handled or produced shall be sealed and banded. All bunds shall be sealed or constructed from impervious materials, and shall be able to contain 110% of the total volume of substances stored and

<p><i>Policy</i> HS-P1</p>	<p>used on-site in the event of a spill. Underground storage of <b>hazardous substances</b> and all storage of lighter than air gases and LPG are exempt from the bunding requirements.</p> <p>2. The following are exempt from this standard:</p> <ol style="list-style-type: none"> <li>Trade waste sewers and <b>landfills</b>.</li> <li>Storage or use of hazardous consumer products for private domestic purposes.</li> <li>Storage or use of hazardous products in <b>educational facilities</b>.</li> <li>Retail sale of <b>hazardous substances</b> for domestic use.</li> <li>Use of explosives and ammunition.</li> <li>Gas and oil pipelines.</li> <li>Transformers mounted on poles.</li> <li>The application of agricultural chemicals.</li> <li>The use of fuel to power vehicles and engines.</li> <li><b>Hazardous substances</b> in transit or in temporary (less than 24 hours) storage.</li> </ol>
<p><b>HS-S2</b>  <i>Policy</i> HS-P1</p>	<p>1. Surface <b>water</b> from all areas within a <b>site</b> where <b>hazardous substances</b> are stored, used, handled or produced shall be drained to an interceptor which will prevent <b>contaminants</b> being <b>discharged</b> into the <b>Council's stormwater</b> reticulation system.</p> <p>2. <b>Discharges</b> that meet the requirements of The Environmental Guidelines for Water Discharges from Petroleum Industry Sites in New Zealand (MfE 1998) are deemed to comply with this standard.</p> <p>3. The following are exempt from this standard:</p> <ol style="list-style-type: none"> <li>Trade waste sewers and <b>landfills</b>.</li> <li>Storage or use of hazardous consumer products for private domestic purposes.</li> <li>Storage or use of hazardous products in <b>educational facilities</b>.</li> <li>Retail sale of <b>hazardous substances</b> for domestic use.</li> <li>Use of explosives and ammunition.</li> <li>Gas and oil pipelines.</li> <li>Transformers mounted on poles.</li> <li>The application of agricultural chemicals.</li> <li>The use of fuel to power vehicles and engines.</li> <li><b>Hazardous substances</b> in transit or in temporary (less than 24 hours) storage.</li> </ol>

Discretionary Activities			Zones
<p><b>HS-R2</b></p>	<p>The storage, use, handling and production of <b>hazardous substances</b> which does not comply with standards HS-S1 and HS-S2</p>	<p><b>DIS</b></p>	<p><i>All</i></p>

Matters for Consideration	
<p>Matters that may be relevant in the consideration of any resource consent may include the following:</p>	
<p><b>HS-MC1</b></p>	<p><b>Environmental Risk Assessment</b> A qualitative or quantitative risk assessment is required, by a suitably qualified person, identifying any risk to both the <b>environment</b> and the community with particular attention to:</p> <ol style="list-style-type: none"> <li>The sensitivity of the surrounding natural and physical <b>environment</b>, including:                     <ol style="list-style-type: none"> <li><b>Aquifers, wetlands, streams/rivers/lakes</b>.</li> <li>Nature of subsoil.</li> <li><b>Ecosystems</b>, habitats, important stands of native vegetation, identified ecological areas and the potential of the substances to damage or destroy the life-supporting capacity of the habitats or the <b>environment</b>.</li> </ol> </li> <li>Methods and location for the disposal of the <b>hazardous substances</b> or <b>contaminants</b>.</li> <li>Susceptibility of the <b>site</b> to <b>natural hazards</b> including flood hazards, the presence of other active geological or geomorphological processes and the probability of a hazard event occurring. An assessment of the scale and probability of flood hazards occurring, the potential impact of a breach and how the facility is designed to avoid flood <b>water</b> mixing with <b>hazardous substances</b> and escaping from the <b>site</b>.</li> <li><b>Site</b> drainage and off-site infrastructure (for example <b>stormwater</b>, sewer type and capacity).</li> <li>Cumulative and synergistic <b>effects</b>, and bioaccumulation of <b>hazardous substances</b> used, stored, manufactured or disposed of.</li> <li>The number of people potentially at risk from the <b>activity</b>, and:                     <ol style="list-style-type: none"> <li>the risk to health and safety of adjacent <b>property</b> and people in the locality;</li> <li>location of sensitive <b>activities</b> (for example hospitals, educational and child care facilities, <b>residential unit</b>, parks and reserves, heritage or cultural sites, places of public assembly and the like);</li> <li>suitability of the surrounding area for future residential growth.</li> </ol> </li> <li>Monitoring systems.</li> </ol>
<p><b>HS-MC2</b></p>	<p><b>Risk mitigation</b></p> <ol style="list-style-type: none"> <li>Consideration will be given to specific emergency procedures and equipment related to the particular <b>activity's</b> risk. Specific conditions may be imposed to ensure that any undue risks are avoided or mitigated, including the preparation and use of a site management plan, and compliance with relevant industry codes of practices and standards.</li> </ol>
<p><b>HS-MC3</b></p>	<p><b>Alternatives</b></p> <ol style="list-style-type: none"> <li>Consideration will be given to any possible alternative locations or practicable methods for undertaking the <b>activity</b>, if it is likely that an <b>activity</b> will produce any significant adverse <b>effects</b> on the <b>environment</b>.</li> </ol>
<p><b>HS-MC4</b></p>	<p><b>Access and traffic safety</b></p> <ol style="list-style-type: none"> <li>Whether vehicles transporting <b>hazardous substances</b> unnecessarily use minor or local streets (especially residential). Conditions may be imposed, in some cases, which require access along specified routes. Of particular concern is the location of entry and exit points to the <b>site</b> and their interrelation with existing intersections and/or <b>land</b> constraints, to ensure safety of operation.</li> </ol>

Advice Note
<p>For any <b>activity</b> within the Stream/River Corridor, Overflow Path, Ponding Area or Erosion Hazard Area, applicants are advised to consult the Wellington Regional Council to determine if regional consent is also required.</p>

**Methods**

- HS-M1** District Plan provisions consisting of the following:
- Rules to manage the **effects** of the storage, use, handling and production of **hazardous substances**.
  - A **roading hierarchy** to encourage heavy vehicles carrying **hazardous substances** or large quantities of refuse to avoid residential areas.
- HS-M2** The exercise of **Council's** responsibilities under the Hazardous Substances and New Organisms Act 1996.

<b>HS-M3</b>	Review of the District Plan in regard to <b>hazardous substances</b> in the light of experience gained operating the provisions of the Hazardous Substances and New Organisms Act 1996.
<b>HS-M4</b>	Assist the Wellington Regional Council in updating a register of <b>contaminated land</b> and facilities that store, use, manufacture and dispose of <b>hazardous substances</b> and use this information in responses to requests for resource consents, project information memoranda and land information memoranda.
<b>HS-M5</b>	Co-ordinate with agencies involved with <b>hazardous substances</b> in administering engineering and civil defence response plans.
<b>HS-M6</b>	Promote an integrated approach to waste management, <b>hazardous substances</b> and <b>contaminated land</b> in conjunction with the Wellington Regional Council and other agencies with statutory responsibilities in these areas.
<b>HS-M7</b>	Liaison and advocacy with landowners in order to promote the <b>Council's</b> policies.
<b>HS-M8</b>	Promote the use of codes of practice and the appropriate standards in the design, <b>maintenance</b> and use of facilities and <b>sites</b> in which <b>hazardous substances</b> are stored, used, manufactured or handled.

### **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.

<b>Anticipated environmental results</b>		<b>Monitoring indicators</b>	<b>Data source</b>
<b>HS-AER1</b>	Prevention or mitigation of adverse environmental <b>effects</b> from <b>hazardous substances</b>	Development of procedures with the Wellington Regional Council for monitoring <b>hazardous substances</b>	Wellington Regional Council records
<b>HS-AER2</b>	Safe storage, use, and disposal of <b>hazardous substances</b> in the City	Resource consents Enforcement and complaints	<b>Council</b> records
<b>HS-AER3</b>	Minimised adverse <b>effects</b> from <b>landfills</b> and other waste disposal facilities where practicable	<b>Effects</b> of existing <b>landfills</b> : <ul style="list-style-type: none"> <li>• leachate</li> <li>• <b>landfill</b> gas</li> <li>• subsidence</li> <li>• windblown rubbish</li> </ul>	<b>Council</b> records Field inspections



## NH — Natural Hazards

### Background

The particular geology, hydrology and topography of the Hutt Valley make Upper Hutt vulnerable to a variety of **natural hazards**. Earthquakes and flooding are the most important **natural hazards** that threaten Upper Hutt's communities.

**Natural hazards** cannot be prevented, but the **effects** they have on people and the **environment** can be mitigated. Flood protection measures and **land** use planning are two ways to minimise risks.

The **Council's** function is to manage the actual and potential **effects** of the use, development or protection of **land**. This includes the use of controls to avoid, remedy, or mitigate the **effects** of **natural hazards**.

### Resource Management Issues

**NH-11** *The potential damage, disruption and threats to the safety of the community and property as a result of activities located on or near an area prone to seismic hazard.*

Within Upper Hutt, the Wellington Fault occupies the north-western margin of the Upper Hutt/Te Marua basins. The north west side of the valley is the eroded fault scarp of the Wellington Fault. In many parts of Upper Hutt the exact location of the active fault is unknown. The level of accuracy ranges from +/-5m within Totara Park, to more than +/-50m between the Silverstream Bridge and south of Totara Park. The variation in accuracy is due to the lack of surface evidence like active faulting and other surface obstructions.

The adverse **effects** of earthquakes impact on both physical resources and people. Fault ruptures are the most obvious cause of damage but ground shaking is more widespread. The severity of the **effect** depends upon factors like distance from the fault, local topography, geological conditions and ground **water** conditions. Showing the active fault on the Planning Maps assists in identifying areas most likely to be affected by earthquakes.

A major earthquake in Upper Hutt is likely to damage resources and injure people. **Buildings** and infrastructure that straddle the fault may be severely damaged. The severity of damage in other areas of Upper Hutt will vary depending on the location. Conditions such as soil structure, ground **water**, and local topography as well as geological conditions will either attenuate or amplify the earthquake. There are also areas that may be prone to liquefaction and seismically induced slope failure.

**NH-12** *Inappropriate development and activities located within floodplains that may result in damage to infrastructure and property and the obstruction of flood flow paths.*

Upper Hutt is dissected by several tributary **rivers** which flow into the main Hutt River.

The area most at risk is the Hutt River floodplain. Recognising this, the Wellington Regional Council has undertaken protection works, such as stopbanks and **river** bank stabilisation. These stopbanks run parallel to the developed urban area from Totara Park to Trentham Memorial Park. During a large flood the stopbanks may be breached, causing severe damage and disruption to the City. The stopbanks have a maximum design flood capacity so that it is possible in a significant flood event that they could be overtopped or a breach could occur causing significant damage and disruption to the City.

In addition, the Heretaunga Flood Detention Embankment and outlet control **structure** (referred to as the Heretaunga Retention Dam) has been designed to reduce the frequency and severity of flooding in the downstream urban areas along the Heretaunga Drain. A line defining the predicted maximum extent of ponding behind the Heretaunga Dam has been identified on the Planning Maps. So that the ponding capacity of the Heretaunga Dam is not compromised, **earthworks**, **buildings** or **structures** should not be undertaken within the area encompassed by the Retention Line as shown on the Planning Maps.

**Subdivision** in the rural areas is likely to increase the potential for development close to **rivers** and will require careful consideration.

It is recognised that there are varying levels of risk within an identified **Flood Hazard Extent**. High hazard areas include Stream and **River Corridors**, **Overflow Paths** and **Erosion Hazard Areas**. In these higher risk areas flood **waters** can be both deep and fast moving and the risk of erosion is high. In some cases, parts of the **Erosion Hazard Area** may be less susceptible due to the characteristics of the location and thus represent a lower risk to people and property. Lower hazard areas within identified **flood hazard extents** predominately comprise **ponding areas** but can also include lower risk parts of the **Erosion Hazard Area**. Development should avoid higher hazard areas, with sufficient mitigation applied to lower hazard areas.

Certain upstream **activities** can increase the frequency and magnitude of flood events. For example, removal of vegetation can result in increased **water** run off, sedimentation and debris blockages, thus creating significant risks.

**NH-13** *The need for on-going river management activities and development of flood protection works along the Hutt River.*

The Hutt River's **water** levels are subject to wide and sudden fluctuations. In order to avoid, remedy or mitigate the potential adverse **effects** of inundation, there is a need to manage **activities** on and near the Hutt River, and to provide for flood protection work.

**NH-14** *The existing community in the Pinehaven catchment are susceptible to flood hazards.*

The Pinehaven Stream flows through an urbanised community. The development around the **stream** has limited the natural function of the **stream** and its floodplain. The **Stream corridor**, **Overflow paths** and **land** along the stream banks are the most sensitive areas to inappropriate development that can adversely affect the function of the floodplain and exacerbate the risk from flooding.

### Objectives

**NH-01** *The avoidance, remedying or mitigation of the adverse effects of natural hazards on the environment.*

The **Council** has the responsibility under **the Act** to protect all aspects of the **environment**, not just people and property, from the adverse **effects** of **natural hazards**. **Amenity values** of an area and its ecological systems should also be protected against **natural hazards**.

It is not always feasible or practicable to avoid, remedy, or mitigate all potential **effects** of **natural hazards** at all times for all aspects of the **environment**. Some priority must be placed on human life and property, but preferably this can be achieved in conjunction with achieving other goals.

The goal in managing the **effects of natural hazards** within the City, therefore, is the avoidance, remedying or mitigation of the adverse **effects of natural hazards** on the **environment** as appropriate to the circumstances, with priority on community protection.

**NH-O2** *Identify **Flood Hazard Extents and Erosion Hazard Areas** in order to avoid or mitigate the risk to people and property and provide for the function of the floodplain.*

The extent of the threat from flood hazards and erosion hazards must be identified within the Pinehaven Stream and Mangaroo River catchments. The types of hazards within an identified **Flood Hazard Extent** can vary, with high hazard areas and lower hazard areas that need to be considered when planning for future development.

High hazard areas within the **Flood Hazard Extent** comprise the Stream and **River Corridor, Overflow Paths** and the **Erosion Hazard Area**. These are characterised by areas of moving flood **water** which may also be deep or fast and includes areas most at risk to erosion during a flood event. These are identified on the Hazard Maps. **Subdivision** within high hazard areas should be avoided given the threat these areas represent to people and property.

Outside the high hazard areas, but still within the **Flood Hazard Extent**, are lower hazard areas generally comprising the **ponding areas** and some parts of the **Erosion Hazard Area**. These areas are generally characterised by still or slow moving flood **water** and a lower risk of erosion. These areas are identified on the Hazard Maps. **Subdivision** or development may be possible in these areas subject to appropriate mitigation (such as raising the floor levels above the 1 in 100-year flood level).

All development should be undertaken in a manner that provides for the function of the floodplain to **discharge flood waters** and thereby ensure that the **effects** from flooding are not exacerbated on the **site**, adjacent **properties** or the wider **environment**.

**NH-O3** *To control **buildings and activities** within the upper areas of the **Pinehaven Catchment Overlay** to ensure that peak **stormwater runoff** during both a 1 in 10-year and 1 in 100-year event does not exceed the existing run off and therefore minimise the flood risk to people and property within the **Flood Hazard Extent**.*

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

## Policies

**NH-P1** *To identify and mitigate the potential adverse **effects of natural hazards** that are a potentially significant threat within Upper Hutt.*

Adequate information is necessary to make informed decisions on developments that may be affected by **natural hazards**. The main objective relating to **natural hazards** is knowing where they can occur so that the **effects** can be avoided, or the appropriate management strategies can be put in place.

The **Council** will co-ordinate the provision of information identifying these hazards and the areas at risk. This can be used by developers, the community and the **Council** to consider the potential risks when making decisions on developments and deciding on possible mitigation measures where **natural hazards** are involved.

The **Council** will recognise the high and low hazard areas within the identified Pinehaven Stream and Mangaroo River **Flood Hazard Extents**.

High hazard areas comprise moving **water** that can also be deep and are the areas most at risk from erosion during a flood event. Accordingly, **subdivision** and development within high hazard areas should be avoided given the threat they have to people and property.

Lower hazard areas are generally characterised by still or slow moving flood **water** and a lower risk of erosion. In these areas, it may be possible to undertake development provided appropriate mitigation is implemented (for example floor levels above the 1 in 100-year flood extent or being **setback** from the stream or **river** bank).

Some parts of the identified **Erosion Hazard Area** within the Mangaroo **Flood Hazard Extent** may represent a lower risk depending on the characteristics of the **site** and its location in relation to the **river**. Where a site specific assessment identifies there is a lower threat then the erosion hazard may be considered a lower hazard area and assessed in accordance with the lower hazard policies.

**NH-P2** *In areas of known susceptibility to **natural hazards, activities and buildings** are to be designed and located to avoid, remedy, or mitigate, where practicable, adverse **effects of natural hazards** on people, property and the **environment**.*

This policy lessens the risk factor by restricting developments in hazard prone areas. These controls include appropriate separation distances from a **river** or fault, or designing **structures** and **site** development to meet acceptable levels of safety. This also enables applicants to consider the potential risks when making decisions on developments.

The **effects** of permitting more intensive **subdivision** (and subsequent development and infrastructure) could be substantial and controls on **subdivision** can reduce these.

**NH-P3** *Avoid development within high hazard areas of identified **Flood Hazard Extents and Erosion Hazard Areas**.*

The high hazard areas present a threat to people and property as they can contain both fast and deep flowing **water** in a 1 in 100-year flood event, or are at risk of bank collapse which has the potential to damage **buildings** and threaten lives.

The policy provides directive for careful consideration of development within the high hazard areas, with a strong directive to avoid development in these high hazard areas.

**NH-P4** *To control development (including **buildings**) within the lower hazard areas of identified **Flood Hazard Extents and Erosion Hazard Areas** by requiring mitigation to minimise the risk to people and property.*

The policy recognises that there are lower hazard areas within the identified **Flood Hazard Extent** and some parts of the **Erosion Hazard Areas**. The lower hazard areas are characterised by still or slowly moving **water** and a lower risk of erosion. As such, development within these lower hazard areas can be appropriate provided measures are incorporated to mitigate the risk.

**NH-P5** *Enable planned **flood mitigation works** within identified **Flood Hazard Extents** that decrease the flood risk to people and property or maintain the function of the floodplain.*

**Flood mitigation works** are undertaken to reduce the flood risk to people and property. This policy supports **flood mitigation works** as they are consistent with the purpose of providing for the continued function of the floodplain.

**NH-P6** *Within the Pinehaven **Flood Hazard Extent**, reduce blockage potential from fences, **buildings** and driveways in high hazard areas through design controls on development.*

Driveway crossings and **structures** over the stream channel within the **flood hazard extent** can impede flood flows. The flood risk and damage to people and property can be exacerbated by blockages of debris accumulating against fences, **buildings** and driveways crossing the **stream**. The blockage potential is compounded by the character of the catchment being urbanised and confined. This policy encourages fences, **buildings** and driveways to be appropriately designed.

**NH-P7** *Development within the **Pinehaven Catchment Overlay** is designed to ensure that the peak **stormwater** runoff, during both a 1 in 10-year and 1 in 100-year event, shall be at a rate no greater than when compared to the pre-development situation.*

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

**NH-P8** *Within the Mangaroa **Flood Hazard Extent** enable accesses positioned above the 1 in 100-year level to serve **residential units** where located within the lower hazard areas and avoid locating accesses to serve **residential units** within high hazard areas.*

This policy enables access way and driveways to **residential units** in the Mangaroa **Flood Hazard Extent** to be above the 1 in 100-year flood level when located in the lower hazard areas. It discourages access routes being located in high hazard areas where access ways could be compromised and **properties** become isolated during a 1 in 100-year flood event. The policy encourages access ways to be safely located as they assist with evacuation, if required, during a flood event.

**NH-P9** *Within the Mangaroa **Flood Hazard Extent**, enable non-habitable **accessory buildings** within the lower hazard areas.*

This policy recognises that the Mangaroa **Flood Hazard Extent** is predominantly rural. Rural **activities** are often supported by **accessory buildings**, therefore it is appropriate to provide for these in lower hazard areas where they are unlikely to present a blockage issue, or are less likely to be structurally compromised during a flood event.

## Rules

### Activities Tables

Policies NH-P1, NH-P2, NH-P3, NH-P4, NH-P5, NH-P6, NH-P7.

Permitted Activities			Zones
<b>NH-R1</b>	<b>Flood mitigation works</b> undertaken or approved by a local authority	<b>PER</b>	<i>All</i>
Pinehaven <b>Flood Hazard Extent</b> and Pinehaven <b>Catchment Overlay</b>			
<b>NH-R2</b>	Within the <b>Ponding Area</b> of the Pinehaven <b>Flood Hazard Extent</b> the alteration and addition to existing <b>buildings</b> , or construction of <b>accessory buildings</b> are a Permitted Activity provided the <b>gross floor area</b> is less than 20m <sup>2</sup> and the proposal complies with the relevant zone standards for permitted activities and meets NH-S1.	<b>PER</b>	<i>All</i>
Mangaroa <b>Flood Hazard Extent</b>			
<b>NH-R3</b>	Within the <b>Ponding Area</b> of the Mangaroa <b>Flood Hazard Extent</b> (outside the <b>Erosion Hazard Area</b> ), the construction of a new, or alteration and addition to an existing, <b>accessory building</b> is a Permitted Activity where the proposal complies with the relevant zone standards for permitted activities and meets NH-S2.	<b>PER</b>	<i>All</i>
<b>NH-R4</b>	Within the <b>Ponding</b> or <b>Erosion Hazard Area</b> within the Mangaroa <b>Flood Hazard Extent</b> , the primary driveway or vehicle access serving the <b>residential unit</b> is a Permitted Activity-provided it meets NH-S3.	<b>PER</b>	<i>All</i>

Standards for Permitted Activities	
<b>NH-S1</b> <i>Policy NH-P2</i>	<p>Within the <b>Ponding Area</b> of the Pinehaven <b>Flood Hazard Extent</b> the alteration and addition to existing <b>buildings</b>, or construction of <b>accessory buildings</b> are a Permitted Activity provided the <b>gross floor area</b> is less than 20m<sup>2</sup> and the proposal complies with the relevant zone standards for permitted activities.</p> <ol style="list-style-type: none"> <li>1. Additions and alterations are not below the floor level of the existing <b>building</b>, and do not exceed 20m<sup>2</sup> in area.</li> <li>2. Must not be within the <b>Stream Corridor</b> or <b>Overflow Path</b></li> <li>3. Only one addition to the existing <b>building</b> following the date of notification of this plan change.</li> </ol>
<b>NH-S2</b> <i>Policy NH-P9</i>	<p>Within the <b>Ponding Area</b> of the Mangaroa <b>Flood Hazard Extent</b> (outside the <b>Erosion Hazard Area</b>), the construction of a new, or alteration and addition to an existing, <b>accessory building</b> is a Permitted Activity where the proposal complies with the relevant zone standards for permitted activities.</p> <ol style="list-style-type: none"> <li>1. The construction or additions and alterations are not within the <b>River Corridor</b>, <b>Overflow Path</b> or <b>Erosion Hazard Area</b>.</li> <li>2. The construction or additions and alterations comply with the relevant zone standards for permitted activities.</li> </ol>
<b>NH-S3</b> <i>Policy NH-P8</i>	<p>Within the <b>Ponding</b> or <b>Erosion Hazard Area</b> within the Mangaroa <b>Flood Hazard Extent</b>, the primary driveway or vehicle access serving the <b>residential unit</b> is a Permitted Activity.</p> <ol style="list-style-type: none"> <li>1. The access is above the 1 in 100-year flood level, and</li> <li>2. Does not cross an <b>Overflow Path</b> or <b>River Corridor</b></li> </ol>

Controlled Activities	Zones
Pinehaven <b>Flood Hazard Extent</b> and Pinehaven <b>Catchment Overlay</b>	

<b>NH-R5</b>	Driveways and bridges over the Pinehaven Stream that meet the requirements of NH-S4.  <b>Council</b> may impose conditions over the following matters 1. Design of the crossing to avoid obstructing the <b>Stream Corridor</b> from conveying flood <b>water</b> .	<b>CON</b>	<i>All</i>
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<b>Standards for Controlled Activities</b>			
<b>NH-S4</b>  <i>Policy NH-P6</i>	Driveways and bridges over the Pinehaven Stream  1. Only one crossing per <b>property</b> 2. No fences (excluding required support rails) are to be constructed along the bridge crossing		

<b>Restricted Discretionary Activities</b>			<b>Zones</b>
<b>Pinehaven Flood Hazard Extent and Pinehaven Catchment Overlay</b>			
<b>NH-R6</b>  <i>Policy NH-P4</i>	Within the <b>Ponding Area</b> of the Pinehaven <b>Flood Hazard Extent</b> the construction of new <b>buildings</b> , or alteration and addition to existing <b>buildings</b> , including <b>accessory buildings</b> over 20m <sup>2</sup> , that are not Permitted Activities and meet the requirements of NHS-5.  <b>Council</b> will restrict its discretion to, and may impose conditions on 1. <b>Building</b> floor level. 2. <b>Building</b> location within the <b>site</b> 3. <b>Building</b> floor area 4. <b>Effect</b> of displacement of flood <b>waters</b> from the <b>site</b> .	<b>RDIS</b>	<i>All</i>
<b>NH-R7</b>  <i>Policy NH-P4</i>	<b>Visitor accommodation</b> or residential accommodation <b>activities</b> within any Commercial or Mixed Use Zone of the Pinehaven <b>Flood Hazard Extent</b> that meets the requirements of NH-S6.  <b>Council</b> will restrict its discretion to, and may impose conditions on: 1. Where residential accommodation is proposed, the susceptibility of the <b>activity</b> to flood hazards and whether appropriate mitigation can be achieved.	<b>RDIS</b>	<i>All</i>
<b>NH-R8</b>  <i>Policy NH-P6</i>	Any part of a fence within an <b>Overflow Path</b> of the Pinehaven <b>Flood Hazard Extent</b> that meets the requirements of NH-S7.  <b>Council</b> will restrict its discretion to, and may impose conditions on: 1. <b>Effect</b> on the <b>Overflow Path's</b> ability to convey flood <b>water</b> along the identified route shown on the relevant hazard map.	<b>RDIS</b>	<i>All</i>
<b>NH-R9</b>  <i>Policy NH-P7</i>	Any <b>building</b> within the <b>Pinehaven Catchment Overlay</b> that meets the requirements of NH-S8.  <b>Council</b> will restrict its discretion to, and may impose conditions on: 1. To avoid, remedy or mitigate the <b>effects</b> of any increase in risk to people or property as a result of the peak runoff. 2. Ability for the proposed development and proposed design to ensure peak flow of <b>stormwater discharge</b> will be no greater than pre- <b>subdivision</b> levels and thus achieve <b>hydraulic neutrality</b> . 3. Mitigation measures proposed to achieve <b>hydraulic neutrality</b> . 4. <b>Effect</b> on the Pinehaven <b>Flood Hazard Extent</b> .	<b>RDIS</b>	<i>All</i>

<b>Mangaroa Flood Hazard Extent</b>			
<b>NH-R10</b>  <i>Policies NH-P4 NH-P6</i>	Within either the <b>Ponding Area</b> or <b>Erosion Hazard Area</b> of the Mangaroa <b>Flood Hazard Extent</b> , where one or more of the following occurs: 1. The construction of new <b>residential units</b> ; 2. The alteration and addition to existing <b>residential units</b> ; 3. Construction of <b>accessory buildings</b> in the <b>Erosion Hazard Area</b> 4. Construction of otherwise permitted non-residential <b>buildings</b> ; 5. Residential accommodation for caretaker activities in the General Industrial Zone. and the requirements of NH-S9 are being met.  <b>Council</b> will restrict its discretion to, and may impose conditions on: 6. Assessment of the appropriateness of the proposed <b>building</b> location in terms of area and position in relation to the flood hazard and erosion risk and any recommendations of the report required by Section 2.4.10 of Part 1 of this Plan; 7. Where residential accommodation is proposed, the susceptibility of the <b>activity</b> and whether appropriate mitigation can be achieved	<b>RDIS</b>	<i>All</i>
<b>NH-R11</b>  <i>Policy NH-P6</i>	Within the <b>Ponding Area</b> of the Mangaroa Flood Hazard Extent, the primary driveway or vehicle access serving the <b>residential unit</b> where below the 1 in 100 year flood level.  <b>Council</b> will restrict its discretion to, and may impose conditions on: 1. The suitability of the proposed access to facilitate evacuation during a 1 in 100 year flood event.	<b>RDIS</b>	<i>All</i>

<b>Standards for Restricted Discretionary Activities</b>			
<b>NH-S5</b>  <i>Policy NH-P4</i>	Within the <b>Ponding Area</b> of the Pinehaven <b>Flood Hazard Extent</b> the construction of new <b>buildings</b> , or alteration and addition to existing <b>buildings</b>  Standards: 1. The <b>Finished Floor Level</b> must be above the 1 in 100-year event level for <b>residential activities</b> , or; 2. The <b>Finished Floor Level</b> must be above the 1 in 25-year event level for <b>commercial activities</b> within the Commercial and Mixed Use Zones. 3. The <b>buildings</b> , additions or alterations must not be within the <b>Stream Corridor</b> or an <b>Overflow Path</b> .		
<b>NH-S6</b>	<b>Visitor accommodation</b> or residential accommodation <b>activities</b> within any Commercial or Mixed Use Zone of the Pinehaven <b>Flood Hazard Extent</b> .		

<i>Policy</i> NH-P4	1. <b>Activities</b> must be in <b>buildings</b> with a <b>Finished Floor Level</b> above the 1 in 100-year event level.
<b>NH-S7</b>	Any part of a fence within an <b>Overflow Path</b> of the Pinehaven <b>Flood Hazard Extent</b> .
<i>Policy</i> NH-P6	Standard: 1. The design of the fence must not obstruct the direction or route of the <b>Overflow Path</b> .
<b>NH-S8</b>	Any <b>building</b> within the <b>Pinehaven Catchment Overlay</b> .
<i>Policy</i> NH-P7	Standards: 1. Achieves <b>hydraulic neutrality</b> 2. Provision of a report by a suitably qualified and experienced person providing an assessment of the ability for the <b>site</b> to achieve <b>hydraulic neutrality</b> in accordance with the requirements of Section 2.4.10 of Part 1 of this Plan.
<b>NH-S9</b>	Within either the <b>Ponding Area</b> or <b>Erosion Hazard Area</b> of the Mangaroa <b>Flood Hazard Extent</b> .
<i>Policies</i> NH-P4 NH-P6	Standards: 1. Finished Floor Level above the 1 in 100-year event level for: 2. The construction of new <b>residential units</b> , 3. The alteration and addition to existing <b>residential units</b> , 4. Construction of otherwise permitted non-residential <b>buildings</b> , 5. Residential accommodation for caretaker activities in the General Industrial Zone. 6. <b>Building</b> must not be located within an <b>Overflow Path</b> or <b>River Corridor</b> . 7. Where the proposal is located within the <b>Erosion Hazard Area</b> , provision of a report by a suitably qualified and experienced person is required to determine the erosion risk in accordance with the requirements of Section 2.4.10 of Part 1 of this Plan

Discretionary Activities			Zones
<b>NH-R12</b>	<b>Buildings</b> and <b>structures</b> to be erected within the 1% (1 in 100 year) flood extent of the Hutt River, as shown on the Planning Maps.	<b>DIS</b>	<i>All</i>
<b>NH-R13</b>	Any new <b>habitable building</b> or <b>structure</b> to be erected within the fault band identified on the Planning Maps.	<b>DIS</b>	<i>All</i>
Pinehaven <b>Flood Hazard Extent</b> and Pinehaven <b>Catchment Overlay</b>			
<b>NH-R14</b>	Any part of a <b>building</b> within an <b>Overflow Path</b> of the Pinehaven <b>Flood Hazard Extent</b> .	<b>DIS</b>	<i>All</i>
Mangaroa <b>Flood Hazard Extent</b>			
<b>NH-R15</b>	Within the <b>Ponding Area</b> of the Mangaroa <b>Flood Hazard Extent</b> , where one or more of the following occurs: 1. The construction of new <b>residential units</b> ; 2. The alteration and addition to existing <b>residential units</b> ; 3. Construction of otherwise permitted non-residential <b>buildings</b> ; or 4. Residential accommodation for caretaker <b>activities</b> in the General Industrial Zone; which have a <b>Finished Floor Level</b> below the 1 in 100 year flood level.	<b>DIS</b>	<i>All</i>
<b>NH-R16</b>	Within the <b>Overflow Path</b> of the Mangaroa <b>Flood Hazard Extent</b> , where one or more of the following occurs: 1. The construction of new <b>residential units</b> ; 2. The alteration and addition to existing <b>residential units</b> ; 3. Construction of <b>accessory buildings</b> ; or 4. Construction of otherwise permitted non-residential <b>buildings</b> .	<b>DIS</b>	<i>All</i>
<b>NH-R17</b>	Within an <b>Overflow Path</b> of the Mangaroa <b>Flood Hazard Extent</b> , the primary driveway or vehicle access serving the <b>residential unit</b>	<b>DIS</b>	<i>All</i>

Non-Complying Activities			Zones
Pinehaven <b>Flood Hazard Extent</b> and Pinehaven <b>Catchment Overlay</b>			
<b>NH-R18</b>	Within the Pinehaven <b>Flood Hazard Extent</b> , any Permitted, Controlled or Restricted Discretionary Activity which fails to comply with any of the relevant Permitted Activity conditions, Controlled or Restricted Discretionary Activity Standards or Terms and is not identified as a Discretionary Activity, is a Non- Complying Activity.	<b>NC</b>	<i>All</i>
<b>NH-R19</b>	Any <b>building, structure</b> or fence within the <b>Stream Corridor</b> of the Pinehaven <b>Flood Hazard Extent</b> (except where provided for under the rule for driveways and bridges as a Controlled Activity).	<b>NC</b>	<i>All</i>
Mangaroa <b>Flood Hazard Extent</b>			
<b>NH-R20</b>	Within the <b>River Corridor</b> of the Mangaroa <b>Flood Hazard Extent</b> , where one or more of the following occurs: 1. The primary driveway or vehicle access serving the <b>residential unit</b> is located in the <b>River Corridor</b> ; 2. The construction of new <b>residential units</b> ; 3. The alteration and addition to existing <b>residential units</b> ; 4. Construction of <b>accessory buildings</b> ; 5. Construction of otherwise permitted non-residential <b>buildings</b> ; or 6. Residential accommodation for caretaker <b>activities</b> in the General Industrial Zone.	<b>NC</b>	<i>All</i>

Matters for Consideration	
Matters that may be relevant in the consideration of any resource consent include the following:	
<b>NH-MC1</b>	<b>Flood hazards</b> 1. Whether the proposed development would increase the level of risk or jeopardise the safety of the occupants and other persons. 2. The <b>effects</b> of any <b>earthworks</b> or infilling. 3. In addition, where located within the Pinehaven <b>Flood Hazard Extent</b> : a. <b>Effect</b> on the <b>Overflow Path's</b> ability to continue conveying flood <b>water</b> .

	<p>b. Any increase in risk to people or property as a result of the <b>building</b> location.</p> <p>4. In addition, where located within the Mangaroa <b>Flood Hazard Extent</b>:</p> <p>a. Assessment of the appropriateness of the proposed <b>building</b> location and floor level in terms of area and position in relation to the flood hazard and erosion risk.</p> <p>b. Where residential accommodation is proposed, the susceptibility of the <b>activity</b> and whether appropriate mitigation can be achieved.</p> <p>c. Assessment of the <b>effect of the building</b> on the function of the floodplain and whether it would unacceptably obstruct or divert floodwater flows within the <b>Flood Hazard Extent</b>.</p> <p>d. The suitability of the proposed access during a 1 in 100-year flood event, and its <b>effect</b> on obstructing or diverting <b>Overflow Paths</b> or floodwater flows within the <b>Flood Hazard Extent</b>.</p>
NH-MC2	<p><b>Buildings within the fault band</b></p> <p>1. The accuracy of information relating to the location of the fault.</p> <p>2. The potential <b>effects</b> of an earthquake in terms of the nature and scale of use proposed for the <b>building</b>.</p> <p>3. The extent to which the <b>building</b> complies with Clause B1 Structure of the New Zealand Building Code.</p> <p>4. The measures proposed to avoid, remedy or mitigate the <b>effects</b> of an earthquake.</p>

<b>Note</b>
<p><b>Network Utility Structures</b> are addressed through the provisions within the Network Utilities (NU) Chapter. For the avoidance of doubt any <b>Network Utility Structure activity</b> undertaken by a <b>network utility operator</b> within the <b>Flood Hazard Extent</b> subject to the provisions of the Network Utilities (NU) Chapter, will prevail over the provisions of this Natural Hazards (NH) Chapter.</p>

<b>Advice Note</b>
<p>For any <b>activity</b> within the Stream/River Corridor, <b>Overflow Path</b>, <b>Ponding Area</b> or <b>Erosion Hazard Area</b>, applicants are advised to consult the Wellington Regional Council to determine if regional consent is also required.</p>

## Methods

<b>NH-M1</b>	<p>District Plan provisions consisting of the following:</p> <ol style="list-style-type: none"> <li>Control of the location, and design of <b>subdivisions</b> through standards for <b>subdivision</b> and <b>building</b> design to avoid or mitigate the risk from <b>natural hazards</b>.</li> <li>Management of the location and use of <b>buildings</b> in close proximity to earthquake faults and areas susceptible to inundation.</li> <li>Restriction of <b>activities</b> and <b>structures</b> within the <b>river</b> berms of the Hutt River.</li> <li>Management of <b>activities</b> involving the removal of vegetation and <b>earthworks</b> located on unstable slopes.</li> <li>Information on Planning Maps. These indicate the type and extent of the flooding and fault band hazards.</li> </ol>
<b>NH-M2</b>	<p>To maintain an up-to-date Hazard Register which will record areas and <b>sites</b> of known or potential hazards. The information will be used in the building consent process, as well as for land information memoranda, project information memoranda, and resource consent processes.</p>
<b>NH-M3</b>	<p>Information on liquefaction and slope failure hazards, which is held by the <b>Council</b>, will be supplied to persons applying for land information memoranda and project information memoranda.</p>
<b>NH-M4</b>	<p>The use of sections 72 - 76 of the Building Act 2004 and compliance with the New Zealand Building Code in the <b>Council's</b> building consent process for the structural safety of <b>buildings</b> to withstand wind, inundation, earthquakes and unstable ground.</p>
<b>NH-M5</b>	<p>The continued civil defence emergency management role of the <b>Council</b>, and its staff, under the relevant legislation.</p>

## Anticipated Environmental Results

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

Anticipated environmental results	Monitoring indicators	Data source
<b>NH-AER1</b>	<p>The avoidance, remedying, or mitigation of adverse environmental <b>effects of natural hazards</b> on communities, including mitigation measures in place in areas identified as being of high risk</p> <p>Effectiveness of conditions of consents and methods used in managing adverse <b>effects</b></p> <p>Development in areas subject to <b>natural hazards</b></p> <p>Reduction of downstream <b>effects</b> caused by flooding events</p> <p>Number of resource consent applications approved or declined in areas identified in the District Plan as being susceptible to <b>natural hazards</b> and whether these numbers change with time</p> <p>The economic and insured costs from flood hazard events and whether these decrease in time, allowing for changes in inflation</p> <p>The number of section 74 certificates imposed on the titles of <b>properties</b> at the time of <b>building</b> consent and whether these decrease in time</p>	<p><b>Council</b> complaints register</p> <p><b>Council</b> resource consent records for compliance with conditions</p>
<b>NH-AER2</b>	<p>Prevention of development which increases the level of risk in areas identified as being at high risk from <b>natural hazards</b></p> <p>Development in areas subject to <b>natural hazards</b></p>	<p><b>Council</b> and Wellington Regional Council records</p>
<b>NH-AER3</b>	<p>Communities informed about, and prepared for, the occurrence of <b>natural hazards</b></p> <p>Consultation and community initiatives</p>	<p>Various</p>



## WM — Waste Management

### Background

The Wellington Regional Council has policies on the siting of new **landfills**, rationalising existing refuse **landfill sites**, and reducing waste. The District Plan is concerned with the environmental **effects** of **landfill** siting within the City.

The involvement of the **Council** in waste management is primarily an operational and service function. Bulk refuse is currently disposed of at the Silverstream **Landfill**. The **Council's** service delivery function is managed under the Strategic and Annual Plan processes.

The disposal of **sewage** from the urban area is currently undertaken through the combined Hutt Valley Drainage system with the outfall at Pencarrow. Effluent disposal in the rural area is largely by on-site septic tanks and effluent fields. These **discharges** are under the jurisdiction of the Regional Council.

### Resource Management Issues

**WM-I2** *The need to provide facilities for the efficient and safe disposal of waste and to avoid, remedy or mitigate potentially significant adverse **effects** on the environment.*

The disposal and storage of residue waste can have serious environmental **effects** as most residue waste is disposed of in **landfills**. The Silverstream **landfill** accepts refuse from Upper Hutt City and Lower Hutt City. The Silverstream **landfill's** remaining life span has been estimated at between 25 and 50 years. The Hutt Valley is a sensitive receiving **environment** which is vulnerable to contamination from **discharges** from refuse **landfills**. Site geology and geomorphology are, therefore, important factors in the location of **landfills** to avoid potential adverse **effects** related to **natural hazard** events. The **discharge** of **contaminants** from **landfills** includes leachate to land and **water** and methane to air. These **discharges** are poisonous to both human life and the **environment**.

Environmental concerns over refuse **landfills** relate to visual appearance, leachates, wind blown debris, disease carrying animals, odours and **landfill** gases. This applies not only to publicly run **sites** but also to small private operations.

### Objectives

**WM-O1** *The management of waste in an effective and efficient manner that poses minimal risk to community health and safety and the **environment**.*

Resource use produces wastes which have the potential to cause long lasting and significant adverse **effects**. Policies should address not only measures to reduce those **effects**, but also methods of reducing the amount and type of waste produced in the first instance.

### Policies

**WM-P1** *To ensure that the location, design and use of **landfill** and associated waste treatment or disposal facilities avoids, remedies or mitigates any adverse **effects** on community health and safety and the **environment**.*

This policy acknowledges that waste must be disposed of in an environmentally safe manner. The location of facilities must be such that they will not give rise to any adverse **effects** on the **environment**. In addition, regard should be given to the proximity of **natural hazards** when considering potential **sites** to minimise the risk of unintentionally releasing **hazardous substances** or **contaminants** into the **environment**.

**WM-P2** *To encourage the adoption of waste management practices which implement the concepts of cleaner production and which encourage reduction, re-use, recycling, recovery and residue management.*

The Upper Hutt City Council will encourage resource users to take responsibility for reducing waste.

### Methods

**WM-M1** District Plan provisions consisting of the following:  
1. A **roading hierarchy** to encourage heavy vehicles carrying **hazardous substances** or large quantities of refuse to avoid residential areas.

**WM-M2** Promote an integrated approach to waste management, **hazardous substances** and **contaminated land** in conjunction with the Wellington Regional Council and other agencies with statutory responsibilities in these areas.

**WM-M3** Liaison and advocacy with landowners in order to promote the **Council's** policies.

**WM-M4** Disseminate information and advice on responsible waste management practices.

### 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
<b>WM-AER1</b>	Minimised adverse <b>effects</b> from <b>landfills</b> and other waste disposal facilities where practicable	<b>Effects</b> of existing <b>landfills</b> : <ul style="list-style-type: none"> <li>leachate</li> <li><b>landfill</b> gas</li> <li>subsidence</li> <li>windblown rubbish</li> </ul>	<b>Council</b> records Field inspections
<b>WM-AER2</b>	Reduced waste due to more efficient resource use	Reduced waste quantity	<b>Council</b> records





## HH — Historic Heritage

### Background

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

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

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

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

### History of Upper Hutt

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

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

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

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

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

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

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

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

### Resource Management Issues

**HH-11** *The need for recognition of the role of **tangata whenua** in the management of the City's **natural and physical resources**.*

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

**HH-12** *Inappropriate modification, loss or destruction of heritage resources.*

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

### Objectives

**HH-O1** *The protection of significant heritage features in Upper Hutt to promote continuity with the past.*

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

**HH-O2** *The management of **natural and physical resources** in a manner which takes into account the principles of the Treaty of Waitangi and has particular regard to **kaitiakitanga**.*

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

**Policies**

**HH-P1** To protect **buildings, structures, features, areas, and sites of significant heritage value within the City from activities** which would result in their unnecessary degradation, inappropriate modification or destruction.

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

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

In the Gateway Precinct of the **Wallaceville Structure Plan Development Area** (DEV1 — Wallaceville Structure Plan Development Area) all new **buildings** and significant exterior **alterations** to existing non-listed heritage **buildings** require resource consent as a Restricted Discretionary activity. Matters of discretion include the **effects** of the proposed development on the character and significance of heritage features within the precinct.

**HH-P2** To promote awareness of the need to take into account the principles of the Treaty of Waitangi.

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

**HH-P3** To recognise the principle of partnership in managing the use, development and protection of the City's **natural and physical resources**.

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

**HH-P4** To avoid, remedy or mitigate any adverse **effects of activities** on sites of significance to **tangata whenua**.

**Council** seeks to minimise the adverse **effects** on cultural values by identifying sites in the Plan as significant to **tangata whenua**. Sites with historical values, such as a pa site, have been identified in the Schedule of Heritage Features HH-SCHED1.

**Rules**

**Activities Tables**

Policy HH-P1

Permitted Activities			Zone
<b>HH-R1</b>	Any <b>repair or maintenance</b> to the exterior of a significant heritage feature listed in Schedule HH-SCHED1.	<b>PER</b>	All

Standards for Permitted Activities		Zone
<b>HH-S1</b> <i>Policy HH-P1</i>	1. In any <b>repair or maintenance</b> to the exterior of a significant heritage feature listed in Schedule HH-SCHED1, only materials in keeping with those employed in the original <b>structure</b> shall be used.	All

Controlled Activities			Zone
<b>HH-R2</b> <i>Policy HH-P1</i>	Any <b>alteration or additions</b> to any significant heritage feature listed in Schedule HH-SCHED1, other than the partial or total demolition, destruction or removal of any such heritage feature.  <b>Council</b> may impose conditions over the design and appearance of the <b>additions or alterations</b> .	<b>CON</b>	All
<b>Controlled activities – restrictions on notification</b> Subject to sections 95A(2)(b), 95A(2)(c), 95A(4), and 95C of the <b>Act</b> , 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 <b>Act</b>			

Discretionary Activities			Zone
<b>HH-R3</b>	The <b>partial or total demolition</b> , destruction or removal of any heritage feature listed in Schedule HH-SCHED1.	<b>DIS</b>	All

Matters for Consideration	
Matters that may be relevant in the consideration of any resource consent may include the following:	
<b>HH-MC1</b>	<b>Heritage features</b> 1. The nature, form and extent of the development, <b>alteration</b> or change. 2. The significance of the <b>building</b> , site or feature. 3. The need for and importance of the works. 4. Whether alternative works or methods have been considered. 5. Adverse <b>effects</b> the proposal will have on the <b>building</b> , site or feature and its significance. 6. Measures to mitigate adverse <b>effects</b> . 7. Consideration of any <b>conservation</b> plan, iwi management plan and Heritage Protection Authority consent. 8. Outcome of any consultation with the Heritage New Zealand. 9. Whether the main determinants of the style and character of the <b>building</b> are retained. 10. Whether the <b>addition or alteration</b> respects the scale of the original <b>building</b> and is not visually dominant. 11. Where the <b>building</b> has been listed to include the whole or any part of the <b>building's</b> interior, whether the original plan form of the <b>building</b> is respected and whether any significant architectural elements are conserved.
<b>HH-MC2</b>	Features of relevance to <b>tangata whenua</b> 1. Whether adequate consultation has taken place. 2. The importance of the feature to <b>tangata whenua</b> .

**Methods**

**HH-M1** District Plan Provisions consisting of the following:

1. The Schedule of Significant Heritage Features (HH-SCHED1) includes Heritage New Zealand Trust Category I and II **buildings** and items significant to Maori. These have been identified by Heritage New Zealand as being of national significance. It also includes sites identified by the New Zealand Archaeological Association. Further features that require protection will be added to the Schedule by way of a Plan change.
2. Rules to implement the policies.
3. Planning Maps which identify the location of significant heritage features.
4. The consideration of possible plan changes to protect heritage features and areas.

- HH-M2** The use of Heritage Protection Orders in accordance with the Act, where appropriate. A Heritage Order is particularly useful in a situation where a valuable heritage resource is in danger of destruction.
- HH-M3** Promotion of education programmes to increase public knowledge of the existence and importance of sites within Upper Hutt. This could be done through pamphlets, displays, school programmes and talks.
- HH-M4** Consultation and liaison with **tangata whenua** and the Orongomai Marae Committee and Heritage New Zealand.
- HH-M5** Information will be supplied on listed features to those persons applying for resource consents, project information memoranda and land information memoranda.
- HH-M6** Consultation with the liaison person representing **tangata whenua**, where appropriate.
- HH-M7** Observation of protocol to deal with **tangata whenua** matters.

### 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
<b>HH-AER1</b>	Significant heritage features maintain their original character and are protected from the adverse <b>effects</b> of inappropriate <b>activities</b>	Type of resource consents and compliance with conditions Effectiveness of conditions of consent and methods used in managing adverse <b>effects</b> Consultation	<b>Council</b> records including monitoring of scheduled features <b>Council</b> complaints register Heritage New Zealand
<b>HH-AER2</b>	The protection and enhancement of <b>taonga</b> as appropriate to the needs and values of <b>tangata whenua</b>	Consultation with <b>tangata whenua</b>	<b>Council</b> records
<b>HH-AER3</b>	The ability for <b>tangata whenua</b> to develop and use the City's <b>natural and physical resources</b> in accordance with traditional values and customs	Consultation Input into resource management policies	<b>Council</b> records
<b>HH-AER4</b>	Demonstration of the exercise of partnership in the management of the City's <b>natural and physical resources</b>	Consultation Input into resource management policies	<b>Council</b> records Consultation

### HH—Schedule 1 — Heritage Features

Criteria for Features to be added to the Schedule
<i>Policy HH-P1</i>
In determining those areas or features to be included on the schedule by way of a Plan Change, the following assessment criteria may be used: <ol style="list-style-type: none"> <li>1. Whether a <b>building</b>, feature or site has strong historic associations with significant events or notable people or groups.</li> <li>2. Whether a <b>building</b>, feature or site reflects the skills, style or workmanship of educational, architectural, landscape, engineering and technical value.</li> <li>3. Whether a <b>building</b>, feature or site is unique or rare.</li> <li>4. Whether a <b>building</b>, feature or site provides or is likely to reveal important physical evidence of earlier human occupation, <b>activities</b> or events.</li> <li>5. Whether a <b>building</b>, feature or site demonstrates the continuity or distinctive characteristics of a way of life, philosophy, religious or other beliefs, customs or practices.</li> </ol>

Removal of Features from the Schedule
Features listed on the schedule may be removed by way of a Plan Change.

HH-SCHED1 — Heritage Features
<i>Policy HH-P1</i>
The features in this Schedule have been identified as being worthy of protection in the context of the criteria listed-above. Listing them in the District Plan recognises their value or significance and encourages protection. The Schedule includes <b>buildings</b> , structures, features and sites.
These have been obtained from the <b>Council</b> 's report on 'Ecology and Heritage Assessment'. A brief description of each has been included to indicate its value or significance.
All heritage features are identified on the Planning Maps by a <<*>>symbol and the number in this Schedule.

Ref No	Map Ref	Heritage feature	Description	Status	Significance
1	R27	Remutaka Rail Trail - Pakuratahi Rail Tunnel	Notable for first use of on site cast cement block construction	HNZ Historic Area (No. 7511) NZAA recorded site	International/ National/ Regional/ Local
2	R27	Remutaka Rail Trail - Pakuratahi River Bridge	Wooden Truss with steel bracing	HNZ Historic Area (No. 7511) NZAA recorded site	International/ National/ Regional/ Local
3	R28	Remutaka Rail Trail - Ladle Bend Bridge	Cement block and wooden construction	HNZ Historic Area (No. 7511) NZAA recorded site	International/ National/ Regional/ Local
4	U25	Redoubt Blockhouse with buried earthworks, McHardie Street	Redoubt/blockhouse built 1861 for settler protection during Taranaki land wars. Also first police station. Earthworks (trenches) buried.	HNZ Cat. 1 (No.207) NZAA recorded site	National/ Regional/ Local
5	R12	Oven site (Maymorn Ridge area)	Two umu (oven) dated to approximately 1300 AD NZHPT recorded NZAA recorded site	HNZ recorded NZAA recorded site	National/ Local
6	U35	St. John's Church and church yard, cnr Moonshine Road & Fergusson Drive	Significant 1863 architecture. Burial place of Richard Barton, first European settler in Trentham.	HNZ Cat II (No.1330)	National/ Regional/ Local

7	U37	Wallaceville Animal Research Centre, 62 Ward Street	Research centre main <b>building</b> constructed c1905	HNZ Cat I (No.3573)	National/ Local
8	U43	Trentham Military Camp clock tower, ANZAC Drive	Four faced wooden clock tower built in 1917.	HNZ Cat II (No.4150)	National/ Local
9	U34	Tweed House, 5 Brentwood Street	Dwelling house	HNZ Cat I (No.4152)	National/ Local
10	U42	Restormel, 53 Chatsworth Road	Dwelling house	HNZ Cat II (No.4149)	National/ Local
11	U42	Woodhill, 71 Chatsworth Road	Dwelling house	HNZ Cat I (No.4153)	National/ Local
12	U26	Golder's Cottage and outbuildings, 707 Fergusson Drive	Historic Place and Museum	HNZ Cat II (No.2891)	National/ Local
13	U26	Golder's Cottage Food Store, 707 Fergusson Drive	Historic Place and Museum	HNZ Cat II (No.5402)	National/ Local
14	U6	Earthquake fault feature, California Park	Lots 2 & 3, DP 31603		Regional/Local
15	U7	Earthquake fault terrace sequence, Harcourt Park	Pt Lot 1 DP 723		Regional/ Local
16	U8	Earthquake fault terrace feature, Emerald Hill	Lots 13 & 14 DP 8309		Regional/ Local
17	R19	Earthquake fault terrace sequence, Te Marua	Pt Sec 172 and Lot 2 DP 1741		Regional/ Local
18	R28	Remutaka Rail Trail - Remutaka Railway Summit Tunnel	576.5m long tunnel, in good condition. Relic of original Wellington to Masterton railway. Part of Fell engine section. Most successful application of this technological innovation anywhere in the world. Good example of Vogel's public works. Built between 1874 — 1877 by Collie, Scott & Wilkinson, contractors	HNZ Historic Area (No. 7511)	International/ National/ Regional/ Local
19	-	Remutaka Rail Trail - Remutaka Railway - original line. Cutting, embankments and retaining walls Note - Not shown on maps due to physical extent	7 large cuttings, concrete culvert under road/track, concrete wall and several embankments still clearly evident. Remnants of 64 embankments and 65 cuttings made by original contractor Oakes, between 1874 and 1878.	HNZ Historic Area (No. 7511)	International/ National/ Regional/ Local
20	U40	Pumpkin Cottage site	Colonial cottage built 1860's. Waggoners' residence, then from 1894, centre for artists, especially James Nairn, Nugent Welch, Fred Sedgwick. Important as site stimulus for local painters who created 'Silverstream School' - uncompromising impressionist renderings of local landscape. Photo of cottage in Kelleher ('91) gp190. Cottage demolished 1980, land now a roadside reserve.		Regional/ Local
21	R19	Whakataka pa	Pa site and lookout on prominent cliff top above Hutt river, opposite first hole green, Te Marua golf course. Kelleher ('91) states pa site was fortified by three rows of stakes. Occupied by Ngati Ira sub tribe Ngati Kahukuraawhitia. Sacked by Te Rauparaha in heke 1819/20. No evidence of the pa remains and the lookout is probably no longer in existence due to persistent erosion. Nevertheless, well known site, local landmark.		Local
22	U1	Akatarawa Cemetery	Early residents to present day. Earliest grave 1903. Includes carved wooden headstone marking grave of J W Chapman-Taylor.		
23	R28	Remutaka Rail Trail - Fell Railway Summit rail yard and station remnants	Scattered remnants of rail yards and station including remains of houses (chimney bases), also signal tower chimney, coal or <b>water</b> tower foundations, engine inspection pit. Remains of engine and wagon in bush nearby.	HNZ Historic Area (No. 7511)	International/ National/ Regional/ Local
24	U1	Tea Bureau Rotunda	Very unusual facility, donated by international consortium of tea producers, to the Ministry of Works and Development, 1949. Multiple fireplaces (x8) in which people are meant to brew tea to protect local forests from fire damage.		National/ Local
25	R28	Cairn and Plaque	Commemorative feature of the first European crossing of the Remutaka Ranges in 1841.		Regional/ Local
26	U37	Hopkirk Building	Wallaceville Animal Research Centre Hopkirk Building. Significant 1940s architecture	HNZ heritage covenant	National/ Local
27	U37	Incinerator	Significant remnant of Wallaceville AgResearch Centre	HNZ heritage covenant	National/ Local

## TREE - Notable Trees

### Resource Management Issues

**TREE-I1** Loss of significant trees within the Upper Hutt urban landscape.

Trees are a prominent and important feature of the Upper Hutt urban landscape. Individually and collectively they are important for ecological, visual, environmental and cultural reasons. The most significant trees are recognised and specifically protected through inclusion in the Schedule of Notable Trees (TREE-SCHED1).

### Objective

**TREE-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.

### Policies

**TREE-P1** To protect trees of ecological, biophysical, **historic heritage**, 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.

**TREE-P2** To protect notable trees in both public and private ownership that score 100 points or more against the **STEM tree evaluation criteria** from **activities** which may adversely affect these trees.

Large specimen trees provide a significant contribution to the identity and **amenity values** of the urban **environment**. Trees scoring 100 points or more against the **STEM** assessment criteria will be considered for inclusion in the Schedule of Notable Trees detailed in TREE-SCHED1.

### Rules

#### Activities Tables

Policies TREE-P1, TREE-P2

Permitted Activities			Zones
<b>TREE-R1</b>	Any work or <b>activity</b> proposed within the <b>dripline</b> of a tree listed in TREE-SCHED1, which meets the standards specified in TREE-S1 to TREE-S3	<b>PER</b>	All

Standards for Permitted Activities		Zones
<b>TREE-S1</b> <i>Policies TREE-P1 TREE-P2</i>	1. Only trimming or maintenance in accordance with accepted arboricultural practice required to maintain the tree in a healthy state may be undertaken.	All
<b>TREE-S2</b> <i>Policies TREE-P1 TREE-P2</i>	1. Supervision by a qualified arborist, approved by the <b>Council</b> or a Requiring Authority, is required when trimming, felling or destruction of a tree is necessary for emergency work to maintain or restore essential services, or to safeguard life or property.	All
<b>TREE-S3</b> <i>Policies TREE-P1 TREE-P2</i>	1. Supervision by a qualified arborist, approved by the <b>Council</b> or a Requiring Authority, is required when the disturbance of ground or root systems under the <b>dripline</b> of a tree is necessary for installing essential services underground, to ensure that the work undertaken does not affect the long-term health of the tree.	All

Discretionary Activities			Zones
<b>TREE-R2</b>	Any work or <b>activity</b> proposed within the <b>dripline</b> of a tree listed in TREE-SCHED1 which does not meet the standards specified in rules TREE-R1-R4	<b>DIS</b>	All
<b>TREE-R3</b>	The partial or total destruction or removal of any tree listed in TREE-SCHED1	<b>DIS</b>	All

Matters for Consideration	
Matters that may be relevant in the consideration of any resource consent may include the following:	
<b>TREE-MC1</b> <i>Policies TREE-P1 TREE-P2</i>	<b>Notable trees</b> <ol style="list-style-type: none"> <li>The extent of the works/<b>activity</b>.</li> <li>The necessity for the works.</li> <li>Whether there are alternative methods which preserve the tree while still meeting the objectives of the applicant.</li> <li>The existing health or state of the tree.</li> <li>The extent to which the tree contributes to the amenity of the neighbourhood.</li> </ol>

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|--|
| 6. Whether the work would be likely to damage the tree or endanger the health of the tree. |
| 7. Whether the tree can be relocated.  |

## Methods

**TREE-M1** District Plan provisions consisting of the following:

1. Individual specimens or groups of trees included in the Schedule of Notable Trees (TREE-SCHED1).

**TREE-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.

**TREE-M3** 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.

**TREE-M4** To implement a scheme aimed to assist landowners when work is required to maintain or enhance the health of notable trees or Urban Tree Groups.

## 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
<b>TREE-AER1</b>	The retention of notable trees within the Upper Hutt landscape	Additions and deletions to tree register Resource consents	Council records

### TREE-Schedule 1 - Notable Trees

#### Criteria for trees to be added to the Schedule

Policies TREE-P1, TREE-P2

In determining those trees to be included on the Schedule by way of a Plan Change the trees shall be assessed by a qualified arborist against the assessment criteria set out in the Standard Tree Evaluation Method 1996 (STEM).

#### TREE-SCHED1 - Notable Trees

Policies TREE-P1, TREE-P2

The Standard Tree Evaluation Method 1996 (STEM) has been used to assess trees in the City that have local amenity value. Trees with a score of 100 points or more have been included.

All notable trees are identified on the Planning Maps by a tree symbol and the number in this Schedule.

No	Map Ref	Location	Common name	Latin name	STEM Score
1	U7	Road reserve - Akatarawa Road	Bunya Bunya	Araucaria bidwillii	162
2	U7	Road reserve — Akatarawa Road	Bunya Bunya	Araucaria bidwillii	174
3	U34	90 Barton Avenue	Totara	Podocarpus totara	126
4	U18	Road reserve - California Dr Roundabout	Totara	Podocarpus totara	111
5	U18	Road reserve - California Dr Roundabout	Totara	Podocarpus totara	132
6	U26	803-805 Fergusson Drive	Pin Oak	Quercus palustris	108
7	U27	803-805 Fergusson Drive	English Elm	Ulmus procera	114
8	U28	9 Kashmir Avenue	Totara	Podocarpus totara	117
9	U26	73 Martin Street	European Beech	Fagus sylvatica	123
10	U26	Martin Street (Upper Hutt Primary School)	English Oak	Quercus robur	120
11	U26	Martin Street (Upper Hutt Primary School)	English Oak	Quercus robur	114
12	U26	Martin Street (Upper Hutt Primary School)	Himalayan Cedar	Cedrus deodara	102
13	U27	Martin Street (Upper Hutt Primary School)	English Oak	Quercus robur	102
14	U26	Martin Street(Upper Hutt Primary School)	English Oak	Quercus robur	120
15	U26	Martin Street (Upper Hutt Primary School)	English Oak	Quercus robur	108
16	U26	Martin Street (Upper Hutt Primary School)	English Oak	Quercus robur	114
17	U27	Martin Street (Upper Hutt Primary School)	English Oak	Quercus robur	114
18	U27	Martin Street (Upper Hutt Primary School)	English Oak	Quercus robur	156
19	U33	2 Palmer Crescent	English Oak	Quercus robur	147
20	U33	2 Palmer Crescent	English Oak	Quercus robur	111
21	U27	Pine Avenue(roadside)	Wellingtonia	Sequoiadendron giganteum	220
22	U35	10 Racecourse Road	Small-leaved Lime	Tilia cordata	141
23	U18	13 Rosina Street	Totara	Podocarpus totara	129
24	U27	Royal Street (Pak 'n Save)	Bluejack Oak	Quercus glauca	114

25	U27	19-21 Main Street (Corner of Royal Street & Main Street)	Totara	Podocarpus totara	102
26	U34	21 Tararua Street	Kahikatea	Podocarpus dacrydiodes	126
27	U34	5 Tawai Street	European Beech	Fagus sylvatica	153
28	U27	Corner of Wakefield Street & Main Street (McDonald's)	Deodar Cedar	Cedrus deodara	118
29	U25	33 Whakatiki Street	European Beech	Fagus sylvatica	147
30	U27	Corner of Wilson St & Fergusson Dr	Totara	Podocarpus totara	114
31	U27	Corner of Wilson St & Fergusson Dr	Totara	Podocarpus totara	120
32	U26	3 Wood Street	Californian Redwood	Sequoia sempervirens	123
33	U7	144 Akatarawa Road	Red Oak	Quercus rubra	126
34	U7	14 Rata Street	Pin Oak	Quercus palustris	120
35	U7	26 Birch Terrace	Black Beech	Nothofagus solandri var solandri	105
36	U7	10 Black Beech Street	English Oak	Quercus robur	114
37	U20	1266 Fergusson Drive	Wellingtonia	Sequoiadendron giganteum	114
38	U29	27 Cruickshank Road	White Peppermint Gum	Eucalyptus pulchella	135
39	U29	60 - 66 Montgomery Crescent	Tasmanian Blue Gum	Eucalyptus Globulus	102
40	U29	60 - 66 Montgomery Crescent	Tasmanian Blue Gum	Eucalyptus Globulus	102
41	U29	60 - 66 Montgomery Crescent	Tasmanian Blue Gum	Eucalyptus Globulus	102
42	U29	60 - 66 Montgomery Crescent	Tasmanian Blue Gum	Eucalyptus Globulus	102
43	U29	60 - 66 Montgomery Crescent	Tasmanian Blue Gum	Eucalyptus Globulus	102
44	U29	60 - 66 Montgomery Crescent	Tasmanian Blue Gum	Eucalyptus Globulus	114
45	U29	60 - 66 Montgomery Crescent	Tasmanian Blue Gum	Eucalyptus Globulus	108
46	U11	86 Plateau Road	Californian Redwood	Sequoia sempervirens	117
47	U11	86 Plateau Road	Californian Redwood	Sequoia sempervirens	123
48	U7	55 Bridge Road	Atlantic Cedar	Cedrus atlantica	159
49	U10	617 Main Road North	Purple Beech	Fagus sylvatica 'purpurea'	102
50	U10	617 Main Road North	Californian Redwood	Sequoia sempervirens	159
51	U10	617 Main Road North	Matai	Podocarpus spicatus	171
52	U28	5 Oxford Crescent	Pin Oak	Quercus palustris	120
53	U28	5 Oxford Crescent	Pin Oak	Quercus palustris	114
54	U28	5 Oxford Crescent	Horse Chestnut	Aesculus hippocastanum	126
55	U17	24 Hudson Avenue	Purple Beech	Fagus sylvatica 'purpurea'	138
56	U18	55 Kashmir Avenue	Totara	Podocarpus totara	123
57	U37	Ward St AgResearch frontage	Pin Oak	Quercus palustris	102
58	U37	Ward St AgResearch frontage	Scarlet Oak	Quercus coccinea	108
59	U37	Ward St AgResearch frontage	Tulip Tree	Liriodendron tulipifera	111
60	U37	Ward St AgResearch frontage	English Oak	Quercus robur	102
61	U37	Ward St AgResearch frontage	English Oak	Quercus robur	114
62	U37	Ward St AgResearch frontage	English Oak	Quercus robur	102
63	U37	Ward St AgResearch frontage	English Oak	Quercus robur	108
64	U37	Ward St AgResearch frontage	Himalayan Cedar	Cedrus deodara	102
65	U37	Ward St AgResearch frontage	Himalayan Cedar	Cedrus deodara	132
66	U37	Ward St AgResearch frontage	English Oak	Quercus robur	120
67	U37	16-22 Lane Street	Wellingtonia	Sequoiadendron giganteum	126
68	U37	40 Wilford Street	European Beech	Fagus sylvatica	138
69	U26	12 Golders Road	Black Beech	Nothofagus solandri var solandri	102
70	U26	73 Martin Street	European Beech	Fagus sylvatica	141
71	U37	25 Wallaceville Road (Wallaceville House)	Wellingtonia	Sequoiadendron giganteum	114
72	U37	25 Wallaceville Road (Wallaceville House)	Wellingtonia	Sequoiadendron giganteum	102
73	U37	25 Wallaceville Road (Wallaceville House)	English Elm	Ulmus procera	108
74	U34	1 Totara Street	English Oak	Quercus robur	126
75	U23	11 Moehau Grove	Totara	Podocarpus totara	126
76	U23	11 Moehau Grove	Matai	Podocarpus spicatus	132
77	U23	19 Holdsworth Avenue	Totara	Podocarpus totara	120
78	U34	10 Racecourse Rd	Ash	Fraxinus excelsior	147
79	U34	58 Granville Street	Oak	Quercus nigra or phellos	126



80	U24	45 Moonshine Road	Pin Oak	Quercus palustris	126
81	U35	50 Ararino Street	Totara	Podocarpus totara	102
82	U35	50 Ararino Street	Totara	Podocarpus totara	102
83	U34	5 Brentwood Street	Totara	Podocarpus totara	105
84	U23	7 Patutu Grove	Totara	Podocarpus totara	138
85	U33	366 Fergusson Drive	Pin Oak	Quercus palustris	126
86	U33	26 Golf Road	English Oak	Quercus robur	120
87	U33	26 Golf Road	English Oak	Quercus robur	120
88	U33	26 Golf Road	English Oak	Quercus robur	126
89	U33	26 Golf Road	European Beech	Fagus sylvatica	114
90	U33	26 Barton Road	Totara	Podocarpus totara	102
91	U33	26 Barton Road	Totara	Podocarpus totara	108
92	U33	26 Barton Road	Red Oak	Quercus rubra	120
93	U34	82 Barton Avenue	English Oak	Quercus robur	147
94	U34	82 Barton Avenue	Kahikatea	Podocarpus dacrydiodes	144
95	U33	4 Golf Road	Douglas Fir	Psuedotsuga menziesii	132
96	U33	11 Golf Road	Narrow-leaved Ash	Fraxinus angustifolia	141
97	U33	18 Golf Road	Himalayan Cedar	Cedrus deodara	120
98	U33	23 Golf Road	Himalayan Cedar	Cedrus deodara	132
99	U33	5 Blundell Way	Totara	Podocarpus totara	114
100	U33	5 Blundell Way	European Beech	Fagus sylvatica	141
101	U33	27 Barton Road	Pin Oak	Quercus palustris	102
102	U42	305 Fergusson Drive	Small-leaved Lime	Tilia cordata	108
103	U42	305 Fergusson Drive	Small-leaved Lime	Tilia cordata	108
104	U42	305 Fergusson Drive	Small-leaved Lime	Tilia cordata	108
105	U42	305 Fergusson Drive	Small-leaved Lime	Tilia cordata	102
106	U42	305 Fergusson Drive	Small-leaved Lime	Tilia cordata	102
107	U33	339 Fergusson Drive	Pin Oak	Quercus palustris	120
108	U20	16A Hillside Drive	Californian Redwood	Sequoia sempervirens	126
109	U48	128 Pinehaven Road	Kahikatea	Podocarpus dacrydiodes	108
110	U46	107 Pinehaven Road	Himalayan Cedar	Cedrus deodara	108
111	U46	114 Pinehaven Road	Tulip Tree	Liriodendron tulipifera	102
112	U46	114 Pinehaven Road	Tulip Tree	Liriodendron tulipifera	102
113	U46	114 Pinehaven Road	Tulip Tree	Liriodendron tulipifera	102
114	U45	32 Wyndham road	Kauri	Agathis australis	102
115	U45	32 Wyndham road	Kahikatea	Podocarpus dacrydiodes	102
116	U46	36 Forest Road	Black Beech	Nothofagus solandri var solandri	144
117	U46	36 Forest Road	Black Beech	Nothofagus solandri var solandri	120
118	U41	30 Gloucester Street	English Oak	Quercus robur	114
119	U42	28 & 30 Pempsey Street	Totara	Podocarpus totara	126
120	U42	30 Pempsey Street	Totara	Podocarpus totara	114
121	U33	60 Barton Road	Tulip	Liriodendron tulipifera	180
122	U33	60 Barton Road	Totara	Podocarpus totara	153
123	U33	60 Barton Road	Totara	Podocarpus totara	102
124	U26	117 Martin Street	Tulip	Liriodendron tulipifera	126
125	U46	40 Jocelyn Crescent	Californian Redwood	Sequoia sempervirens	120
126	U34	Flat 3, 37 Tararua Street	Totara	Podocarpus totara	102
127	U33	64 Barton Road	Totara	Podocarpus totara	156
128	U33	42 Barton Road	Red Oak	Quercus rubra	207
129	U42	16 York Avenue	Black Beech	Nothofagus solandri var solandri	153
130	U41	207 Fergusson Drive (St Patrick's College Estate — along frontage)	White Ash Gum	Eucalyptus fraxinoides	120
131	U41	207 Fergusson Drive (St Patrick's College Estate —along frontage)	White Gum	Eucalyptus viminalis	108
132	U41	207 Fergusson Drive (St Patrick's College Estate — along frontage)	White Gum	Eucalyptus viminalis	120
133	U41	207 Fergusson Drive (St Patrick's College Estate — along	White Gum	Eucalyptus viminalis	126

		frontage)			
134	U41	207 Fergusson Drive (St Patrick's College Estate — along frontage)	White Gum	Eucalyptus viminalis	114
135	U39	207 Fergusson Drive (St Patrick's College Estate — along frontage)	Pin Oak	Quercus palustris	102
136	U39	207 Fergusson Drive (St Patrick's College Estate — along frontage)	Pin Oak	Quercus palustris	102
137	U39	207 Fergusson Drive (St Patrick's College Estate — along frontage)	Pin Oak	Quercus palustris	108
138	U40	207 Fergusson Drive (St Patrick's College Estate — along frontage)	Pin Oak	Quercus palustris	102
139	U40	207 Fergusson Drive (St Patrick's College Estate — along frontage)	Pin Oak	Quercus palustris	108
140	U40	207 Fergusson Drive (St Patrick's College Estate — along frontage)	Pin Oak	Quercus palustris	102
141	U40	207 Fergusson Drive (St Patrick's College Estate — along frontage)	Pin Oak	Quercus palustris	102
142	U40	207 Fergusson Drive (St Patrick's College Estate — along frontage)	Tulip Tree	Liriodendron tulipifera	114
143	U41	207 Fergusson Drive (St Patrick's College Estate — located in the grassed area adjacent to two driveways)	Black Beech	Nothofagus solandri var solandri	126
144	U41	207 Fergusson Drive (St Patrick's College Estate — located in the grassed area adjacent to two driveways)	Totara	Podocarpus totara	126
145	U41	207 Fergusson Drive (St Patrick's College Estate — on the main lawn in front of tennis courts)	Totara	Podocarpus totara	144
146	U41	207 Fergusson Drive (St Patrick's College Estate — one of two Totara growing in raised bed north of the College entrance)	Totara	Podocarpus totara	114
147	U41	207 Fergusson Drive (St Patrick's College Estate — located to the north of the main College entrance beside the driveway)	Totara	Podocarpus totara	114
148	U41	207 Fergusson Drive (St Patrick's College Estate — located next to the covered walkway in front of the main College entrance)	Totara	Podocarpus totara	120
149	U27	Road reserve- Corner of Seddon & Lane Street	Black Beech	Nothofagus solandri var solandri	132
150	U26	Road reserve - Adjacent to 1A Palfrey Street	Totara	Podocarpus totara	108
151	U1	Road reserve - Adjacent to 4 Bridge Road	English Elm	Ulmus procera	126
152	U37	70 Ward Street (Gateway Precinct)	Totara	Podocarpus totara	105
153	U37	70 Ward Street (Gateway Precinct)	Totara	Podocarpus totara	105
154	U37	70 Ward Street (Urban Precinct)	Tulip	tulipifera	105
155	U37	70 Ward Street (Gateway Precinct)	Pin Oak	Quercus palustris	135
156	U37	70 Ward Street (Gateway Precinct)	Totara	Podocarpus totara	111
157	U37	70 Ward Street (Gateway Precinct)	Totara	Podocarpus totara	117
158	U37	70 Ward Street (Gateway Precinct)	Totara	Podocarpus totara	105
159	U37	70 Ward Street (Gateway Precinct)	Totara	Podocarpus totara	111
160	U37	70 Ward Street (Gateway Precinct)	Totara	Podocarpus totara	123
161	U37	70 Ward Street (Gateway Precinct)	Totara	Podocarpus totara	105
162	U37	70 Ward Street (Gateway Precinct)	Totara	Podocarpus totara	105
163	U37	70 Ward Street (Gateway Precinct)	Totara	Podocarpus totara	105
164	U37	70 Ward Street (Gateway Precinct)	Totara	Podocarpus totara	135
165	U37	70 Ward Street (Gateway Precinct)	Lawsons Cypress	Chamaecyparis lawsoniana	117
166	U37	70 Ward Street (Gateway Precinct)	Totara	Podocarpus totara	129
167	U37	70 Ward Street (Gateway Precinct)	Totara	Podocarpus totara	123
168	U37	70 Ward Street (Gateway Precinct)	Totara	Podocarpus totara	105
169	U37	70 Ward Street (Gateway Precinct)	Totara	Podocarpus totara	105
170	U37	70 Ward Street (Gateway Precinct)	Totara	Podocarpus totara	111
171	U36	70 Ward Street (Urban Precinct)	English Oak	Quercus robur	111
172	U37	70 Ward Street (Urban Precinct)	English Oak	Quercus robur	105
173	U37	70 Ward Street (Urban Precinct)	English Oak	Quercus robur	111
174	U37	70 Ward Street (Urban Precinct)	Holm Oak	Quercus ilex	111
175	U37	70 Ward Street (Urban Precinct)	Pin Oak	Quercus palustris	105
176	U36	70 Ward Street (Urban Precinct)	Totara	Podocarpus totara	111
177	U36	70 Ward Street (Urban Precinct)	Totara	Podocarpus totara	117

178	U36	70 Ward Street (Urban Precinct)	Totara	Podocarpus totara	123
179	U36	70 Ward Street (Urban Precinct)	Totara	Podocarpus totara	111
180	U36	70 Ward Street (Urban Precinct)	Wellingtonia	Sequoiadendron giganteum	147
181	U36	70 Ward Street (Wallaceville Living)	Totara	Podocarpus totara	111
182	U36	70 Ward Street (Wallaceville Living)	Totara	Podocarpus totara	105
183	U36	70 Ward Street (Urban Precinct)	Totara	Podocarpus totara	117
184	U36	70 Ward Street (Urban Precinct)	Totara	Podocarpus totara	111
185	U36	70 Ward Street (Urban Precinct)	Totara	Podocarpus totara	117
186	U36	70 Ward Street (Urban Precinct)	Totara	Podocarpus totara	123
187	U36	70 Ward Street (Urban Precinct)	Totara	Podocarpus totara	111
188	U36	70 Ward Street (Wallaceville Living)	Totara	Podocarpus totara	123
189	U44	70 Ward Street (Wallaceville Living)	Totara	Podocarpus totara	111
190	U44	70 Ward Street (Wallaceville Living)	Totara	Podocarpus totara	111
191	U36	70 Ward Street (Wallaceville Living)	Totara	Podocarpus totara	111
192	U36	70 Ward Street (Wallaceville Living)	Totara	Podocarpus totara	111
193	U36	70 Ward Street (Wallaceville Living)	Totara	Podocarpus totara	111
194	U36	70 Ward Street (Wallaceville Living)	Totara	Podocarpus totara	105
195	U37	70 Ward Street (Gateway Precinct)	Atlantic Cedar	Cedrus atlantica	102
196	U37	70 Ward Street (Gateway Precinct)	Totara	Podocarpus totara	102
197	U42	30C Chatsworth Road, Silverstream	Californian Redwood	Sequoia sempervirens	114
198	U41	6 Chatsworth Road, Silverstream	Black Beech	Fuscospora (Nothofagus) solandri	108
199	U41	21 Blue Mountains Road, Silverstream	English Oak	Quercus robur	108
200	U46	3 Elmslie Street, Pinehaven	Totara	Podocarpus totara	108
201	U33	4 Golf Road, Heretaunga	Douglas Fir	Pseudotsuga menziesii	132
202	U33	23 Golf Road, Heretaunga	European Beech	Fagus sylvatica	144
203	U33	351 Fergusson Drive, Heretaunga	Copper or Purple Beech	Fagus sylvatica 'Atropunicea'	126
204	U33	395 Fergusson Drive, Heretaunga	Macrocarpa or Monterey Cypress	Cupressus macrocarpa	132
205	U33	25 Barton Road, Heretaunga	European Beech	Fagus sylvatica	126
206	U34	114 Barton Avenue, Heretaunga	English Oak	Quercus robur	114
207	U34	70 Barton Avenue, Heretaunga, entrance way to Trentham Park	Totara	Podocarpus totara	138
208	U26	6 Kellow Street, Wallaceville	Totara	Podocarpus totara	117
209	U26	15 Wood Street, Wallaceville	Totara	Podocarpus totara	117
210	U26	15 Wood Street, Wallaceville	English Oak	Quercus robur	141
211	U26	5 Wood Street, Wallaceville	Totara	Podocarpus totara	111
212	U46	Road reserve adjacent to 114 Pinehaven Road, Pinehaven	Kahikatea	Podocarpus dacrydiodes	108
213	U29	23 Cruickshank Road, Clouston Park	Douglas Fir	Pseudotsuga menziesii	120
214	U19	15 Cruickshank Road, Clouston Park	Douglas Fir	Pseudotsuga menziesii	108
215	U45	41 Sylvan Way, Silverstream - Growing at the bottom of the sloped section close to Sylvan Way road	Red Beech	Fuscospora fusca	120
216	U46	110 Wyndham Road, Pinehaven	Californian Redwood	Sequoia sempervirens	135
217	U26	1 Wood Street, Wallaceville	English Oak	Quercus robur	108
218	U46	12 Forest Road, Pinehaven	Cabbage Tree	Cordyline australis	114

## UTG - Urban Tree Groups

### Resource Management Issues

**UTG-I1** *Loss of significant trees within the Upper Hutt urban landscape.*

Trees are a prominent and important feature of the Upper Hutt urban landscape. Individually and collectively they are important for ecological, visual, environmental and cultural reasons.

### Objective

**UTG-O1** *Control development and vegetation removal within identified Urban Tree Groups to ensure their respective high amenity, landscape and/or ecological values are protected.*

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

### Policies

**UTG-P1** *To protect trees of ecological, biophysical, **historic heritage**, 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.

**UTG-P2** *Identify Urban Tree Groups that contribute to the **amenity values**, landscape values and ecological values of the Upper Hutt townscape.*

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

**UTG-P3** *New development, **buildings** and works within the **dripline of a tree(s)** identified as being within an Urban Tree Group shall be undertaken in a manner that ensures their respective high **amenity values**, landscape values, and/or ecological values identified for the Urban Tree Group are protected.*

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

**UTG-P4** *Tree trimming and removal shall be undertaken in a manner that ensures their respective high **amenity values**, landscape values and/or ecological values identified for the Urban Tree Group are protected.*

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

**UTG-P5** *To support the trimming, maintenance and enhancement of Urban Tree Groups for their ongoing viability and contribution to their respective **amenity values**, landscape values, and/or ecological values and quality of the local townscape.*

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

**UTG-P6** *To support the trimming and removal of trees where they present an imminent threat to people, property and **network utilities**.*

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

**UTG-P7** *To support the trimming of trees (including root pruning) and their removal to maintain the safe operation of **network utilities**.*

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

**UTG-P8** *To support the removal of pest and wilding tree species that could compromise the high **amenity values**, landscape values and/or ecological values of Urban Tree Groups.*

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

### Rules

**Activities Table**

*Policies GRZ-P8, UTG-P1, UTG-P2, UTG-P3, UTG-P4, UTG-P5, UTG-P6, UTG-P7, UTG-P8*

Permitted Activities		Zones	
<b>UTG-R1</b>	The trimming or removal of any non-indigenous tree (including roots) from an Urban Tree Group listed in UTG-SCHED1 where the identified individual tree species has a diameter of 0.2m or less, when measured in any direction at 1.5m above ground level.  <b>Note:</b> For the purposes of clarity this Permitted Activity only applies to non- <b>indigenous vegetation</b> and does not apply to <b>indigenous vegetation</b> . The Permitted Activity Standards below apply to all the identified <b>indigenous vegetation</b> in each Urban Tree Group identified in UTG-SCHED1 as well as to all identified non-indigenous species within each Urban Tree Group, over 0.2m diameter when measured in any direction at 1.5m above ground level.	PER	All
<b>UTG-R2</b>	Any work, or <b>activity</b> proposed within the <b>dripline</b> of an identified tree(s) within an Urban Tree Group listed in UTG-SCHED1, which meets all the Permitted Activity Standards UTG-S1 to UTG-S6.	PER	All
<b>UTG-R3</b>	The trimming of an identified tree(s) within an Urban Tree Group listed in UTG-SCHED1, which meets all the Permitted Activity Standards UTG-S1 to UTG-S6.	PER	All
<b>UTG-R4</b>	The trimming or removal of any tree and the pruning of any tree roots (including roots over 50mm in diameter providing they are authorised by a <b>Council</b> approved arborist) in an Urban Tree Group listed in UTG-SCHED1 to maintain the safe operation of <b>network utility</b> infrastructure.	PER	All
<b>UTG-R5</b>	The trimming or removal of any tree (including roots) in an Urban Tree Group-listed in UTG-SCHED1, as an emergency work, where it presents an immediate threat to persons, <b>habitable buildings</b> , or a <b>network utility</b> .	PER	All
<b>UTG-R6</b>	Any work or <b>activity</b> within the <b>dripline</b> of, pruning of, or removal of any pest species of plant or wilding tree species as identified within each character area, including exotic <b>forestry</b> from an Urban Tree Group in UTG-SCHED1, which complies with Permitted Activity Standard UTG-S6, Note: The exotic <b>forestry</b> or wilding tree species for each character group are identified in UTG-SCHED1.	PER	All
<b>UTG-R7</b>	The trimming or removal of a tree in an Urban Tree Group listed in UTG-SCHED1, where the removal is required on the assessment of a <b>Council</b> approved arborist because the tree is dead or has an incurable disease causing a significant decline in health. If part of the tree is required to be removed, then compliance with the New Zealand Arboriculture Association Best Practice Guideline for Amenity Tree Pruning identified in Permitted Activity Standard UTG-S1 is required. If the entire tree is required to be removed, then compliance with Permitted Activity Standard UTG-S6 is required.  <b>Note:</b> <b>Council</b> shall be advised in writing of work under this Permitted Activity at least seven days prior to the commencement of works. At time of advising, the <b>land</b> owner shall provide details on the species of tree to be removed, the site address, its position on the site, the reasons for removal, and the date of removal.	PER	All

Standards for Permitted Activities		Zones	
<b>UTG-S1</b>  <i>Policies GRZ-P8, UTG-P1, UTG-P2, UTG-P3, UTG-P4, UTG-P5, UTG-P6, UTG-P7, UTG-P8</i>	1. Trimming of an identified tree(s) within an Urban Tree Group listed in UTG-SCHED1, shall be undertaken in accordance with the New Zealand Arboriculture Association Best Practice Guideline for Amenity Tree Pruning, dated April 2011 or any subsequent revision of this document. Such trimming shall not detrimentally alter the form of the tree.		All
<b>UTG-S2</b>  <i>Policies GRZ-P8, UTG-P1, UTG-P3, UTG-P4, UTG-P5, UTG-P6, UTG-P7,</i>	1. The removal of any deadwood from any identified tree in an Urban Tree Group listed in UTG-SCHED1.		All
<b>UTG-S3</b>  <i>Policies GRZ-P8, UTG-P1, UTG-P3</i>	1. The laying of any permeable surface under the <b>dripline</b> of any identified tree in an Urban Tree Group listed in UTG-SCHED1.		All
<b>UTG-S4</b>  <i>Policies UTG-P1 UTG-P2</i>	1. The pruning or trimming of any roots from any identified tree in an Urban Tree Group listed in UTG-SCHED1, providing the diameter of the root at the point of cutting does not exceed 50mm when measured in any one direction.		All

<p><b>UTG-S5</b></p> <p><i>Policies</i> GRZ-P8, UTG-P1, UTG-P3</p>	<p>1. No hazardous materials, or chemicals shall be stored within the <b>dripline</b> of any identified tree in an Urban Tree Group listed in UTG-SCHED1.</p>	<p>All</p>
<p><b>UTG-S6</b></p> <p><i>Policies</i> GRZ-P8, UTG-P1, UTG-P2, UTG-P3, UTG-P8</p>	<p>1. All areas of felled vegetation that results in visibly exposed areas of soil shall be replanted within 6 months of the vegetation being felled.</p>	<p>All</p>

Discretionary Activities		Zones	
<p><b>UTG-R8</b></p>	<p>The trimming, removal, or any <b>activity</b> within the <b>dripline</b> of an identified tree(s) within an Urban Tree Group listed in UTG-SCHED1, which is not a Permitted Activity, or does not meet the standards specified in-UTG-S1 to UTG-S6.</p>	<p>DIS</p>	<p>All</p>

Matters for Consideration	
<p>Matters that may be relevant in the consideration of any resource consent may include the following:</p>	
<p><b>UTG-MC1</b></p> <p><i>Policies</i> GRZ-P8, UTG-P1, UTG-P2, UTG-P3, UTG-P4, UTG-P5, UTG-P6, UTG-P7, UTG-P8</p>	<p><b>Urban Tree Groups</b></p> <p>The contribution that the tree(s) make to their respective high landscape, amenity, and/or ecological values identified for the Urban Tree Group and the <b>effect</b> on the overall integrity of the tree group resulting from the trimming/removal of the tree(s).</p> <ol style="list-style-type: none"> <li>The health and state of the tree(s) to be removed.</li> <li>The visual prominence of the tree (s) when viewed from the local <b>environment</b></li> <li>Whether the work would be likely to damage the form of the tree or affect the long-term health and survivability of the tree.</li> <li>The extent of the works/<b>activity</b> within the <b>dripline</b> of the Urban Tree Groups.</li> <li>The necessity for the works.</li> <li>Whether there are alternative methods that maintain the health and form of the tree(s) in the Urban Tree Group while still meeting the objectives of the applicant.</li> <li>The extent to which any suggested mitigation planting will ensure the maintenance or enhancement of their respective high landscape, amenity and/or ecological values identified for the Urban Tree Group.</li> <li>The <b>effect</b> of the tree(s) in the Urban Tree Group on the amenity of the occupants of any residential <b>property</b> and their reasonable use of their <b>property</b>.</li> <li>Whether the trees present any unreasonable limitations to the use of existing driveways onto <b>property</b>.</li> </ol>

**Methods**

- UTG-M1** District Plan provisions consisting of the following:
  - groups of trees included in the Schedule of Urban trees (UTG-SCHED1).
- UTG-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.
- UTG-M3** 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.
- UTG-M4** To implement a scheme aimed to assist landowners when work is required to maintain or enhance the health of notable trees or Urban Tree Groups.
- UTG-M5** Implementation of an on-going education programme regarding how to maintain and enhance Urban Tree Groups to ensure that their respective high **amenity values**, landscape values, and/or ecological values are maintained. This can be achieved through pamphlets, displays, talks, and information on the website. Where appropriate, the Council will work with other authorities, including the Greater Wellington Regional Council, the Department of Conservation and community groups, to ensure that public education is co-ordinated within Upper Hutt.

**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
<p><b>UTG-AER1</b></p> <p>The protection and retention of identified Urban Tree Groups in a manner that maintains their respective amenity, landscape, and ecological values</p>	<p>Type and number of resource consents and compliance with conditions</p> <p>Feedback from the community</p>	<p><b>Council</b> records</p> <p>Community feedback</p>

**UTG-Schedule1 - Urban Tree Groups**

Criteria for Urban Tree Groups to be added to the Schedule
<p><i>Policies</i> GRZ-P8, UTG-P2</p> <p>In determining urban tree groups to be included on the Schedule by way of a Plan Change the tree groups shall be assessed by a suitably qualified ecologist, landscape architect or equivalent against the assessment criteria set out in the Urban Tree Group Assessment Methodology (21 August 2015) prepared by Boffa Miskell Ltd.</p>

**UTG-SCHED1 -Urban Tree Groups**

Urban tree groups in the City have been assessed for amenity, landscape and ecological value. All Urban Tree Groups are identified by street address and provide a description of what constitutes each individual group. All Urban Tree Groups are identified on the Urban Tree Groups Overlay Area maps by a defined overlay area and the number in this Schedule.

**CHARACTER AREA: CHATSWORTH**

**Chatsworth Road**  
The Chatsworth Road Character Area extends along the toe of the Eastern Hills of the Hutt Valley.

Mature trees form a dominant feature of the Chatsworth Road area and provide a strong framework within which residential development has been established. Fingers of mature native remnant vegetation protrude into the residential area from adjoining native bush established in Wi Tako Reserve. Mature exotic specimen trees complement this established wooded setting.

A higher proportion of native trees are retained at the northern end of the character area with native stands typically forming a dense canopy within gully areas. Tree groups generally dissipate through flatter areas of topography in association with introduced residential development.

Where exotic specimen planting has occurred, this typically includes larger ‘parkland’ specimens which enclose street frontages and **property boundaries**. Mature gum and redwood trees also form prominent local features, particularly along the margins of the larger native woodland backdrop. Wilding pine and brush wattle also form pest plant species within some woodland areas.

**TREE SPECIES**

**Notable Native Trees (including remnants)**

- Red Beech (*Fuscospora fusca*)
- Black Beech (*Fuscospora solandri*)
- Rimu (*Dacrydium cupressinum*) Kahikatea (*Dacrycarpus dacrydioides*)
- Matai (*Prumnopitys taxifolia*) Tawa (*Beilschmiedia tawa*)
- Miro (*Prumnopitys ferruginea*) Putaputaweta (*Carpodetus serratus*)
- Totara (*Podocarpus totara*) Hinau (*Elaeocarpus dentatus*)
- Kowhai (*Sophora* spp.) Cabbage tree (*Cordyline australis*)
- Lancewood (*Pseudopanax crassifolius*) Tree daisy (*Olearia* spp.)
- Tree fern (*Cyathea medullaris*, *Dicksonia squarrosa*) Pate (*Schefflera digitata*)
- Kamahi (*Weinmannia racemosa*) Toro (*Myrsine salicina*)
- Kanuka (*Kunzea ericoides*)

**Notable Exotic Trees**

- Giant Redwood (*Sequoiadendron giganteum*) Oak (*Quercus* spp.)
- Ash (*Fraxinus* spp.) Elm (*Ulmus* spp.)
- Gum (*Eucalyptus* spp.) Tulip tree (*Liriodendron tulipifera*)
- Liquidambar (*Liquidambar styraciflua*) Poplar (*Populus* spp.)
- Cypress (*Cupressus* spp.) Cedar (*Cedrus* spp.)
- Silver Birch (*Betula* spp.) Honey Locust (*Gladitsia triacanthos*)
- Fir (*Abies* spp.) Douglas fir (*Pseudotsuga menziesii*)

**Exotic forestry / wilding tree species**

- Pine (*Pinus radiata*)
- Brush Wattle (*Paraserianthes lophantha*)

**THREATS**

- Indiscriminate pruning / topping
- Removal of diverse under-storey
- Compaction of soil / **land** within the tree drip zone
- Inappropriate siting of **structures** / utilities
- Damage from pest plants and animals

**Character Area: Chatsworth - Urban Tree Groups**

No	Map Ref	Location	Tree Group Description	High Values
1	41	1 Chatsworth Road	Cluster of over 30 trees comprised of beech, totara, kowhai, rimu up to approximately 15m located on corner of <b>property</b> bordering Chatsworth Road on two sides.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place</p> <p>ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that <b>environment</b> (i.e. early or pre-human)</p>
2	41	3 Chatsworth Road 45 Whitemans Road 47 Whitemans Road 5 Chatsworth Road	Cluster of 7 - 10 trees comprised of beech, totara, kowhai, oak up to approximately 19m located in rear garden following <b>property boundary</b> .	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place</p>
3	41	7A Chatsworth Road 7 Chatsworth Road 45 Whitemans Road 7B Chatsworth Road 7C Chatsworth Road 5 Chatsworth Road	Cluster of 7 - 10 trees comprised of beech, redwood, oak, liquidambar up to approximately 19m located lining driveway and rear <b>boundary</b> separating <b>properties</b> .	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place</p>



4	41	37A Whitemans Road 37 Whitemans Road 39 Whitemans Road 35A Whitemans Road 35 Whitemans Road 39A Whitemans Road 43 Whitemans Road	Cluster of 7 - 10 trees comprised of oak, cypress, totara, rimu, willow up to approximately 12m located set back from road behind <b>Residential Units</b> , aligning with driveway.	LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape.  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place.
5	41	45B Dowling Grove 45A Dowling Grove 7A Chatsworth Road 7 Chatsworth Road 35 Whitemans Road 43C Dowling Grove 7C Chatsworth Road 11 Chatsworth Road 13 Chatsworth Road 15 Chatsworth Road 17 Chatsworth Road 49 Dowling Grove 9A Chatsworth Road 9 Chatsworth Road 40A Gloucester Street 40B Gloucester Street 40C Gloucester Street 38A Gloucester Street 44 Gloucester Street	Cluster of over 30 trees comprised of oak, poplar, kowhai, eucalypt, beech, totara, cabbage tree, redwood, kahikatea, rimu, alder, birch up to approximately 19m located extending from Chatsworth Road along gully and internal <b>boundaries</b> .	LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape.  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place.
6	41	40 Gloucester Street 40A Gloucester Street 38 Gloucester Street 38A Gloucester Street	Grove of 2 - 3 trees comprised of oak up to approximately 17m located established along rear <b>boundary</b> .	LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape.  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place.
7	41	42 Gloucester Street 40 Gloucester Street 40A Gloucester Street 40B Gloucester Street 40C Gloucester Street 38 Gloucester Street 38C Gloucester Street	Cluster of 2 - 3 trees comprised of oak, redwood up to approximately 15m located at side of driveway adjoining street front.	AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place.
8	41	11 Chatsworth Road 13 Chatsworth Road 15 Chatsworth Road	Cluster of 7 - 10 trees comprised of beech, oak, cedar, totara, kowhai up to approximately 14m located on street frontage, garden border.	AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place.
9	41	7 Chatsworth Road 9 Chatsworth Road	Cluster of 11 - 15 trees comprised of oak, kowhai, silver birch up to approximately 11m located on street frontage extending along <b>property boundary</b> .	LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place.  ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that <b>environment</b> . (i.e. early or pre-human)
10	41	25 Gloucester Street 27 Gloucester Street 23B Chatsworth Road 27A Chatsworth Road 27B Chatsworth Road 21 Chatsworth Road 23 Chatsworth Road	Cluster of over 30 trees comprised of beech, kowhai, totara, hinau, oak, cabbage tree, redwood, cypress, kahikatea, rimu, fir up to approximately 24m located in band running in rear gardens and following stream.	LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place  ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that <b>environment</b> (i.e. early or pre-human)
11	41	6A Chatsworth Road 6 Chatsworth Road 8A Chatsworth Road	Cluster of 2 - 3 trees comprised of liquidambar, kowhai up to approximately 10m located joining front garden bordering driveway.	AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
12	41	8A Chatsworth Road 8 Chatsworth Road 10 Chatsworth Road	Cluster of 11 - 15 trees comprised of cypress, oak, silver birch, juniper, rimu, liquidambar up to approximately 12m located in front garden.	AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
13	41	12B Chatsworth Road 14 Chatsworth Road 12 Chatsworth Road 12D Chatsworth Road	Cluster of 11 - 15 trees comprised of cedar, eucalypt, kowhai, cypress, liquidambar, cabbage tree, totara up to approximately 26m located in rear <b>property</b> along driveway.	AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
16	41	22 Chatsworth Road 22D Chatsworth Road	Cluster of 7 - 10 trees comprised of cypress, rimu, totara, up to approximately 13m located in wooded front garden bordering street.	AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
17	41 42	24D Chatsworth Road 26A Chatsworth Road	Grove of 4 - 6 trees comprised of redwood up to approximately 30m	LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural



		26C Chatsworth Road	located in rear garden / internal <b>boundary</b> specimens.	form which is well established and integrated within the surrounding landscape  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
18	41	13 Chatsworth Road 15 Chatsworth Road 17 Chatsworth Road 44 Gloucester Street 40C Gloucester Street	Cluster of 11 - 15 trees comprised of kowhai, cabbage tree, up to approximately 15m located extending from Chatsworth Road following internal <b>property boundaries</b> .	AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
21	42	26B Chatsworth Road 26C Chatsworth Road 30C Chatsworth Road 32A Chatsworth Road 34A Chatsworth Road	Cluster of over 30 trees comprised of beech (red and black), rimu, matai, tawa, kahikatea, miro, tawa redwood, cabbage tree, tree daisy, tree fern, toro, lancewood up to approximately 28m located backdrop of indigenous trees contiguous with reserve behind. Mature remnants typically retained in gullies.	LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and a large contiguous tree group or part of a wider indigenous forest group and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape.  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place.  ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that <b>environment</b> (i.e. early or pre-human).
23	42	32A Chatsworth Road 34A Chatsworth Road 34 Chatsworth Road 36A Chatsworth Road 36B Chatsworth Road 36 Chatsworth Road	Cluster of 21 - 30 trees comprised of beech, rimu, cypress, oak up to approximately 12m located in front garden along driveway.	LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants.  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place.  ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that <b>environment</b> (i.e. early or pre-human).
24	42	30B Chatsworth Road 30C Chatsworth Road 32A Chatsworth Road 32 Chatsworth Road 34A Chatsworth Road 34 Chatsworth Road	Cluster of 11 - 15 trees comprised of oak, poplar, beech, rimu, liquidambar, kowhai, cypress up to approximately 21m located on rear <b>boundary</b> / garden.	LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape.  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place.
25	42	30C Chatsworth Road 32A Chatsworth Road	Line of 11 - 16 trees comprised of cypress, kowhai, up to approximately 14m located in rear garden / internal <b>boundary</b> .	AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
28	41	38C Gloucester Street 38B Gloucester Street 38A Gloucester Street	Cluster of trees comprised of oak, totara up to approximately 13m located in front garden.	AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
30	41	19 Chatsworth Road 21 Chatsworth Road 23B Chatsworth Road	Cluster of 7 - 10 trees comprised of beech, kowhai up to approximately 15m located in front garden and along driveway.	LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape.  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place.  ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that <b>environment</b> (i.e. early or pre-human).
31	41	8 Marlborough Street 21A Gloucester Street 10 Marlborough Street 12 Marlborough Street 16 Marlborough Street 21 Gloucester Street 6 Marlborough Street	Cluster of 11 - 15 trees comprised of totara, oak up to approximately 11m located in strip running along <b>boundary</b> to rear of <b>properties</b> .	AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
32	41 42	16 Marlborough Street 18 Marlborough Street 27B Chatsworth Road 29B Chatsworth Road 31B Chatsworth Road 31C Chatsworth Road 21 Gloucester Street	Cluster of 4 - 6 trees comprised of oak, eucalypt, redwood, kowhai up to approximately 26m located in rear garden and following <b>property boundaries</b> .	LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape.  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place.
33	42	24 Marlborough Street 28A Marlborough Street 28C Marlborough Street 33A Chatsworth Road 33B Chatsworth Road 35 Chatsworth Road 37 Chatsworth Road 39A Chatsworth Road 39B Chatsworth Road 39C Chatsworth Road	Cluster of 16 - 20 trees comprised of rimu, beech, kahikatea, totara up to approximately 22m located band of trees running along stream and rear garden <b>boundaries</b> with individual specimens in gardens.	LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape.  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place.  ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that <b>environment</b> (i.e. early or pre-human)
35	41	2 Chatsworth Road	Grove of 4 - 6 trees comprised of beech up to approximately 14m located in front garden on raised bank	LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding

				<p>landscape.</p> <p>AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place.</p> <p>ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that <b>environment</b> (i.e. early or pre-human)</p>
36	41 42	18C Chatsworth Road 22B Chatsworth Road 22C Chatsworth Road 24A Chatsworth Road 24C Chatsworth Road 26B Chatsworth Road 26C Chatsworth Road 22A Chatsworth Road 20B Chatsworth Road 6A Chatsworth Road 6B Chatsworth Road 8A Chatsworth Road 12C Chatsworth Road	Cluster of over 30 trees comprised of beech, rimu, matai, tawa, kahikatea, miro, tawa, macrocarpa, cabbage tree, putaputawita, tree daisy, tree fern, toro, lancewood, redwood, eucalypt up to approximately 39m located backdrop of mixed native and exotic trees contiguous with reserve behind. Mature remnants typically retained in gullies	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and a large contiguous tree group or part of a wider indigenous forest group and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape.</p> <p>AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place.</p>
40	41	18C Chatsworth Road 20B Chatsworth Road 18B Chatsworth Road	Cluster of 4 - 6 trees comprised of ash, juniper, cedar, cabbage tree, up to approximately 10m located in rear garden on elevated area.	AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
41	41	22C Chatsworth Road 24A Chatsworth Road 24B Chatsworth Road 24C Chatsworth Road 24D Chatsworth Road 24 Chatsworth Road 26A Chatsworth Road 26B Chatsworth Road 26C Chatsworth Road 26 Chatsworth Road 28A Chatsworth Road 28 Chatsworth Road	Cluster of 11 - 15 trees comprised of birch, rimu, totara, oak, tulip tree, ash, poplar, kowhai, juniper up to approximately 22m located wooded front gardens bordering <b>road</b> .	<p>LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape.</p> <p>AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place.</p>
42	41	22A Chatsworth Road 22B Chatsworth Road 22C Chatsworth Road 22D Chatsworth Road 24 Chatsworth Road 24B Chatsworth Road	Cluster of 4 - 6 trees comprised of macrocarpa, totara, eucalypt, beech, oak up to approximately 20m located straddling shared driveway.	<p>LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place</p>
43	42	42 Chatsworth Road 46 Chatsworth Road 50A Chatsworth Road 50 Chatsworth Road 52A Chatsworth Road 52B Chatsworth Road 52 Chatsworth Road 58A Chatsworth Road 5 Tiniroa Grove 7A Tiniroa Grove 7B Tiniroa Grove 7C Tiniroa Grove 7 Tiniroa Grove 9 Tiniroa Grove 68D Chatsworth Road 58D Chatsworth Road 58E Chatsworth Road 58F Chatsworth Road	Grove of over 30 trees comprised of beech (red and black), rimu, kahikatea, rewarewa, titoki, kamihi, lancewood, silver fern, gully fern, toro up to approximately 27m located vegetated rear gardens and gully extending between Chatsworth Road and Wi Tako	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and a large contiguous tree group or part of a wider indigenous forest group and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place</p> <p>ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that <b>environment</b> (i.e. early or pre-human) and natural structure of tree group is largely intact, a contiguous canopy, sub-canopy tiers and epiphytes present</p>
44	42	4 Tiniroa Grove 6 Tiniroa Grove 8 Tiniroa Grove 10 Tiniroa Grove	Cluster of 16 - 20 trees comprised of totara, rimu, beech, kowhai, hinau, tawa up to approximately 17m located along street front, running into rear of <b>properties</b> along stream edge.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place</p> <p>ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that <b>environment</b> (i.e. early or pre-human)</p>
46	42	2A Tiniroa Grove 2 Tiniroa Grove 32A Chatsworth Road 34A Chatsworth Road 36A Chatsworth Road 36B Chatsworth Road 36 Chatsworth Road 38 Chatsworth Road 40 Chatsworth Road 4 Tiniroa Grove 6 Tiniroa Grove	Cluster of over 30 trees comprised of rimu, beech, miro up to approximately 21m located in band running through gully from street frontage back to rear of <b>properties</b> .	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place</p> <p>ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that <b>environment</b> (i.e. early or pre-human)</p>
47	42	34A Chatsworth Road 36A Chatsworth Road	Cluster of over 30 trees comprised of beech (red & black), rimu, matai, tawa,	LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and a large contiguous tree group or part of a

		10 Tiniroa Grove 11 Tiniroa Grove 6 Tiniroa Grove 7 Tiniroa Grove 8 Tiniroa Grove 9 Tiniroa Grove	kahikatea, miro, redwood, eucalypt, macrocarpa, cabbage tree, tree daisy, tree fern, toro, lancewood up to approximately 25m located backdrop of indigenous trees contiguous with reserve behind. Mature remnants typically retained in gullies.	wider indigenous forest group and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place  ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that <b>environment</b> (i.e. early or pre-human)
48	42	52B Chatsworth Road 58A Chatsworth Road Lot 1 DP 57567	Cluster of 21 - 30 trees comprised of beech, rimu, pate, kamihi, hinau, eucalypt, kowhai up to approximately 12m located in rear garden / internal <b>boundary</b> on embankment adjacent driveway.	LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place  ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that <b>environment</b> (i.e. early or pre-human)
49	42	58A Chatsworth Road 58B Chatsworth Road 60 Chatsworth Road 62A Chatsworth Road Lot 1 DP 57567	Cluster of over 30 trees comprised of beech, kanuka, rimu up to approximately 20m located rising <b>land boundaries</b> .	LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place  ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that <b>environment</b> (i.e. early or pre-human)
50	42	52B Chatsworth Road 52 Chatsworth Road 54 Chatsworth Road 56 Chatsworth Road 58 Chatsworth Road Lot 1 DP 57567	Grove of over 30 trees comprised of beech, rimu up to approximately 19m located street front gardens connecting along rear <b>boundaries</b> .	LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place  ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that <b>environment</b> (i.e. early or pre-human)
51	42	52 Chatsworth Road 54 Chatsworth Road	Grove of 7 - 10 trees comprised of beech up to approximately 17m located street frontage above bank.	LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place  ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that <b>environment</b> (i.e. early or pre-human)
52	42	50 Chatsworth Road	Cluster of 4 - 6 trees comprised of rimu, totara up to approximately 10m located in front garden, street frontage.	AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place  ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that <b>environment</b> (i.e. early or pre-human)
53	41 42	28 Chatsworth Road 30A Chatsworth Road 30B Chatsworth Road 30C Chatsworth Road 30 Chatsworth Road 32A Chatsworth Road 32 Chatsworth Road 34 Chatsworth Road	Cluster of 11 - 15 trees comprised of beech, copper beech, ash, oak, redwood, kowhai up to approximately 20m located in front garden vegetation adjoining street frontage.	LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
54	42	31A Chatsworth Road 31B Chatsworth Road 31C Chatsworth Road 31 Chatsworth Road 33A Chatsworth Road 33B Chatsworth Road 33 Chatsworth Road	Cluster of 7 - 10 trees comprised of liquidambar, beech, kowhai, rimu, oak up to approximately 15m located in front garden extending along driveway <b>boundaries</b> .	LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place  ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that <b>environment</b> (i.e. early or pre-human)
55	42	27A Chatsworth Road 27B Chatsworth Road 27C Chatsworth Road 29 Chatsworth Road	Cluster of 2 - 3 trees comprised of redwood up to approximately 16m located along driveway, to <b>road</b> front.	AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
56	42	37 Chatsworth Road 39 Chatsworth Road	Cluster of 11 - 15 trees comprised of matai, beech up to approximately 17m located in front garden, street frontage.	LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape

				<p>AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place</p> <p>ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that <b>environment</b> (i.e. early or pre-human)</p>
57	42	39A Chatsworth Road 39 Chatsworth Road	Cluster of 4 - 6 trees comprised of rimu, kahikatea, birch, beech, cypress, up to approximately 11m located in rear garden (not fully visible).	<p>AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place</p>
58	42	22A Pempsey Street 26 Pempsey Street 28B Marlborough Street 28C Marlborough Street 28D Marlborough Street 28 Pempsey Street 30 Marlborough Street 30 Pempsey Street 32 Marlborough Street 39B Chatsworth Road 39C Chatsworth Road 41A Chatsworth Road 41D Chatsworth Road 43 Chatsworth Road 41B Chatsworth Road 41C Chatsworth Road 41 Chatsworth Road 45A Chatsworth Road 45 Chatsworth Road 51 Chatsworth Road 53A Chatsworth Road 53B Chatsworth Road 53C Chatsworth Road 53D Chatsworth Road 53E Chatsworth Road 53 Chatsworth Road 55 Chatsworth Road 49 Chatsworth Road	Cluster of over 30 trees comprised of beech, rimu, kahikatea, kowhai up to approximately 24m located large band spanning gully, running internally through rear of <b>properties</b> .	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place</p> <p>ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that <b>environment</b> (i.e. early or pre-human)</p>
59	42	53B Chatsworth Road 53C Chatsworth Road 53D Chatsworth Road	Cluster of 11 - 15 trees comprised of oak, maple, totara, beech, cabbage tree, rimu, lancewood up to approximately 16m located garden specimen trees extending along rear <b>boundary</b> .	<p>LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place</p>
60	42	41B Chatsworth Road 51 Chatsworth Road 53A Chatsworth Road 53B Chatsworth Road 53C Chatsworth Road 53D Chatsworth Road 53 Chatsworth Road 57A Chatsworth Road	Cluster of over 30 trees comprised of totara, beech, rimu, kowhai, up to approximately 12m located following stream margin and extending into rear gardens.	<p>LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place</p>
61	42	72A Heretaunga Square 74A Heretaunga Square 74C Heretaunga Square 74B Heretaunga Square	Cluster of 21 - 30 trees comprised of beech, rimu, poplar up to approximately 20m located embankment along driveway.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place</p> <p>ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that <b>environment</b> (i.e. early or pre-human)</p>
62	41 42	27 Gloucester Street 27 Gloucester Street 31 Gloucester Street 21 Chatsworth Road 23A Chatsworth Road 23B Chatsworth Road 23 Chatsworth Road 25 Chatsworth Road 27A Chatsworth Road 27C Chatsworth Road 27 Chatsworth Road	Cluster of over 30 trees comprised of fir, kahikatea, poplar, European beech, kowhai, beech, totara, rimu, up to approximately 22m located internal band along rear <b>boundaries</b> following stream.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place</p>
63	42	53 Chatsworth Road 55 Chatsworth Road 57A Chatsworth Road 57 Chatsworth Road 61A Chatsworth Road 61B Chatsworth Road 61C Chatsworth Road 61D Chatsworth Road 61E Chatsworth Road 61 Chatsworth Road 63 Chatsworth Road	Cluster of over 30 trees comprised of beech, rimu, oak up to approximately 24m located street frontage extending to rear of houses on embankment and driveway margin.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place</p> <p>ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that <b>environment</b> (i.e. early or pre-human)</p>

		72A Heretaunga Square 72B Heretaunga Square		
64	42	53B Chatsworth Road 53C Chatsworth Road 57A Chatsworth Road 57 Chatsworth Road 61 Chatsworth Road 72A Heretaunga Square 72B Heretaunga Square 74A Heretaunga Square	Cluster of over 30 trees comprised of totara, poplar, cypress, eucalypt, cedar, oak, liquidambar, rimu, kanuka, fir, kahikatea up to approximately 22m located following driveway and rear garden / <b>property boundaries</b> .	LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place.
65	42	61A Chatsworth Road 61B Chatsworth Road 61 Chatsworth Road 74A Heretaunga Square 74B Heretaunga Square	Cluster of 21 - 30 trees comprised of beech, totara, rimu, hinau, up to approximately 11m located in rear garden along internal <b>boundary</b> .	LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
66	41	2 Chatsworth Road 4 Chatsworth Road 6A Chatsworth Road 6B Chatsworth Road	Cluster of over 30 trees comprised of beech, eucalypt up to approximately 39m located a steep gully extending between Chatsworth Road and Wi Tako Reserve.	LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and a large contiguous tree group or part of a wider indigenous forest group and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place  ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that <b>environment</b> (i.e. early or pre-human)
67	42	74C Heretaunga Square 74E Heretaunga Square 78 Heretaunga Square	Cluster of 4 - 6 trees comprised of rimu, beech, hinau, kowhai, totara up to approximately 14m located in rear garden and following internal <b>boundary</b> .	AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place  ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that <b>environment</b> (i.e. early or pre-human)
68	42	61B Chatsworth Road 61C Chatsworth Road 61D Chatsworth Road 61E Chatsworth Road 84 Heretaunga Square 8 Ashdown Way 74C Heretaunga Square 74B Heretaunga Square	Cluster of over 30 trees comprised of beech, rimu, totara, kamahi, kanuka, tree fern up to approximately 20m located set higher along internal <b>boundary</b> and extending onto an elevated spur.	LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place  ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that <b>environment</b> (i.e. early or pre-human)
69	42	61D Chatsworth Road 61E Chatsworth Road 84 Heretaunga Square	Cluster of 7 - 10 trees comprised of totara, kowhai, kanuka, liquidambar up to approximately 11m located in internal garden and <b>boundary</b> vegetation.	AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
70	42	84 Heretaunga Square 86 Heretaunga Square 88 Heretaunga Square	Cluster of 2 - 3 trees comprised of eucalypt up to approximately 13m located in front garden along driveway.	AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
71	42	84 Heretaunga Square 86 Heretaunga Square 1 Evergreen Crescent	Cluster of 7 - 10 trees comprised of pine, eucalypt, willow up to approximately 18m located set on hill behind houses.	AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
72	42	84 Heretaunga Square 86 Heretaunga Square	Cluster of 4 - 6 trees comprised of beech, oak up to approximately 14m located in rear garden on elevated hill side.	AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
73	42	58A Chatsworth Road 62A Chatsworth Road 68A Chatsworth Road 68B Chatsworth Road 58D Chatsworth Road 58E Chatsworth Road	Grove of 11 - 15 trees comprised of beech (red, black and silver), rimu, miro, lancewood up to approximately 17m located elevated rear gardens.	LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place  ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that <b>environment</b> (i.e. early or pre-human)
77	41	37 Whitemans Road 39 Whitemans Road 39A Whitemans Road	Cluster of 4 - 6 trees comprised of liquidambar, kowhai, oak up to approximately 11m located in front garden.	AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
78	41	1 Chatsworth Road 43A Whitemans Road 45 Whitemans Road 47 Whitemans Road	Cluster of 11-15 trees comprised of beech, rimu, kowhai, eucalypt up to approximately 19m located in front garden / street frontage on corner of street.	LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants  AMENITY - District wide significance or landmark and / or highly visible from public areas and tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place  ECOLOGY - Tree group canopy dominated by remnant tree(s) and

				naturally occurring associated vegetation which are native to that <b>environment</b> (i.e. early or pre-human)
182	42	32A Chatsworth Road	Cluster of 2 - 3 trees comprised of European beech, magnolia up to approximately 11m located garden specimens.	LANDSCAPE — Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
197	42	30A Chatsworth Road	Grove of 2-3 trees comprised of rimu up to approximately 11m, located in garden border adjoining driveway.	LANDSCAPE — Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
257	41	24A Chatsworth Road 24B Chatsworth Road 24C Chatsworth Road 24D Chatsworth Road	Grove of 2 - 3 trees comprised of oak up to approximately 16m located in rear garden specimens.	LANDSCAPE — Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
369	42	42 Chatsworth Road 46 Chatsworth Road	Cluster of over 30 trees comprised of beech, rimu, kahikatea up to approximately 21m located in front garden, street frontage established on corner.	LANDSCAPE — Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place  ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that <b>environment</b> (i.e. early or pre-human)
372	42	61C Chatsworth Road 61D Chatsworth Road	Cluster of 2 - 3 trees comprised of beech, totara up to approximately 10m located in rear garden on edge of escarpment.	AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
397	41	16 Chatsworth Road	Grove of 2 - 3 trees comprised of beech, liquidambar up to approximately 8m located on border of street and front garden.	AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
399	42	58 Chatsworth Road	Cluster of 2 - 3 trees comprised of cypress, liquidambar, spruce up to approximately 14m located on corner; street trees and front garden.	AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
401	42	33 Chatsworth Road 35 Chatsworth Road	Cluster of 4 - 6 trees comprised of rimu, beech up to approximately 9m located in front garden adjacent to driveway.	AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
<b>CHARACTER AREA: PINEHAVEN</b>				

**Pinehaven**

The Pinehaven Character Area is located in the Eastern Hills of the Hutt Valley.

Mixed native and exotic vegetation provides a backdrop to Pinehaven. Mid to upper slopes are predominantly covered with plantation pine which dates back to its initial establishment in 1928. The lower slopes and gullies typically contain secondary regenerating native vegetation, particularly where pine trees have been removed. Native vegetation frequently buffers residential development established along the valley floor from the more elevated pine-clad hill slopes. Several remnant native trees have also been retained, particularly along the margins of Pinehaven and Ecclesfield Reserves.

Tributaries in the upper catchment of Pinehaven Stream flow from the surrounding hills and down through residential development adjoining Pinehaven and Elmslie Roads on the valley floor. Mature native and exotic trees have been established along stream margins to create 'green corridors' through residential development.

Several mature native and exotic trees have been established along street frontages and roadside embankments and reinforce an enclosed wooded character throughout this area.

**TREE SPECIES**

**Notable Native Trees (including remnants)**

- Red Beech (*Nothofagus fusca*)
- Black Beech (*Fuscospora solandri*)
- Rimu (*Dacrydium cupressinum*) Kahikatea (*Dacrycarpus dacrydioides*)
- Totara (*Podocarpus totara*) Kamahi (*Weinmannia racemosa*)
- Rewarewa (*Knighia excelsa*) Kanuka (*Kunzea ericoides*)
- Hinau (*Elaeocarpus dentatus*) Northern Rata (*Metrosideros robusta*)
- Cabbage tree (*Cordyline australis*) Kowhai (*Sophora* spp.)
- Tree fern (*Cyathea medullaris*, *Dicksonia squarrosa*) Tree Fuchsia (*Fuchsia excorticata*)
- Pate (*Schefflera digitata*) Toro (*Myrsine salicina*)
- Lancewood (*Pseudopanax crassifolius*) Five finger (*Pseudopanax arboreus*)
- Tawa (*Beilschmiedia tawa*) Wineberry (*Aristotelia serrata*)
- Putaputaweta (*Carpodetus serratus*) Tree daisy (*Olearia* spp.)

**Notable Exotic Trees**

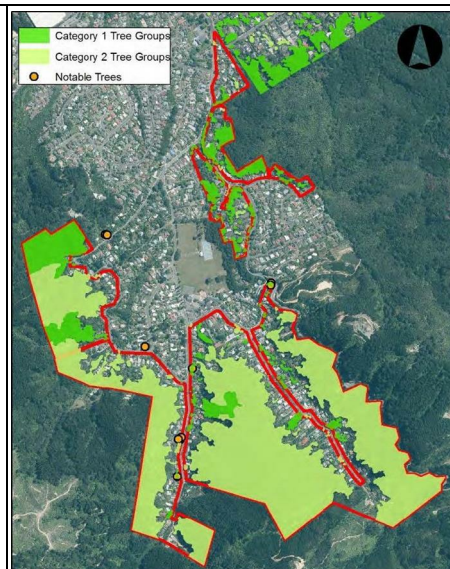
- Giant Redwood (*Sequoiadendron giganteum*) Liquidambar (*Liquidambar styraciflua*)
- Cypress (*Cupressus* spp.) Cedar (*Cedrus* spp.)
- Poplar (*Populus* spp.) Birch (*Betula* spp.)
- Oak (*Quercus* spp.) Ash (*Fraxinus* spp.)
- English beech (*Fagus sylvatica*) Tulip tree (*Liriodendron tulipifera*)
- Elm (*Ulmus* spp.) Copper beech (*Fagus sylvatica 'Purpurea'*)
- Juniper (*Juniperus* spp.) Gum (*Eucalyptus* spp.)

Exotic forestry / wilding species

Pine (*Pinus radiata*)

**THREATS**

- Wholesale clearing or removal of vegetation
- Selective removal of specimens for timber or firewood
- Indiscriminate pruning / topping
- Removal of diverse under-storey
- Compaction within the tree drip zone
- Inappropriate siting of **structures** / utilities
- Damage from pest plants or animals



**Character Area Pinehaven – Urban Tree Groups**

No	Map Ref	Location	Tree Group Description	High Values
79	41	3 Blue Mountains Road 1 Blue Mountains Road	Cluster of 2 - 3 trees comprised of cypress, red beech, liquidambar up to approximately 12m located on street front, overhanging <b>property and road</b> .	AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
80	41	11 Blue Mountains Road 7 Blue Mountains Road 9 Blue Mountains Road	Cluster of 2 - 3 trees comprised of liquidambar, kahikatea up to approximately 11m located in front garden.	AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
82	41	17A Blue Mountains Road 17B Blue Mountains Road 17 Blue Mountains Road 19 Blue Mountains Road 27 Blue Mountains Road 29 Blue Mountains Road	Cluster of 7 - 10 trees comprised of wattle, poplar, oak, beech up to approximately 11m located on rear internal <b>boundary</b> .	AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
83	41	29 Blue Mountains Road 29A Blue Mountains Road 31 Blue Mountains Road	Cluster of over 30 trees comprised of manuka, beech up to approximately 17m located in rear garden hill slope on edge of Ecclesfield Reserve.	LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and a large contiguous tree group or part of a wider indigenous forest group and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place  ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that <b>environment</b> (i.e. early or pre-human)
84	46	33 Blue Mountains Road	Cluster of 2 - 3 trees comprised of beech, totara up to approximately 11m	AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place

			located Elevated rear bank	
85	46	37 Blue Mountains Road 39 Blue Mountains Road	Cluster of 11 - 15 trees comprised of manuka, beech, rimu, oak up to approximately 13m located high on bank above road.	AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place  ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that <b>environment</b> (i.e. early or pre-human)
86	46	41 Blue Mountains Road 49 Blue Mountains Road 39 Blue Mountains Road	Cluster of over 30 trees comprised of beech, rimu, toro, kamahi, cabbage tree up to approximately 21m located backing onto reserve, steep bank to rear of <b>Residential Units</b> .	LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and a large contiguous tree group or part of a wider indigenous forest group and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place  ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that <b>environment</b> (i.e. early or pre-human)
87	46	39 Blue Mountains Road 41 Blue Mountains Road 45 Blue Mountains Road 39 Blue Mountains Road 49 Blue Mountains Road 53 Blue Mountains Road	Grove of over 30 trees comprised of beech, kanuka up to approximately 20m located along top of bank adjoining road edge.	LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape  AMENITY - District wide significance or landmark and / or highly visible from public areas and tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place  ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that <b>environment</b> (i.e. early or pre-human)
88	46	49 Blue Mountains Road 7 Fendalton Crescent 53 Blue Mountains Road 57 Blue Mountains Road 59 Blue Mountains Road 61 Blue Mountains Road 11 Fendalton Crescent 3 Fendalton Crescent 5 Fendalton Crescent 13 Fendalton Crescent	Cluster of over 30 trees comprised of beech, kamihii, lancewood, rimu up to approximately 18m located at rear of <b>Residential Units</b> on steep bank.	LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and a large contiguous tree group or part of a wider indigenous forest group and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place  ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that <b>environment</b> (i.e. early or pre-human) and natural structure of tree group is largely intact, a contiguous canopy, sub-canopy tiers and epiphytes present
89	46	53 Blue Mountains Road 57 Blue Mountains Road	Cluster of 4 - 6 trees comprised of European beech, kowhai up to approximately 10m located in front garden, street frontage.	AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
90	46	23 Fendalton Crescent 25 Fendalton Crescent 27 Fendalton Crescent 29 Fendalton Crescent	Grove of 11 - 15 trees comprised of beech up to approximately 16m located predominantly to rear of <b>Residential Units</b> on steep bank.	LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and a large contiguous tree group or part of a wider indigenous forest group and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place  ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that <b>environment</b> (i.e. early or pre-human)
91	46	31 Fendalton Crescent 33 Fendalton Crescent 35 Fendalton Crescent	Grove of 4 - 6 trees comprised of beech up to approximately 17m located along sloping internal <b>boundary</b> .	LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place  ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that <b>environment</b> (i.e. early or pre-human)
92	46	84 Blue Mountains Road 86 Blue Mountains Road	Grove of 7 - 10 trees comprised of beech, oak up to approximately 12m located street frontage adjacent to access entrance.	AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place  ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that <b>environment</b> (i.e. early or pre-human)
93	46	18 Freemans Way 10 Freemans Way 12 Freemans Way 14 Freemans Way 16 Freemans Way 20 Freemans Way	Cluster of over 30 trees comprised of beech, rimu, kahikatea, rewarewa, kamahi, hinau up to approximately 23m located sloping rear garden adjacent Pinehaven Reserve.	LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and a large contiguous tree group or part of a wider indigenous forest group and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape



		22 Freemans Way 24 Freemans Way 26 Freemans Way 80 Blue Mountains Road 82 Blue Mountains Road 84 Blue Mountains Road 86 Blue Mountains Road		AMENITY - District wide significance or landmark and / or highly visible from public areas and tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place  ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that <b>environment</b> (i.e. early or pre-human)
94	46	78 Blue Mountains Road 20 Freemans Way 22 Freemans Way 24 Freemans Way 26 Freemans Way 80 Blue Mountains Road	Cluster of 2 - 3 trees comprised of rimu, copper beech, liquidambar up to approximately 13m located in rear garden - specimens.	AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
95	46	78 Blue Mountains Road 74 Blue Mountains Road 76 Blue Mountains Road 80 Blue Mountains Road 82 Blue Mountains Road	Cluster of 7 - 10 trees comprised of beech, pine, cypress, rimu up to approximately 14m located along top of bank adjoining <b>road</b> frontage.	AMENITY - District wide significance or landmark and / or highly visible from public areas and tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
96	46	11 Freemans Way 70 Blue Mountains Road 72 Blue Mountains Road	Cluster of 11 - 15 trees comprised of fir, cypress, oak, poplar, pine, ash up to approximately 22m located along top of bank adjoining <b>road</b> frontage.	AMENITY - District wide significance or landmark and / or highly visible from public areas and tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
97	46	11 Freemans Way 70 Blue Mountains Road	Cluster of 11 - 15 trees comprised of oak up to approximately 15m located in rear garden - specimen trees.	AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
98	46	18 Freemans Way 11 Freemans Way 19 Freemans Way 59 Blue Mountains Road 61 Blue Mountains Road 9 Freemans Way 70 Blue Mountains Road	Cluster of over 30 trees comprised of beech, rimu, kamihi, kahikatea, toro, eucalypt, maple, liquidambar, oak, European beech, kowhai, dawn redwood up to approximately 23m located forested garden, remnant specimen mixed stretching out to border <b>property</b> street fronts.	LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place  ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that <b>environment</b> (i.e. early or pre-human)
99	46	11 Birch Grove 12 Birch Grove 10B Birch Grove 50 Blue Mountains Road 9 Birch Grove 10 Freemans Way 4 Freemans Way 6 Freemans Way 8 Freemans Way 10C Birch Grove	Grove of over 30 trees comprised of beech up to approximately 18m located in rear garden canopy back drop.	LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place  ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that <b>environment</b> (i.e. early or pre-human)
101	46	50 Blue Mountains Road Lot 3 DP 31536	Cluster of over 30 trees comprised of cypress, totara, hoheria, poplar, maple, fir, kahikatea, liquidambar, elm, magnolia, copper beech, tulip tree, oak, birch, kowhai up to approximately 16m located in front garden adjoining <b>road</b> edge	LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
102	46	1 Pinehaven Road 48 Blue Mountains Road	Cluster of 7 - 10 trees comprised of oak, beech up to approximately 14m located in front corner entrance to Pinehaven and Whitemans Valley along stream margin.	LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape  AMENITY - District wide significance or landmark and / or highly visible from public areas and tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
103	46	98 Blue Mountains Road 36 Forest Road	Cluster of 2 - 3 trees comprised of cedar up to approximately 15m located adjacent to <b>road</b> .	AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
104	46	98 Blue Mountains Road 36 Forest Road	Cluster of 2 - 3 trees comprised of beech, hinau up to approximately 14m located a gully along <b>road</b> edge.	LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place  ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that <b>environment</b> (i.e. early or pre-human)
105	46	102 Blue Mountains Road 104 Blue Mountains Road	Grove of 2 - 3 trees comprised of beech up to approximately 10m located atop of bank front of <b>property</b> .	LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens] and/or indigenous remnants  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place  ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that <b>environment</b> (i.e. early or pre-human)

107	46	106 Blue Mountains Road 108 Blue Mountains Road	Cluster of 4 - 6 trees comprised of totara, kowhai, liquidambar up to approximately 13m located bank on street frontage.	LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
108	46	26 Forest Road 28 Forest Road 3 Elmslie Road	Cluster of 7 - 10 trees comprised of cypress, kowhai, totara, walnut, silver birch, bay tree up to approximately 12m located on driveway bank, street frontage.	LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
110	46	13 Elmslie Road 15 Elmslie Road 11 Elmslie Road 7 Elmslie Road 9 Elmslie Road	Cluster of 4 - 6 trees comprised of totara, kowhai, liquidambar, cypress up to approximately 16m located in front garden following stream edge through <b>properties</b> .	LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
111	46	15 Elmslie Road 17 Elmslie Road	Cluster of 4 - 6 trees comprised of birch, juniper, oak, kauri up to approximately 11m located in front garden on lawn.	LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
112	46	17 Elmslie Road 21A Elmslie Road 21 Elmslie Road 23 Elmslie Road 25 Elmslie Road 27 Elmslie Road 128 Blue Mountains Road 140 Blue Mountains Road 19 Elmslie Road	Cluster of 16 - 20 trees comprised of kowhai, totara, beech, rata, oak, cedar up to approximately 13m located in rear gardens along stream <b>boundary</b> .	LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place  ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that <b>environment</b> (i.e. early or pre-human)
113	46	17 Elmslie Road 21A Elmslie Road 21 Elmslie Road 23 Elmslie Road 25 Elmslie Road 27 Elmslie Road 128 Blue Mountains Road 140 Blue Mountains Road 19 Elmslie Road	Cluster of 16 - 20 trees comprised of kowhai, totara, beech, rata, oak, cedar up to approximately 13m located in rear gardens along stream <b>boundary</b> .	LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place  ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that <b>environment</b> (i.e. early or pre-human)
116	46	51 Elmslie Road 53 Elmslie Road 55 Elmslie Road 57 Elmslie Road	Cluster of 11 - 15 trees comprised of rimu, beech, kowhai up to approximately 19m located in front garden and stream <b>boundary</b> .	LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place  ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that <b>environment</b> (i.e. early or pre-human)
117	47 49	57 Elmslie Road 59 Elmslie Road 61 Elmslie Road 63 Elmslie Road	Cluster of 7 - 10 trees comprised of totara, kanuka, rewarewa, rimu, beech, cypress up to approximately 14m located in front garden, stream edge.	LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place  ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that <b>environment</b> (i.e.early or pre-human)
123	46	2 Freemans Way	Cluster of 7 - 10 trees comprised of Larch, silver birch, kowhai up to approximately 13m located in front garden, bordering Freemans Way.	AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
153	46	78 Blue Mountains Road 11 Freemans Way 19 Freemans Way 74 Blue Mountains Road	Grove of 4 - 6 trees comprised of black beech, rimu up to approximately 13m located in rear garden and <b>boundary</b> specimens.	LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape.  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place.  ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that <b>environment</b> (i.e. early or pre-human)
293	45 46 48	99 Elmslie Road 104 Wyndham Road 106B Wyndham Road 106C Wyndham Road	Cluster of over 30 trees comprised of kamihi, rewarewa, tree fern, beech, rimu, kanuka, kowhai, hinau, beech, tree fuchsia, cabbage tree up to	AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place

		108 Wyndham Road 112 Wyndham Road 114 Wyndham Road 116 Wyndham Road 118 Wyndham Road 120A Wyndham Road 120 Wyndham Road 128 Wyndham Road 130 Wyndham Road 116A Wyndham Road 102 Wyndham Road 110 Wyndham Road 108A Wyndham Road 108B Wyndham Road 100 Pinehaven Road 102 Pinehaven Road 104 Pinehaven Road 106 Pinehaven Road 134 Wyndham Road 136 Wyndham Road 42 Jocelyn Crescent 44 Jocelyn Crescent 46 Jocelyn Crescent 48 Jocelyn Crescent 52 Jocelyn Crescent 54 Jocelyn Crescent 58 Jocelyn Crescent 94 Pinehaven Road 96 Pinehaven Road 98 Pinehaven Road 110A Pinehaven Road 112A Pinehaven Road 114 Pinehaven Road 120 Pinehaven Road 122 Pinehaven Road 124 Pinehaven Road 126 Pinehaven Road 128 Pinehaven Road 130 Pinehaven Road 132 Pinehaven Road 134 Pinehaven Road 136A Pinehaven Road 138 Pinehaven Road 140 Pinehaven Road 142 Pinehaven Road 146 Pinehaven Road 148 Pinehaven Road 116A Pinehaven Road 108A Pinehaven Road 116 Pinehaven Road	approximately 40m located as a vegetated backdrop to west of Pinehaven.	
296	48	173 Pinehaven Road 169 Pinehaven Road	Cluster of 16 - 20 trees comprised of beech, totara, rewarewa, kamahi, kowhai, kanuka, tanekaha, rimu, tree fern, tree fuchsia up to approximately 23m located as a vegetated backdrop at Southern end of Pinehaven Road.	LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
307	46	54 Jocelyn Crescent 56 Jocelyn Crescent	Cluster of 2 - 3 trees comprised of oak, kowhai up to approximately 15m located an oak in front of house on driveway. Set up from street on bank.	AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
308	46	94 Pinehaven Road 96 Pinehaven Road	Grove of 2 - 3 trees comprised of kahikatea up to approximately 16m located in front garden and street frontage.	LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place  ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that <b>environment</b> (i.e. early or pre-human)
311	48	120 Pinehaven Road 116A Pinehaven Road 116 Pinehaven Road	Cluster of 11 - 15 trees comprised of cabbage tree, kamahi, kowhai up to approximately 12m located in front garden / street frontage.	AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
312	48	122 Pinehaven Road 124 Pinehaven Road	Cluster of 7 - 10 trees comprised of tree fern, kowhai, kamahi, cabbage tree, rimu, lancewood up to approximately 11m located a line of trees.	AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
313	48	128 Pinehaven Road 126 Pinehaven Road	Grove of 4 - 6 trees comprised of kahikatea up to approximately 12m located at back from street in front garden along stream.	LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place

				ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that <b>environment</b> (i.e. early or pre-human)
314	48	132 Pinehaven Road 134 Pinehaven Road	Cluster of trees comprised of rewarewa, kamahi up to approximately 11m located — garden vegetation back from street.	AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
317	48	140 Pinehaven Road 142 Pinehaven Road 144 Pinehaven Road	Cluster of 4 - 6 trees comprised of kowhai, totara, beech up to approximately 11m located on street frontage, along stream margin.	LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place  ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that <b>environment</b> (i.e.early or pre-human)
318	46	91 Pinehaven Road	Cluster of 2 - 3 trees comprised of liquidambar, oak up to approximately 13m located on corner street front.	AMENITY - District wide significance or landmark and / or highly visible from public areas
319	46	101 Pinehaven Road 103 Pinehaven Road	Grove of 7 - 10 trees comprised of oak, kamahi, beech up to approximately 15m located in rear garden on toe slope.	LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
320	46	122 Wyndham Road 124 Wyndham Road	Cluster of 4 - 6 trees comprised of Juniper, kowhai, up to approximately 14m located in rear garden.	LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
321	49	70 Elmslie Road 72 Elmslie Road 74 Elmslie Road	Cluster of 16 - 20 trees comprised of oak, cedar, kanuka, lilly pilli up to approximately 13m located in front garden, street verge on lawn bank with no footpath.	AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
322	49	66A Elmslie Road	Grove of 4 - 6 trees comprised of rimu, up to approximately 12m located in rear garden.	AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
323	47	56 Elmslie Road 58 Elmslie Road 60 Elmslie Road	Cluster of 4 - 6 trees comprised of cedar, oak, beech, kanuka up to approximately 13m located in front garden above embankment.	AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
324	46	46 Elmslie Road 48 Elmslie Road	Cluster of 4 - 6 trees comprised of birch, oak, cedar, manuka, holly up to approximately 13m located on street frontage.	AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
326		48 Elmslie Road 50 Elmslie Road	Cluster of 7 - 10 trees comprised of totara, kamahi, tree fern up to approximately 9m located in rear garden.	AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
329		32 Elmslie Road 34 Elmslie Road	Cluster of trees comprised of Kowhai, kanuka up to approximately 10m located in rear / internal <b>boundary</b> .	AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
331		26 Elmslie Road 28 Elmslie Road	Cluster of 2 - 3 trees comprised of totara, rimu up to approximately 11m located at rear of <b>property</b> .	AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place  ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that <b>environment</b> (i.e. early or pre-human)
334	46	2 Elmslie Road 6A Elmslie Road 4 Elmslie Road	Grove of 2 - 3 trees comprised of redwood up to approximately 24m located Internal <b>boundaries</b> , rear garden.	LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
337	46	16 Forest Road 18A Forest Road 18 Forest Road 20 Forest Road 22 Forest Road	Cluster of 4 - 6 trees comprised of beech, oak, eucalypt, kowhai up to approximately 17m located in front garden.	AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
342	46	4 Forest Road 91 Pinehaven Road 93 Pinehaven Road 95 Pinehaven Road	Cluster of 21 - 30 trees comprised of oak, liquidambar, eucalypt, cedar, kanuka, beech, kamahi up to approximately 15m located on scarp extending through rear gardens	LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
343	46	111 Pinehaven Road 105 Pinehaven Road 107 Pinehaven Road 111A Pinehaven Road	Cluster of 7 - 10 trees comprised of tulip tree, totara, rimu, silver birch, elm, beech up to approximately 16m located in front garden along stream edge	AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
344	46	111 Pinehaven Road 113 Pinehaven Road	Cluster of 2 - 3 trees comprised of rimu, totara up to approximately 12m located	LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants

			in rear garden, base of hill.	<p>AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place</p> <p>ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that <b>environment</b> (i.e. early or pre-human)</p>
345	46	117 Pinehaven Road 115 Pinehaven Road 121 Pinehaven Road 123 Pinehaven Road 125 Pinehaven Road	Cluster of 11 - 15 trees comprised of kowhai, totara, rimu, kahikatea, rewarewa, hinau, lancewood, nikau, tulip tree, maple up to approximately 12m located in front garden following stream margin	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place</p> <p>ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that <b>environment</b> (i.e. early or pre-human)</p>
346	46	127 Pinehaven Road 133 Pinehaven Road 129 Pinehaven Road 131 Pinehaven Road	Cluster of 7 - 10 trees comprised of eucalypt, kahikatea, kowhai, rewarewa up to approximately 22m located in front garden, street frontage along stream margin.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place</p>
349	48	147 Pinehaven Road	Cluster of 4 - 6 trees comprised of kowhai, cabbage tree up to approximately 9m located in front garden, street frontage.	<p>AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place</p>
352	45	68 Wyndham Road 70 Wyndham Road	Cluster of 4 - 6 trees comprised of redwood, poplar, kowhai up to approximately 11m located on road bank, surrounding <b>Residential Unit</b> .	<p>AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place</p>
357	45	42 Wyndham Road 52 Wyndham Road 58 Wyndham Road 50 Wyndham Road 30A Duncraig Street 38 Wyndham Road 40 Wyndham Road	Cluster of over 30 trees comprised of kamihi, rimu, beech, rewarewa, hinau, tawa up to approximately 39m located on spur and backdrop slopes.	<p>LANDSCAPE — Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and a large contiguous tree group or part of a wider indigenous forest group</p> <p>AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place</p>
358	45	52 Wyndham Road 50 Wyndham Road	Cluster of 4 - 6 trees comprised of rewarewa up to approximately 14m located in front garden / street frontage.	<p>LANDSCAPE — Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants</p> <p>AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place</p> <p>ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that <b>environment</b> (i.e. early or pre-human)</p>
363	45	52 Wyndham Road 58 Wyndham Road 60 Wyndham Road 62 Wyndham Road 64 Wyndham Road 66 Wyndham Road 68 Wyndham Road 78 Wyndham Road 80 Wyndham Road 82 Wyndham Road 84 Wyndham Road 86 Wyndham Road 88 Wyndham Road 102 Wyndham Road	Cluster of over 30 trees comprised of red beech, black beech, kamahi, rewarewa up to approximately 10m located as a vegetated backdrop to west of Wyndham Road.	<p>AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place</p>
366	45	104 Wyndham Road 86 Wyndham Road 88 Wyndham Road 90 Wyndham Road 94 Wyndham Road 102 Wyndham Road	Cluster of over 30 trees comprised of beech, kamihi, rimu up to approximately 35m located on elevated rear toe slopes.	<p>LANDSCAPE — Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and a large contiguous tree group or part of a wider indigenous forest group and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place</p> <p>ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that <b>environment</b> (i.e. early or pre-human)</p>
384	46 48 49	139 Pinehaven Road 117 Pinehaven Road 127 Pinehaven Road 99 Pinehaven Road 133 Pinehaven Road 143A Pinehaven Road 26 Elmslie Road 2 Elmslie Road 42 Elmslie Road	Cluster of over 30 trees comprised of beech, totara, rewarewa, kamahi, kowhai, kanuka, tanekaha, rimu, tree fern, tree fuchsia up to approximately 23m located as a vegetated ridgeline between Pinehaven and Elmslie Roads.	<p>AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place</p>

		<p>46 Elmslie Road                  48 Elmslie Road                  56 Elmslie Road                  58 Elmslie Road                  60 Elmslie Road                  62 Elmslie Road                  64 Elmslie Road                  70 Elmslie Road                  72 Elmslie Road                  74 Elmslie Road                  76 Elmslie Road                  78 Elmslie Road                  80 Elmslie Road                  82 Elmslie Road                  68 Elmslie Road                  66B Elmslie Road                  137 Pinehaven Road                  145A Pinehaven Road                  145 Pinehaven Road                  147 Pinehaven Road                  149 Pinehaven Road                  143 Pinehaven Road                  103 Pinehaven Road                  105 Pinehaven Road                  107 Pinehaven Road                  111A Pinehaven Road                  115 Pinehaven Road                  121 Pinehaven Road                  123 Pinehaven Road                  125 Pinehaven Road                  129 Pinehaven Road                  97 Pinehaven Road                  99A Pinehaven Road                  131 Pinehaven Road                  135 Pinehaven Road                  8 Elmslie Road                  4 Elmslie Road                  10 Elmslie Road                  12 Elmslie Road                  14 Elmslie Road                  16 Elmslie Road                  18 Elmslie Road                  20 Elmslie Road                  22 Elmslie Road                  24 Elmslie Road                  28 Elmslie Road                  30 Elmslie Road                  34 Elmslie Road                  36 Elmslie Road                  38 Elmslie Road                  40A Elmslie Road                  44 Elmslie Road                  50 Elmslie Road                  52 Elmslie Road                  54A Elmslie Road</p>		
386	46 47 49	<p>106 Blue Mountains Road                  13 Elmslie Road                  17 Elmslie Road                  21A Elmslie Road                  23 Elmslie Road                  25 Elmslie Road                  27 Elmslie Road                  128 Blue Mountains Road                  140 Blue Mountains Road                  142 Blue Mountains Road                  144 Blue Mountains Road                  146 Blue Mountains Road                  148 Blue Mountains Road                  150 Blue Mountains Road                  43 Elmslie Road                  45 Elmslie Road                  47A Elmslie Road                  49 Elmslie Road                  51 Elmslie Road                  53 Elmslie Road                  55 Elmslie Road                  57 Elmslie Road                  59 Elmslie Road                  61 Elmslie Road                  65 Elmslie Road                  67 Elmslie Road                  69 Elmslie Road                  71 Elmslie Road                  73 Elmslie Road                  75 Elmslie Road                  77 Elmslie Road                  79 Elmslie Road                  41A Elmslie Road                  170 Blue Mountains Road</p>	<p>Cluster of over 30 trees comprised of kamahi, manuka, kanaka, rewarewa, beech, rimu, wineberry, tree fuchsia, tree fern, miro, cabbage tree, rata up to approximately 25m located as a vegetated backdrop between Pinehaven Road and Blue Mountains Road.</p>	<p>AMENITY - Tree group represents a key characteristic of the urban environment and is regarded as a signature of place</p>

		188 Blue Mountains Road 190 Blue Mountains Road 192 Blue Mountains Road 194 Blue Mountains Road 196 Blue Mountains Road 198 Blue Mountains Road 95 Elmslie Road 99 Elmslie Road 104 Blue Mountains Road 108 Blue Mountains Road 11 Elmslie Road 26 Forest Road 3 Elmslie Road 5 Elmslie Road 7 Elmslie Road 9 Elmslie Road 114 Blue Mountains Road		
387	46	42 Elmslie Road 46 Elmslie Road 48 Elmslie Road 44 Elmslie Road	Cluster of 16 - 20 trees comprised of beech, totara, European Beech up to approximately 23m located in rear garden in gully.	LANDSCAPE — Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
391	45	104 Wyndham Road 94 Wyndham Road 102 Wyndham Road	Grove of 7 - 10 trees comprised of rimu up to approximately 13m located in front garden and driveway extending along internal <b>boundaries</b> .	LANDSCAPE — Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place  ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that <b>environment</b> (i.e. early or pre-human)
411	46	117 Pinehaven Road 127 Pinehaven Road 26 Elmslie Road 111A Pinehaven Road 115 Pinehaven Road 121 Pinehaven Road 123 Pinehaven Road 125 Pinehaven Road 20 Elmslie Road 22 Elmslie Road 24 Elmslie Road	Cluster of over 30 trees comprised of beech, rimu, lancewood, totara, rewarewa, five finger, tree fern, marie, kamihi, pate, tawa, kanuka, manuku up to approximately 29m located an elevated backdrop of native forest and regenerating natives forming buffer to houses/pines	LANDSCAPE — Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place  ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that <b>environment</b> (i.e. early or pre-human)
<b>CHARACTER AREA: BARTON AVENUE</b>				

**Barton Avenue**  
 The Barton Avenue Character Area is located to the north of Fergusson Drive along the Hutt Valley floor and adjoins the Royal Wellington Golf Course and Trentham Memorial Park.

Whilst much of the former cover of lowland forest has been cleared throughout residential development established throughout the Hutt Valley floor, pockets of remnant native trees have been retained through parts this character area and contribute to its mature woodland setting. Native tree groups have frequently been inter-planted with exotic specimen trees to reinforce this wooded setting.

Mature native trees are more typically encountered along the **boundaries** with Trentham Memorial Park and Wellington Golf Course, establishing a strong sense of enclosure along the northern end of the character area. To the south of the character area, a larger pocket of remnant native vegetation has recently been opened up to accommodate **Residential Units** to the south of Golf Course Road.


The margins of Fergusson Drive strengthen an established vegetation framework typically dominated by exotic specimen trees which continue into the character area along **property boundaries**.

**TREE SPECIES**  
**Notable Native Trees (including remnants)**  
 Totara (*Podocarpus totara*) Matai (*Prumnopitys taxifolia*)  
 Tawa (*Beilschmiedia tawa*) Kahikatea (*Dacrycarpus dacrydioides*)  
 Titoki (*Alectryon excelsus*) Red Beech (*Nothofagus fusca*)  
 Black Beech (*Fuscopora solandri*)  
 Kowhai (*Sophora* spp.)  
 Tanekaha (*Phyllocladus trichomanoides*)

**Notable Exotic Trees**  
 Oak (*Quercus* spp.) Maple (*Acer* spp.)  
 Cypress (*Cupressus* spp.) Cedar (*Cedrus* spp.)  
 Spruce (*Picea* spp.) Fir (*Abies* spp.)  
 Poplar (*Populus* spp.) Birch (*Betula* spp.)  
 Lime (*Tilia cordata*) Eucalypt (*Eucalyptus* spp.)  
 Liquidambar (*Liquidambar styraciflua*) Ash (*Fraxinus* spp.)  
 European beech (*Fagus* spp.) Tulip tree (*Liriodendron tulipifera*)  
 Elm (*Ulmus* spp.) Copper beech (*Fagus sylvatica 'Purpurea'*)  
 Honey locust (*Gleditsia triacanthos*) Robinia (*Robinia pseudoacacia*)  
 Willow (*Salix* spp.)  
 Douglas fir (*Pseudotsuga menziesii*)

**THREATS**

- Indiscriminate pruning / topping
- Wholesale clearing removal of vegetation for development
- Removal of diverse under-storey
- Soil compaction within the trees drip line
- Inappropriate siting of **structures** / utilities



Character Area Barton Avenue – Urban Tree Groups				
No	Map Ref	Location	Tree Group Description	High Values
119	33 42	12 Kukupa Grove 283 Fergusson Drive 295 Fergusson Drive 297 Fergusson Drive 1 Bateson Way	Grove of 7 - 10 trees comprised of black beech up to approximately 17m located Wine Glass Subdivision.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place</p> <p>ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that <b>environment</b> (i.e. early or pre-human)</p>
121	42	289 Fergusson Drive 291 Fergusson Drive 301 Fergusson Drive 295 Fergusson Drive 297 Fergusson Drive	Cluster of 11 - 15 trees comprised of oak, elm, chestnut, liquidambar, copper beech, kowhai, up to approximately 13m located street frontage, aligning access to Bateson Way.	<p>LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - District wide significance or landmark and / or highly visible from public areas and tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place</p>
122	41	17 Gloucester Street 4 Marlborough Street 21A Gloucester Street 19 Gloucester Street	Line of 4 - 6 trees comprised of redwood, fir up to approximately 22m located rear <b>boundary</b> trees.	<p>LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place</p>
124	32 33	27 Golf Road (RWGC) 8 Bateson Way 10 Bateson Way 12 Bateson Way 9 Bateson Way	Cluster of 16 — 20 trees comprised of titoki, tawa, kowhai, black beech, matai up to approximately 14m located in Wine Glass Subdivision.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place</p> <p>ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that <b>environment</b> (i.e. early or pre-human)</p>
125	33	3 Bateson Way 5 Bateson Way	Cluster of 2-3 trees comprised of matai, beech, pseudopanax up to approximately 11m located in Wine Glass Subdivision.	<p>AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place</p>



126	33	24 Golf Road 22 Golf Road 26 Golf Road	Cluster of 7 - 10 trees comprised of cedar, copper beech, totara up to approximately 14m located in back garden adjoining golf course car park.	LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
127	33	12A Golf Road 16 Golf Road 2 Bateson Way 4 Bateson Way	Cluster of 11 - 15 trees comprised of titoki, kahikatea, totara, tree coprosma, cabbage tree, up to approximately 16m located Wine Glass Subdivision	LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place  ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that <b>environment</b> (i.e. early or pre-human)
128	33 42	2 Golf Road 305 Fergusson Drive 4 Golf Road	Cluster of 7 - 10 trees comprised of oak, copper beech, kowhai, totara up to approximately 11m located in rear garden, bordering drive	AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
129	33	24 Golf Road 22 Golf Road 27 Golf Road (RWGC) 6 Bateson Way 4 Bateson Way	Grove of 7 - 10 trees comprised of matai, copper beech, cabbage tree, ash up to approximately 14m located on <b>boundary</b> and rear garden adjoining golf course car park.	LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
130	33 42	301 Fergusson Drive 305 Fergusson Drive	Cluster of 7 - 10 trees comprised of oak, liquidambar, lime tree up to approximately 13m located in between <b>Residential Units</b> behind notable trees lining driveway	LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
132	33 42	12A Golf Road 301 Fergusson Drive	Cluster of 11 - 15 trees comprised of totara, matai, kowhai, titoki, maple, tulip tree up to approximately 12m located Wine Glass Subdivision	LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place  ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that <b>environment</b> (i.e. early or pre-human)
134	33	10 Golf Road 6 Golf Road	Grove of 2-3 trees comprised of European beech, copper beech up to approximately 13m located in front garden	LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
135	33	12 Golf Road 18 Golf Road 10 Golf Road	Cluster of 7 - 10 trees comprised of cedar, totara, oak, copper beech up to approximately 12m located on driveway margin / internal <b>boundaries</b> .	LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
136	33	24 Golf Road 22 Golf Road 26 Golf Road 16 Golf Road 18 Golf Road 2 Bateson Way 4 Bateson Way	Cluster of 11 - 15 trees comprised of oak, titoki, miro, totara, kahikatea, cabbage tree, ash, tawa up to approximately 20m located in rear garden, <b>property boundary</b> .	LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
137	33	26 Golf Road 27 Golf Road (RWGC)	Cluster of 4 - 6 trees comprised of kowhai, oak, European beech up to approximately 1m located bordering <b>properties</b> and golf course.	LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
139	33	15 Golf Road 8 Oakmont	Cluster of 2-3 trees comprised of elf oak up to approximately 14m located on rear <b>property boundary</b> .	LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
140	33	23 Golf Road 15 Golf Road 19 Golf Road 21 Golf Road	Cluster of 4 - 6 trees comprised of beech, kowhai, elm, cypress up to approximately 15m located in front garden.	AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
141	33	21 Golf Road 12 Oakmont	Grove of 2-3 trees comprised of oak up to approximately 12m located bordering golf course in rear of garden	LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
142	33	11 Golf Road 3 Golf Road	Grove of 2-3 trees comprised of oak up to approximately 17m located on	LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape

		5 Golf Road	driveway frontage	AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
143	33	1 Golf Road 3 Golf Road	Cluster of 2 - 3 trees comprised of gleditsia, kowhai, liquidambar, maple, elm up to approximately 9m located on street frontage, front garden.	AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
144	33	4 Oakmont	Grove of 2-3 trees comprised of oak up to approximately 13m located bordering street and front garden	LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
145	33	1 Oakmont	Grove of 2 - 3 trees comprised of oak up to approximately 9m located - street trees.	AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
146	33	333 Fergusson Drive 3 Oakmont	Grove of 2-3 trees comprised of oak, elm up to approximately 15m located in front garden and adjoining street	LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
148	33	27 Golf Road (GWRC) 6 Blundell Way 7 Blundell Way 7 Oakmont 9 Oakmont 11 Oakmont	Cluster of 4 - 6 trees comprised of oak, cabbage trees up to approximately 14m located in rear <b>boundary</b> adjoining golf club.	LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape  AMENITY - District wide significance or landmark and / or highly visible from public areas and tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
149	33	2 Blundell Way 333 Fergusson Drive 337 Fergusson Drive 3 Oakmont 4 Blundell Way 5 Oakmont 6 Blundell Way	Grove of 4 - 6 trees comprised of oak up to approximately 18m located in rear garden/internal <b>boundaries</b> .	LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
150	33	333 Fergusson Drive 335 Fergusson Drive 337 Fergusson Drive	Cluster of 2-3 trees comprised of oak, elm up to approximately 10m, located in front garden/main road frontage	AMENITY - District wide significance or landmark and / or highly visible from public areas and tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
151	33	2 Blundell Way 3 Blundell Way 4 Blundell Way 5 Blundell Way 6 Blundell Way 7 Blundell Way	Cluster of 11 - 15 trees comprised of robinia, oak, beech, kowhai, up to approximately 14m, located on an internal band aligning driveway and <b>property boundaries</b> .	LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
152	33	1 Blundell Way 339 Fergusson Drive 341A Fergusson Drive 345 Fergusson Drive 347 Fergusson Drive 349 Fergusson Drive 2 Blundell Way 5 Blundell Way	Cluster of 7-10 trees comprised of beech, spruce, birch, magnolia, gleditsia, liquidambar, kowhai, up to approximately 12m, located in front garden bordering main <b>road</b> .	AMENITY - District wide significance or landmark and / or highly visible from public areas and tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
157	33	353 Fergusson Drive 355 Fergusson Drive 357A Fergusson Drive 359 Fergusson Drive 359A Fergusson Drive 361 Fergusson Drive 365 Fergusson Drive 367 Fergusson Drive 369 Fergusson Drive 373 Fergusson Drive	Cluster of 7 - 10 trees comprised of elm, ash, oak, kowhai, totara, beech up to approximately 14m located in rear gardens on <b>property boundaries</b> .	AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
158	33	357 Fergusson Drive 361 Fergusson Drive 365 Fergusson Drive 367 Fergusson Drive 369 Fergusson Drive 359A Fergusson Drive 357A Fergusson Drive	Cluster of 4 - 6 trees comprised of beech, oak, kowhai, elm, eucalypt, spruce up to approximately 11m, located in front garden bordering main <b>road</b> .	LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape  AMENITY - District wide significance or landmark and / or highly visible from public areas and tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
159	33	371 Fergusson Drive 381 Fergusson Drive 379 Fergusson Drive	Cluster of 7 - 10 trees comprised of ash, oak, liquidambar, cedar up to approximately 14m, located from <b>road</b> frontage / front garden extending down driveway to rear garden.	LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape  AMENITY - District wide significance or landmark and / or highly visible from public areas and tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
161	33	373 Fergusson Drive 375 Fergusson Drive 377 Fergusson Drive 379 Fergusson Drive	approximately 13m, located in rear garden along driveway and internal <b>boundary</b> .	LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
163	33	385A Fergusson Drive 387 Fergusson Drive 389 Fergusson Drive	Grove of 4 - 6 trees comprised of oak, up to approximately 14m, located in front garden / main <b>road</b> following	LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape

		391 Fergusson Drive 393 Fergusson Drive 395 Fergusson Drive	internal driveway.	AMENITY - District wide significance or landmark and / or highly visible from public areas and tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
165	33	383 Fergusson Drive 389 Fergusson Drive 391 Fergusson Drive	Cluster of 2 - 3 trees comprised of poplar, oak, birch, up to approximately 18m located in rear garden / internal <b>boundaries</b> .	AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
166	33	27 Gold Road (RWGC) 377 Fergusson Drive 383 Fergusson Drive 20 Barton Road	Cluster of 11 - 15 trees comprised of oak, kowhai, liquidambar, beech, totara, eucalypt, cedar up to approximately 18m, located on golf course <b>boundary</b> and internal path leading off golf course.	LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
168	33	2 Barton Road	Grove of 2-3 comprised of redwood, totara, up to approximately 13m, located just set back from street corner in front garden.	LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape  AMENITY - District wide significance or landmark and / or highly visible from public areas and tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
169	33	405 Fergusson Drive Lot 2 DP 59132 Part Lot 19-20 Deposited Plan 1844	Cluster of 2-3 trees comprised of redwood, totara, up to approximately 13m, located in rear garden.	LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
171	33	12 Barton Road 14 Barton Road 16 Barton Road 18 Barton Road	Cluster of 4 - 6 trees comprised of maple, ash up to approximately 10m located in front garden, driveway.	AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
172	33	22 Barton Road 24 Barton Road 383 Fergusson Drive 389 Fergusson Drive 397A Fergusson Drive 397 Fergusson Drive 399 Fergusson Drive 26 Barton Road 20 Barton Road 26A Barton Road 16 Barton Road 18 Barton Road	Cluster of over 30 trees comprised of poplar, spruce, oak, totara, kowhai, robinia, juniper up to approximately 18m, located an internal band stretching though back gardens.	LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
173	33	27 Golf Road (RWGC) 22 Barton Road 32 Barton Road 36 Barton Road 30 Barton Road	Cluster of Over 30 trees comprised of ash, silver birch, robinia, oak, liquidambar, plane, redwood, chestnut, European beech, maire, willow, up to approximately 19m, located in rear gardens, adjoining golf course on lower terrace, connecting with street.	LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
174	33	36 Barton Road 42 Barton Road	Cluster of 16 - 20 trees comprised of oak, maple, kahikatea, fir, totara, larch, cypress, up to approximately 19m, located on driveway entrance to back garden, from street corner.	LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
176	33	27 Golf Road (RWGC) 42 Barton Road 48 Barton Road 54 Barton Road	Cluster of over 30 trees comprised of rimu, kahikatea, tawa, kowhai, tanekaha, titoki, totara, oak, willow, European beech, copper beech, poplar, ash, magnolia up to approximately 30m, a forest group located adjoining golf course.	LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and a large contiguous tree group or part of a wider indigenous forest group and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
178	33	48 Barton Road 50 Barton Road 54 Barton Road 56A Barton Road 58 Barton Road	Cluster of 7-20 trees comprised of totara, cabbage tree, oak, ash, maple, silver birch, up to approximately 13m, located on street front, following <b>property boundaries</b> and driveway.	LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place  ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that <b>environment</b> (i.e. early or pre-human)
180	33	48 Barton Road 54 Barton Road 56A Barton Road	Cluster of 2 - 3 trees comprised of oak, kowhai up to approximately 12m located an internal group including vegetation along <b>boundaries</b> .	AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
181	33	58 Barton Road 60 Barton Road	Cluster of 7 - 10 trees comprised of kowhai, oak, robinia, European beech, copper beech, olive, holly up to approximately 13m, located street trees in front garden.	LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
183	33	60 Barton Road 64 Barton Road	Cluster of 4 - 6 trees comprised of totara, matai, lime, oak up to approximately 11m, located on street	LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding

			frontage and internal <b>boundary</b> .	landscape AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place ECOLOGY — Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that <b>environment</b> (i.e. early or pre-human)
186	33	64 Barton Road 68A Barton Road	Cluster of 4 - 6 trees comprised of totara, kowhai up to approximately 14m, located bordering golf course, in rear garden.	LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that <b>environment</b> (i.e. early or pre-human)
187	33	23 Barton Road 21 Barton Road 19 Barton Road	Cluster of 4 - 6 trees comprised of ash, kowhai, oak, silver birch, European beech up to approximately 14m, located in front garden, street frontage.	LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
189	33	27 Barton Road 29 Barton Road	Line of 4 - 6 trees comprised of lime, ash, cabbage tree up to approximately 15m, located on corner on street frontage / front garden.	LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
190	33	21 Barton Road 19 Barton Road	Cluster of 2 - 3 trees comprised of red beech, elm, tulip tree, camphor tree up to approximately 10m located situated internally beside shared driveway.	AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
191	33 34	29 Barton Road 33 Barton Road 35 Barton Road 39 Barton Road 43 Barton Road	Cluster of 16 - 20 trees comprised of totara, copper beech, titoki, cedar, lime, kowhai, up to approximately 13m, located on corner street frontage, street trees and front garden.	LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
192	33 34	23 Barton Road 29 Barton Road 33 Barton Road 35 Barton Road 49 Barton Avenue 51 Barton Avenue 55 Barton Avenue 59 Barton Avenue	Cluster of 7 - 10 trees comprised of lime, ash, copper beech, oak, totara, elm, birch, kowhai, kauri, up to approximately 13m, located in rear garden, internal <b>boundary</b> .	LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
193	34	43 Barton Road	Grove of 2 - 3 trees comprised of totara up to approximately 11m, located in front garden.	LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that <b>environment</b> (i.e. early or pre-human)
194	34	35 Barton Road 39 Barton Road 43 Barton Road 49 Barton Avenue 51 Barton Avenue 55 Barton Avenue	Cluster of 11 - 15 trees comprised of oak, totara, kahikatea, cabbage tree, cedar, up to approximately 15m, located in rear garden, internal <b>boundary</b> and driveway margin.	LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
195	33	13 Barton Road 15 Barton Road 11 Barton Road 13A Barton Road 9 Barton Road	Cluster of 4 - 6 trees comprised of oak, liquidambar, kowhai, maple, beech up to approximately 11m located in front garden, street frontage.	AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
196	33 34	49 Barton Avenue 51 Barton Avenue 9 Barton Road 11 Barton Road 13A Barton Road	Cluster of 2 - 3 trees comprised of European beech, maple, up to approximately 12m, located in rear garden internal <b>boundary</b> .	AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
198	34	1 Barton Road 5 Barton Road	Grove of 2 - 3 trees comprised of oak, up to approximately 12m, located in front garden, main <b>road</b> frontage.	LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape AMENITY - District wide significance or landmark and / or highly visible from public areas and tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
200	33 34	3 Barton Road 5 Barton Road 415 Fergusson Drive	Cluster of 7 - 10 trees comprised of copper beech, oak, cedar, silver birch, cabbage tree, up to approximately 14m	LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape

		417 Fergusson Drive 419 Fergusson Drive 421 Fergusson Drive 425 Fergusson Drive 69 Barton Avenue 73 Barton Avenue 75 Barton Avenue	located internal to main <b>properties</b> along main <b>road</b> forming scattered group.	AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
202	34	67 Barton Avenue 69 Barton Avenue 73 Barton Avenue 75 Barton Avenue	Cluster of 2 - 3 trees comprised of ash, silver birch, magnolia up to approximately 11m located in front garden to side street.	AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
203	34	57 Barton Avenue 29 Barton Avenue	Cluster of 2 - 3 trees comprised of totara up to approximately 9m located in rear garden	LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
204	34	55 Barton Road 57 Barton Road 59 Barton Road 61 Barton Road 63 Barton Road	Cluster of 7 - 10 trees comprised of ginkgo, oak, magnolia, silver birch, liquidambar, totara, up to approximately 13m located on street frontage, includes street trees and front garden.	LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
207	34	116 Barton Avenue	Cluster of 4 - 6 trees comprised of maple, oak up to approximately 13m located on main <b>road</b> frontage.	LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape AMENITY - District wide significance or landmark and / or highly visible from public areas
208	34	435 Fergusson Drive 437 Fergusson Drive 439 Fergusson Drive 441 Fergusson Drive	Cluster of 2 - 3 trees comprised of oak, elm up to approximately 14m located on main <b>road</b> frontage, aligning driveway.	LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape AMENITY - District wide significance or landmark and / or highly visible from public areas and tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
210	34	106 Barton Avenue 108 Barton Avenue 110A Barton Avenue 110 Barton Avenue 112 Barton Avenue 437 Fergusson Drive	Cluster of 4 - 6 trees comprised of totara, kahikatea, oak, up to approximately 15m located internal rear <b>boundaries</b> , aligning driveway.	LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that <b>environment</b> (i.e. early or pre-human)
212	34	94 Barton Avenue 96 Barton Avenue 98 Barton Avenue 100 Barton Avenue 102 Barton Avenue 104 Barton Avenue	Cluster of 7 - 10 trees comprised of maple, cherry, silver birch, lancewood, cabbage tree up to approximately 9m located - street trees front garden.	AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
213	34	441 Fergusson Drive 443 Fergusson Drive	Cluster of 7 - 10 trees comprised of fir, eucalypt, copper beech, cypress, totara, cedar, magnolia up to approximately 12m located on main <b>road</b> frontage, front garden.	AMENITY - District wide significance or landmark and / or highly visible from public areas and tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
214	34	100 Barton Avenue 110A Barton Avenue 110 Barton Avenue 439 Fergusson Drive 441 Fergusson Drive 443 Fergusson Drive	Cluster of 21 - 30 trees comprised of elm, oak, totara, gleditsia, willow, poplar, matai up to approximately 22m located in rear gardens / <b>boundary</b> of reserve.	LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape AMENITY - District wide significance or landmark and / or highly visible from public areas and tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
215	34	92 Barton Avenue 92A Barton Avenue 96 Barton Avenue 98 Barton Avenue	Cluster of 4 - 6 trees comprised of totara, kahikatea, oak, up to approximately 15m located internal rear <b>boundaries</b> , aligning driveway.	LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
216	34	92 Barton Avenue 92A Barton Avenue 86 Barton Avenue	Cluster of 4 - 6 trees comprised of oak, kowhai, copper beech up to approximately 16m located on border of <b>property boundary</b> and reserve.	LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
217	34	80 Barton Avenue 82 Barton Avenue	Cluster of 7 - 10 trees comprised of totara, kahikatea, cabbage tree, kowhai, copper beech, kauri up to approximately 18m located on stream <b>boundary</b> rear garden.	LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
218	34	80 Barton Avenue 84 Barton Avenue 86 Barton Avenue 88 Barton Avenue 82 Barton Avenue	Cluster of 4 - 6 trees comprised of birch, cherry, magnolia, totara up to approximately 8m located in front garden street trees.	AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
219	34	76 Barton Avenue	Grove of 2 - 3 trees comprised of totara	LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens

		80 Barton Avenue	up to approximately 12m located in front garden / street frontage.	and/or indigenous remnants  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place  ECOLOGY — Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that <b>environment</b> (i.e. early or pre-human)
221	34	76 Barton Avenue 80 Barton Avenue	Cluster of 4 - 6 trees comprised of willow, kowhai, eucalypt, oak up to approximately 14m located in rear garden / forming edge of park.	AMENITY - District wide significance or landmark and / or highly visible from public areas and tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
222	34	70 Barton Road	Cluster of 2 - 3 trees comprised of totara, birch up to approximately 9m located on street corner near park entrance.	LANDSCAPE — Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place  ECOLOGY — Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that <b>environment</b> (i.e. early or pre-human)
223	34	70-72 Barton Road 76 Barton Avenue	Cluster of 2 - 3 trees comprised of fir, maple up to approximately 11m located lining driveway to street.	AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place

**CHARACTER AREA: PALFREY STREET**

**Palfrey Street**

The Palfrey Street Character Area is located within the residential area of the Hutt Valley to the west of the town centre along the valley floor.

Single storey bungalows amongst remnant native trees form a cohesive feature throughout this character area, with several totara specimens and groups extending throughout residential development. This vegetation retains part of the pre-settlement floodplain vegetation which formerly extended throughout the valley floor.

Native trees have frequently been inter-planted with large exotic specimens along internal **boundaries** which reinforce a strong wooded framework and backdrop to **Residential Units**. Several of the smaller tree groups are retained in close proximity to **buildings** and fences and are frequently subject to compaction around the root zones within the **dripline**. Several remnant totara have been retained as street trees on narrow grass verges contributing a strong characteristic through this area.

**TREE SPECIES**

**Notable Native Trees (including remnants)**

- Totara (*Podocarpus totara*) Rimu (*Dacrydium cupressinum*)
- Black Beech (*Fuscospora solandri*)
- Red Beech (*Nothofagus fusca*)
- Miro (*Prumnopitys ferruginea*) Pate (*Schefflera digitata*)
- Titoki (*Alectryon excelsus*) Kowhai (*Sophora* spp.)
- Rewarewa (*Knighia excelsa*) Tanekaha (*Phyllocladus trichomanoides*)
- Cabbage Tree (*Cordyline australis*) Lancewood (*Pseudopanax crassifolius*)

**Notable Exotic Trees**

- Oak (*Quercus* spp.) English beech (*Fagus sylvatica*)
- Copper Beech (*Fagus sylvatica* 'Purpurea') Ash (*Fraxinus* spp.)
- Elm (*Ulmus* spp.) Gingko (*Gingko biloba*)
- Maple (*Acer* spp.) Birch (*Betulaceae* spp.)
- Gum (*Eucalyptus* spp.)

**THREATS**

- Indiscriminate pruning / topping
- Removal of diverse under-storey
- Compaction within the tree drip zone
- Inappropriate siting of **structures** / utilities



**Character Area Palfrey Street – Urban Tree Groups**

No	Map Ref	Location	Tree Group Description	High Values
229	26	1 MacLean Street 3 MacLean Street 3 Wood Street 5 Wood Street 7 Wood Street	Cluster of 4 - 6 trees comprised of beech, totara, up to approximately 11m located in back garden, adjacent rear lane.	LANDSCAPE — Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
231	26	1C Wood Street 1 Wood Street	Cluster of 2 - 3 trees comprised of kowhai, totara up to approximately 11m located in front garden / street frontage.	LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place  ECOLOGY — Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that <b>environment</b> (i.e. early or pre-human)
234	26	15 Brown Street 17 Brown Street	Grove of 2 - 3 trees comprised of totara, up to approximately 14m located in front garden, internal <b>boundary</b> .	LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding

				<p>landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place</p> <p>ECOLOGY — Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that <b>environment</b> (i.e. early or pre-human)</p>
237	26	16 Benzie Avenue 18 Benzie Avenue 20 Benzie Avenue	Cluster of 11 - 15 trees comprised of kowhai, totara, cabbage tree, elm up to approximately 15m located in front garden, street frontage.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants</p> <p>AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place</p> <p>ECOLOGY — Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that <b>environment</b> (i.e. early or pre-human)</p>
238	26	13 Palfrey Street	Cluster of 2 - 3 trees comprised of totara, hinau up to approximately 11m located internal trees adjacent to <b>Residential Unit</b> .	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants</p> <p>AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place</p> <p>ECOLOGY — Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that <b>environment</b> (i.e. early or pre-human)</p>
239	26	8 Benzie Avenue 10 Benzie Avenue 12 Benzie Avenue	Grove of 4 - 6 trees comprised of totara up to approximately 11m located in front garden, street frontage.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants</p> <p>AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place</p> <p>ECOLOGY — Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that <b>environment</b> (i.e. early or pre-human)</p>
240	26	2 Wood Street 4 Wood Street	Cluster of 4 - 6 trees comprised of totara, elm up to approximately 12m located <b>boundary</b> vegetation, street frontage.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants</p> <p>AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place</p> <p>ECOLOGY — Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that <b>environment</b> (i.e. early or pre-human)</p>
241	26	18 Benzie Avenue 20 Benzie Avenue 2 Wood Street	Cluster of 4 - 6 trees comprised of totara kowhai up to approximately 13m located <b>boundary</b> vegetation, street frontage.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants</p> <p>AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place</p> <p>ECOLOGY — Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that <b>environment</b> (i.e. early or pre-human)</p>
242	26	4 Wood Street	Grove of 7 - 10 trees comprised of totara, beech, tanekaha, titoki, kowhai up to approximately 14m located in front garden, street frontage / corner.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place</p> <p>ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that <b>environment</b> (i.e. early or pre-human)</p>
243	26	4 Wood Street 3 Palfrey Street 5 Palfrey Street 5A Palfrey Street 7 Palfrey Street 9 Palfrey Street 13 Palfrey Street	Line of 21 - 30 trees comprised of totara, maire, beech, oak, pate, rewarewa, titoki, miro up to approximately 15m located in front garden / street trees.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place</p> <p>ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that <b>environment</b> (i.e. early or pre-human)</p>
244	26	10 Benzie Avenue 12A Benzie Avenue 14 Benzie Avenue 16 Benzie Avenue 18 Benzie Avenue 5 Palfrey Street 5A Palfrey Street 7 Palfrey Street 9 Palfrey Street	Cluster of 11 - 15 trees comprised of totara, kowhai, beech, titoki up to approximately 15m located internal <b>boundary</b> , rear gardens.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place</p> <p>ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that</p>

				<b>environment</b> (i.e. early or pre-human)
245	26	3 Palfrey Street 5 Palfrey Street	Grove of 2 - 3 trees comprised of totara up to approximately 14m located in rear garden adjacent to <b>property boundary</b> .	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants</p> <p>AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place</p> <p>ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that <b>environment</b> (i.e. early or pre-human)</p>
247	26	51 Martin Street 53 Martin Street	Cluster of 2 - 3 trees comprised of totara, oak up to approximately 11m located on driveway border / front garden.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants</p> <p>AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place</p>
248	26	57 Martin Street	Cluster of 4 - 6 trees comprised of totara, copper beech, rimu up to approximately 15m located internal band extending into rear garden.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants</p> <p>AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place</p> <p>ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that <b>environment</b> (i.e. early or pre-human)</p>
252		1/2 Palfrey Street 4 Palfrey Street 67 Martin Street 71 Martin Street	Cluster of 4 - 6 trees comprised of totara up to approximately 13m located in rear gardens behind <b>Residential Units</b> .	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants</p> <p>AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place</p> <p>ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that <b>environment</b> (i.e. early or pre-human)</p>
253	26	3 Murray Street 5 Murray Street 11 Murray Street 69 Martin Street 2/77 Martin Street 71 Martin Street 73 Martin Street 75 Martin Street	Cluster of 7 - 10 trees comprised of oak, copper beech, elm, totara up to approximately 17m located internal band in rear of <b>properties</b> .	<p>LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place</p>
254	26	6 Palfrey Street 8 Palfrey Street 8A Palfrey Street 12 Palfrey Street 8A Wood Street	Cluster of 7 - 10 trees comprised of totara, kowhai, rimu, cabbage tree, titoki, lancewood up to approximately 13m located on street frontage.	<p>LANDSCAPE — Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place</p>
255	26	8A Wood Street 10B Wood Street 10C Wood Street 1/12A Wood Street 12 Wood Street 11 Murray Street 13 Murray Street 75 Martin Street	Cluster of 7 - 10 trees comprised of totara, oak, beech, rimu, ginkgo up to approximately 18m located internal band of mature trees along internal <b>boundary</b>	<p>LANDSCAPE - indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place</p>
256	26	12 Palfrey Street 14 Palfrey Street	Cluster of 2 - 3 trees comprised of totara, kowhai up to approximately 11m located in front garden, street frontage.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants</p> <p>AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place</p>
375	26	14 Palfrey Street 8A Wood Street 8 Wood Street	Grove of 4 - 6 trees comprised of totara up to approximately 12m located in front garden with street trees and one tree in back garden.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants</p> <p>AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place</p> <p>ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that <b>environment</b> (i.e. early or pre-human)</p>
<b>CHARACTER AREA: <u>BIRCHVILLE</u></b>				




**Birchville**  
 The Birchville Character Area is located along the northern edge of the Hutt Valley near the confluence of the Akatarawa and Hutt Rivers.

This character area adjoins a pocket of remnant lowland forest within Rata Park which continues through the north-western portion of this character area in association with residential development. Large exotic 'parkland' tree specimens have been planted in association with native remnants and enclose the margins of Akatarawa Road and, to a lesser degree, Rata Street.

The south-eastern edge of the character along Rata Street adjoin a rising backdrop of lower stature exotic vegetation along the margins of small canalised stream.

**TREE SPECIES**  
**Notable Native Trees (including remnants)**  
 Red Beech (*Nothofagus fusca*)  
 Black Beech (*Fuscospora solandri*)  
 Rimu (*Dacrydium cupressinum*) Kahikatea (*Dacrycarpus dacrydioides*)  
 Totara (*Podocarpus totara*) Matai (*Prumnopitys taxifolia*)  
 Tawa (*Beilschmiedia tawa*) Titoki (*Alectryon excelsus*)  
 Hinau (*Elaeocarpus dentatus*) Cabbage tree (*Cordyline australis*)  
 Kowhai (*Sophora* spp.)  
**Notable Exotic Trees**  
 Oak (*Quercus* spp.) Alder (*Alnus glutinosa*)  
 Poplar (*Populus* spp.) Juniper (*Juniperus* spp.)  
 Fir (*Abies* spp.) Giant Redwood (*Sequoiadendron giganteum*)  
 Douglas Fir (*Pseudotsuga menziesii*)



**THREATS**

- Indiscriminate pruning / topping
- Removal of diverse under-storey
- Soil compaction within the tree drip zone
- Inappropriate siting of **structures** / utilities
- Damage from pest plants or animals

**Character Area Birchville — Urban Tree Groups**

No	Map Ref	Location	Tree Group Description	High Values
258	7 1	16 Rata Street	Cluster of 2 — 3 trees comprised of matai, oak up to approximately 14m located in group at end of Rata St, opening onto school / open space.	LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants  AMENITY - District wide significance or landmark and/or highly visible from public areas AND tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
259	7	144 Akatarawa Road 17 Rata Street 21 Rata Street	Cluster of 2 — 3 trees comprised of fir, oak up to approximately 18m located in front garden specimen trees bordering street	LANDSCAPE — Tree group maintains a strong natural form which is well established and integrated within the surrounding location  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
261	7	136 Akatarawa Road 7 Rata Street 9 Rata Street Cluster	Cluster of 4 — 6 trees comprised of redwood, oak, fir, copper beech up to approximately 15m located in front garden, internal <b>boundaries</b> .	LANDSCAPE - Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
263	7	130 Akatarawa Road 132 Akatarawa Road	Cluster of 11 — 15 trees comprised of rimu, kowhai up to approximately 13m located in front garden, street front.	AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
266	1	150 Akatarawa Road 152 Akatarawa Road 21 Rata Street	Cluster of over 30 trees comprised of matai, beech, kahikatea, tawa up to approximately 19m located at edge of <b>property boundary</b> and reserve / Akatarawa Rd.	LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape  AMENITY - District wide significance or landmark and / or highly visible from public areas AND tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
267	7 1	11 Rata Street 134 Akatarawa Road 136 Akatarawa Road 138 Akatarawa Road 144 Akatarawa Road 148 Akatarawa Road 150 Akatarawa Road	Cluster of over 30 trees comprised of totara, oak, poplar, beech, cabbage tree, spruce, miro kowhai, rimu, juniper, tanekaha, toatoa, cedar, kauri, lime, ash, beech up to approximately 23m located on main <b>road</b> frontage extending into gardens.	LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and a large contiguous tree group or part of a wider indigenous forest group and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
268	7	8 Rata Street	Grove of 2 - 3 trees comprised of totara up to approximately 10m located on <b>property/road boundary</b> .	ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that <b>environment</b> (i.e. early or pre-human)
269	7	6 Rata Street 8 Rata Street	Grove of 2 - 3 trees comprised of oak, kowhai, up to approximately 10m located at back of <b>property</b> bordering reserve.	LANDSCAPE- A large contiguous tree group or part of a wider indigenous forest group
270		6 Rata Street	Cluster of 4 — 6 trees comprised of oak, magnolia, up to approximately 11m located bordering <b>property</b> and stream.	LANDSCAPE- A large contiguous tree group or part of a wider indigenous forest group

**CHARACTER AREA: CRUICKSHANK ROAD**

**Cruickshank Road**

The Cruickshank Road Character Area is located along the toe of the Southern Hills to the west of the Wairarapa Rail Line.

Throughout this area, **residential units** are typically framed and enclosed by mature native and exotic **boundary** trees. In the late 1800s, this area also accommodated one of the earliest sawmills within the Hutt Valley, however no direct evidence of milling now remains.

The centre of this character area accommodates a steep vegetated **river** scarp which separates residential **properties** with access directly onto Cruickshank Road from rear residential **properties** backing onto the Wairarapa Rail Line.

The eastern edge of this character area continues a strong framework of vegetation along an embankment below the Wairarapa Railway Line. This includes further mature native trees inter-planted with exotic species which continue east of the railway line. Wilding pine consistent with plantation forest established to the east of the railway line have also become established in this area.

Several mature exotic trees also extend along the **road** frontage aligning with Cruickshank Road, however these typically include individual specimens and smaller tree groups separated from the larger more established tree groups established along internal **boundaries**.

**TREE SPECIES**

**Notable Native Trees (including remnants)**

- Red Beech (*Nothofagus fusca*)
- Black Beech (*Fuscospora solandri*)
- Totara (*Podocarpus totara*) Kowhai (*Sophora* spp.)
- Rimu (*Dacrydium cupressinum*) Kahikatea (*Dacrycarpus dacrydioides*)
- Totara (*Podocarpus totara*) Cabbage tree (*Cordyline australis*)
- Titoki (*Alectryon excelsus*) Tawa (*Beilschmiedia tawa*)

**Notable Exotic Species**

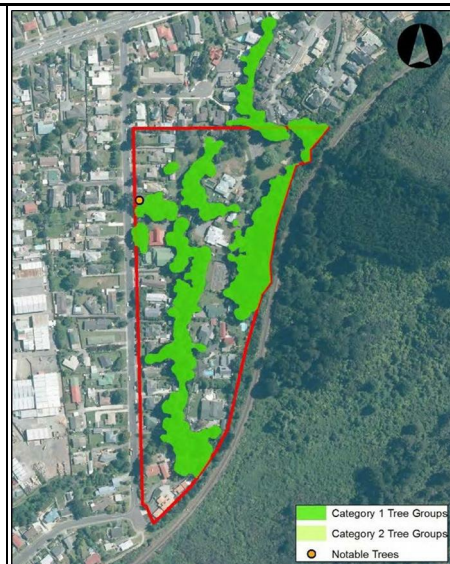
- Oak (*Quercus* spp.) Lime (*Tilia cordata*)
- Ash (*Fraxinus* spp.) Copper Beech (*Fagus sylvatica 'Purpurea'*)
- Cedar (*Cedrus* spp.) Poplar (*Populus* spp.)
- Spruce (*Picea* spp.)

**Exotic forestry / wilding tree species**

- Pine (*Pinus radiata*)

**THREATS**

- Indiscriminate pruning / topping
- Removal of diverse under-storey
- Soil compaction within the tree drip line
- Inappropriate siting of **structures** / utilities



**Character Area Cruickshank Road - Urban Tree Groups**

No	Map Ref	Location	Tree Group Description	High Values
271	19 20	27 Cruickshank Road	Cluster of 4 — 6 trees comprised of totara, ash, titoki, tawa, beech up to approximately 29m located on rear <b>boundary</b> .	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and a large contiguous tree group or part of a wider indigenous forest group and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place</p> <p>ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that <b>environment</b> (i.e. early or pre-human)</p>
274	19 29	17 Cruickshank Road 25 Cruickshank Road 27 Cruickshank Road 41 Cruickshank Road	Cluster of 16 — 20 trees comprised of beech, ash, totara, spruce up to approximately 16m located at rear of residential <b>properties</b> .	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and a large contiguous tree group or part of a wider indigenous forest group and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place</p>
277	20 39 30	27 Cruickshank Road 41 Cruickshank Road 45 Cruickshank Road 59 Cruickshank Road 13 McCarthy Grove 16 McCarthy Grove	Grove of over 30 trees comprised of beech, ash, kahikatea up to approximately 24m located as a band running along the rear of <b>properties</b> , buffer to railway.	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and a large contiguous tree group or part of a wider indigenous forest group</p> <p>AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place</p>
279	29	37 Cruickshank Road 45 Cruickshank Road 47 Cruickshank Road 49 Cruickshank Road 51 Cruickshank Road 53 Cruickshank Road 55 Cruickshank Road 57 Cruickshank Road 63 Cruickshank Road 65 Cruickshank Road 67 Cruickshank Road	Cluster of over 30 trees comprised of beech, ash, oak, cedar, totara up to approximately 28m located following steep scarp along internal rear <b>boundary</b> .	<p>LANDSCAPE - Mature, uncommon, unusual or rare exotic specimens and/or indigenous remnants and a large contiguous tree group or part of a wide indigenous forest group and tree group maintains a strong natural form which is well established and integrated within the surrounding landscape</p> <p>AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place</p>

		69 Cruickshank Road 71 Cruickshank Road 89 Cruickshank Road 87 Cruickshank Road 79 Cruickshank Road 41 Cruickshank Road 59 Cruickshank Road 61 Cruickshank Road		
283	29	37 Cruickshank Road	Cluster of 4 — 6 trees comprised of ash, oak, kowhai, cabbage tree up to approximately 15m located on <b>road</b> edge.	LANDSCAPE — Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
284	19	23 Cruickshank Road 27 Cruickshank Road 37 Cruickshank Road 25 Cruickshank Road	Cluster of 11-15 trees comprised of oak, lime, kowhai, ash up to approximately 18m located at front and side of church ground contiguous with notable gum tree.	LANDSCAPE — Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
285	19	17 Cruickshank Road 19 Cruickshank Road 21 Cruickshank Road 25 Cruickshank Road	Cluster of 2 — 3 trees comprised of totara, cabbage tree up to approximately 15m located in rear garden.	LANDSCAPE — Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place

**CHARACTER AREA: SEYMOUR GROVE**

**Seymour Grove**

The Seymour Grove Character Area is located within Kinglsey Heights along the lower part of a spur which extends from the ridge-line of the Southern Hills to the north towards the Hutt Valley.

Residential development was established in the 1980s in association with low level vegetation along the **road** frontage with larger areas of native vegetation established to the rear of the **properties** within gullies and less accessible steep terrain. This includes an area of semimature native vegetation to the north of this character area which retains a strong vegetation framework and backdrop to built development.

Internal native vegetation is visible from a walkway which connects Seymour Grove with King Charles Drive and as part of a contained backdrop from adjoining **roads**.

**TREE SPECIES**

**Notable Native Trees**

- Red Beech (*Nothofagus fusca*)
- Black Beech (*Fuscopora solandri*)
- Rimu (*Dacrydium cupressinum*) Totara (*Podocarpus totara*)
- Rewarewa (*Knightia excelsa*) Kowhai (*Sophora* spp.)
- Kamahi (*Weinmannia racemosa*) Pate (*Schefflera digitata*)
- Pittosporum (*Pittosporum* spp.)

**THREATS**

- Indiscriminate pruning / topping
- Removal of diverse under-storey
- Soil compaction within the tree drip line
- Inappropriate siting of **structures** / utilities
- Damage from pest plants or animals



**Character Area Seymour Grove - Urban Tree Groups**

No	Map Ref	Location	Tree Group Description	High Values
288	28	16 King Charles Drive 18 King Charles Drive 20 King Charles Drive 4 Seymour Grove	Grove of 11 - 15 trees comprised of beech up to approximately 8m located on scarp in rear garden.	LANDSCAPE — Tree group maintains a strong natural form which is well established and integrated within the surrounding landscape  AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place
374	28	6 King Charles Drive 8 King Charles Drive	Cluster of trees comprised of rimu, totara, pate up to approximately 9m located as a part of scarp backdrop.	AMENITY - Tree group represents a key characteristic of the urban <b>environment</b> and is regarded as a signature of place  ECOLOGY - Tree group canopy dominated by remnant tree(s) and naturally occurring associated vegetation which are native to that <b>environment</b> (i.e. early or pre-human)



## 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 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

#### ECO-11 *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-12 *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-01 *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-02 *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.	

<b>ECO-R1</b>	<b>Indigenous vegetation clearance</b> up to 500m <sup>2</sup> in total area on any one <b>site</b> that is not an <b>Urban Environment Allotment</b> , 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.	<b>PER</b>	<i>All except Development Area 3</i>
<b>ECO-R2</b>	<b>Indigenous vegetation clearance</b> up to 1ha in total area on any one <b>site</b> that is not an <b>Urban Environment Allotment</b> , 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 <b>height</b> no greater than 4m, subject to meeting the standards under ECO-S1.	<b>PER</b>	<i>All except Development Area 3</i>

## Southern Hills Overlay Area

<b>ECO-R3</b>	<b>Accessory buildings</b> , otherwise permitted under the underlying zone, located within an area identified as Southern Hills Overlay Area.	<b>PER</b>	<i>All</i>
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## Standards for Permitted Activities

<b>ECO-S1</b>  <i>Policies ECO-P1, ECO-P2, ECO-P3, ECO-P4, ECO-P7, ECO-P8</i>	<p><b>Indigenous vegetation clearance</b></p> <ol style="list-style-type: none"> <li><b>Indigenous vegetation clearance</b> shall not take place: <ol style="list-style-type: none"> <li>Within any area set aside by statute or covenant for protection and preservation, or</li> <li>Within 10m of any <b>waterbody</b> (including <b>wetland</b>), including within the <b>waterbody</b> itself, or</li> <li>If the area to be cleared contains <b>indigenous vegetation</b> or fauna identified as rare or threatened as identified in ECO-SCHED2 at the end of this chapter, or</li> <li>If the area to be cleared is contained wholly or partly within more than 1ha of contiguous <b>indigenous vegetation</b> with a canopy <b>height</b> of 4m or greater.</li> </ol> </li> <li>All cleared vegetation and related soil and debris shall be deposited or contained so as to prevent: <ol style="list-style-type: none"> <li>The diversion or blockage of any <b>river</b> or <b>stream</b>, and</li> <li>The passage of fish being impeded, and</li> <li>The destruction of any habitat in a <b>waterbody</b>, and</li> <li>Flooding or erosion.</li> </ol> </li> <li>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.</li> </ol>		
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Restricted Discretionary Activities			Zones
<b>ECO-R4</b>  <i>Policies ECO-P6, ECO-P7, ECO-P8,</i>	<p><b>Indigenous vegetation clearance</b> within an area that is not an <b>Urban Environment Allotment</b>, 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<sup>2</sup> in total area on any one <b>site</b> within any continuous 5 year period, subject to meeting the permitted standards ECO-S1.</p> <p><b>Council</b> will restrict its discretion to, and may impose conditions on :</p> <ol style="list-style-type: none"> <li>Avoiding, remedying or mitigating <b>effects</b> related to the standard in question.</li> <li><b>Effects</b> on ecological values.</li> <li>Measures to avoid, remedy or mitigate potential adverse <b>effects</b>.</li> </ol>	<b>RDIS</b>	<i>All</i>
<b>ECO-R5</b>  <i>Policies ECO-P6, ECO-P7, ECO-P8,</i>	<p><b>Indigenous vegetation clearance</b> within an area that is not an <b>Urban Environment Allotment</b>, 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 <b>site</b> 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 <b>height</b> no greater than 4m, subject to meeting the standards ECO-S1.</p> <p><b>Council</b> will restrict its discretion to, and may impose conditions on :</p> <ol style="list-style-type: none"> <li>Avoiding, remedying or mitigating <b>effects</b> related to the standard in question</li> <li><b>Effects</b> on ecological values</li> <li>Measures to avoid, remedy or mitigate potential adverse <b>effects</b>.</li> </ol>	<b>RDIS</b>	<i>All</i>

## Southern Hills Overlay Area

<b>ECO-R6</b>  <i>Policies ECO-P6, NFL-P4, NU-P9</i>	<p>Any <b>building</b> or <b>structure</b> or new aboveground <b>network utility</b> (excluding <b>accessory buildings</b> and <b>minor above ground lines</b>), otherwise permitted under the underlying zone, located within an area identified as Southern Hills Overlay Area</p> <p><b>Council</b> will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>Design, appearance, scale and siting of the <b>building, structure</b>, or new aboveground <b>network utility</b>.</li> <li><b>Effects</b> on visual values.</li> <li><b>Effects</b> on landscape values.</li> <li><b>Effects</b> on ecological values.</li> <li>Measures to avoid, remedy or mitigate potential adverse <b>effects</b>.</li> <li>In addition to the above, for the Mount Marua Structure Plan Development Area, compliance with the Mount Marua Structure Plan.</li> </ol>	<b>RDIS</b>	<i>All excluding general residential zone</i>
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Discretionary Activities			Zones
<b>ECO-R7</b>	<b>Indigenous vegetation clearance</b> that is not an <b>Urban Environment Allotment</b> , 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.	<b>DIS</b>	<i>All except Development Area 3</i>
<b>ECO-R8</b>	<b>Indigenous vegetation clearance</b> within an area that is not an <b>Urban Environment Allotment</b> , 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.	<b>DIS</b>	<i>All</i>

## Southern Hills Overlay Area

<b>ECO-R9</b>	Any <b>building</b> or <b>structure</b> or new aboveground <b>network utility</b> (including <b>accessory buildings</b> ), otherwise controlled or restricted discretionary under the underlying zone, located within an area identified as Southern Hills Overlay Area	<b>DIS</b>	<i>All excluding general residential zone</i>
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Non-complying Activities		Zones	
Southern Hills Overlay Area			
ECO-R10	Any <b>building</b> or <b>structure</b> or new aboveground <b>network utility</b> , otherwise noncomplying under the underlying zone, located within an area identified as Southern Hills Overlay Area	NC	All excluding general residential zone

Matters for Consideration	
Matters that may be relevant in the consideration of any resource consent include the following:	
ECO-MC1	<p><b>Earthworks</b></p> <ol style="list-style-type: none"> <li>The extent to which any cut or fill will remove existing vegetation or affect existing natural features, such as <b>waterbodies</b>.</li> <li>The <b>effect</b> of any cut or fill on any stands of important <b>indigenous vegetation</b>, or places of scientific value</li> <li>The proposed methods and timing to avoid, remedy or mitigate potential adverse <b>effects</b> including rehabilitation, re-contouring and re-vegetation or retention of existing vegetation.</li> <li>The necessity for carrying out the work, and extent to which the <b>earthworks</b> are required</li> <li>The findings of any assessment prepared by a suitably qualified expert ecologist, either commissioned by <b>Council</b> or accompanying a resource consent application.</li> <li>The Southern Hills Environmental Management Study prepared for Upper Hutt City Council by Boffa Miskell Ltd July 2008</li> </ol>
ECO-MC2	<p><b>Indigenous vegetation clearance</b></p> <ol style="list-style-type: none"> <li>Reasons for the vegetation clearance.</li> <li><b>Effects</b> on fauna and flora (including age, species diversity, rarity and representativeness).</li> <li><b>Effects</b> on visual amenity, in particular in respect of sensitive or prominent landforms, sites or features.</li> <li><b>Effects</b> on sites or features of scientific, cultural or heritage value.</li> <li><b>Effects</b> on <b>waterbodies</b>, including <b>effects</b> on <b>water</b> quality and the potential for flooding.</li> <li>The nature and effectiveness of measures to avoid, remedy and mitigate adverse <b>effects</b>.</li> <li>The effectiveness of any existing or proposed protection or enhancement mechanisms.</li> <li>The significance of the affected <b>indigenous vegetation</b> or habitat of indigenous fauna, in terms of the following generic criteria: <ol style="list-style-type: none"> <li>Representativeness: i.e. contains or supports an <b>ecosystem</b> that is unrepresented, uncommon or unique.</li> <li>Rarity: i.e. contains or supports threatened ecosystems, threatened species, or endemic species.</li> <li>Diversity: i.e. contains or supports diverse <b>ecosystems</b>, species, vegetation.</li> <li>Distinctiveness: i.e. its natural state, significance as a habitat.</li> <li>Continuity: i.e. role as an ecological buffer area or corridor.</li> </ol> </li> <li>The extent to which an area of affected <b>indigenous vegetation</b> or habitat of indigenous fauna and its inter-relationship with other habitats or areas of <b>indigenous vegetation</b> represents or exemplifies the components of the natural diversity of a larger reference area.</li> <li>The findings of any assessment prepared by a suitably qualified expert ecologist or landscape planner, either commissioned by <b>Council</b> or accompanying a resource consent application.</li> <li>The Southern Hills Environmental Management Study prepared for Upper Hutt City Council by Boffa Miskell Ltd July 2008.</li> </ol>
ECO-MC3	<p><b>Southern Hills Overlay Area</b></p> <ol style="list-style-type: none"> <li>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.</li> <li>Compliance with the relevant standards of the underlying zoning of the <b>site</b>.</li> <li>The extent to which any natural feature will be retained or enhanced by the development of anticipated consequential development(s).</li> <li>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).</li> <li>The suitability of any proposed mitigation mechanisms in avoiding, remedying or mitigating adverse visual or landscape <b>effects</b> on the development or anticipated consequential development(s) on any natural or <b>amenity values</b>, including screening through plantings or the reinstatement of any previous plantings.</li> <li>The suitability of any proposed mitigation mechanisms in avoiding, remedying or mitigating adverse <b>effects</b> of the development or anticipated consequential development(s) on any ecological values.</li> <li>The suitability of the <b>site</b> for the proposed development and anticipated consequential development(s), including the extent to which alternative <b>sites</b> or locations have been considered.</li> <li>In respect of the proposed location of any new residential <b>building</b> or <b>network utility</b>, the extent to which other viable alternatives are available within the application <b>site</b>, and the effectiveness of the proposed location compared to any identified alternatives.</li> <li>The suitability of the <b>site</b> in relation to natural science factors including geological, topographical, ecological and dynamic components.</li> <li>The <b>effects</b> of the <b>activity</b> on the ecological, intrinsic, cultural or <b>amenity values</b> of the area.</li> <li>The effectiveness of any existing or proposed protection or enhancement mechanisms.</li> <li>The significance of the affected <b>indigenous vegetation</b> or habitat of indigenous fauna, in terms of the following generic criteria: <ol style="list-style-type: none"> <li>Representativeness: i.e. contains or supports an <b>ecosystem</b> that is unrepresented, uncommon or unique.</li> <li>Rarity: i.e. contains or supports threatened ecosystems, threatened species, or endemic species.</li> <li>Diversity: i.e. contains or supports diverse ecosystems, species, vegetation.</li> <li>Distinctiveness: i.e. its natural state, significance as a habitat.</li> </ol> </li> <li>In addition to the above, for the Mount Marua Structure Plan Development Area, compliance with the Mount Marua Structure Plan.</li> </ol>

## Methods

ECO-M1	District Plan provisions consisting of the following: <ol style="list-style-type: none"> <li>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.</li> <li>The requirement to provide esplanade reserves and strips upon subdivision where it adjoins specified <b>waterbodies</b>.</li> <li>Rules on the clearance of <b>indigenous vegetation</b>.</li> </ol>
ECO-M2	Reserve Management Plans, which the <b>Council</b> is required to produce for reserves gazetted under the Reserves Act 1977, manage natural areas located on public <b>land</b> . 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 <b>Council</b> 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 <b>Council</b> will consult with potentially affected landowners and occupiers, the <b>tangata whenua</b> , 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
<b>ECO-AER1</b>	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	<b>Council</b> records  Consultation with <b>land</b> owners and other interested parties
<b>ECO-AER2</b>	Protection of important ecological sites on private <b>land</b>	Additions and deletions to lists of important sites	<b>Council</b> records  Consultation
<b>ECO-AER3</b>	Protection of significant ecological values within the Southern Hills Overlay Area	Effectiveness of conditions of consent and methods used in controlling adverse <b>effects</b>	<b>Council</b> resource consent records and register

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

<b>ECO-SCHED1</b>
<b>Representativeness</b>
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.
<b>Rarity</b>
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.
<b>Diversity</b>
1. Supports a diversity of communities/species /vegetation.
<b>Distinctiveness</b>
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.
<b>Continuity and linkage within landscape</b>
1. Provides, or has potential to provide, corridor/buffer zone to an existing protected area that supports indigenous species.
<b>Cultural values</b>
1. Traditionally important for Maori. 2. Recreational values. 3. Significant landscape values. 4. Protection of soil values. 5. <b>Water</b> quality protection. 6. Recreation or tourism importance. 7. Aesthetic coherence.
<b>Ecological restoration</b>
1. Ability to be restored. 2. Difficulty of restoration. 3. Cost/time.
<b>Landscape integrity</b>
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. <b>Activities</b> occurring on the <b>boundaries</b> 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	
<b>1 Indigenous vegetation</b>	
Species	Common Name / Plant Type
<i>Adelopetalum tuberculatum</i> Colenso	Orchid
<i>Brachyglottis kirkii</i> var. <i>kirkii</i>	Kirk's tree daisy (epiphytic shrub)
<i>Calochilus paludosus</i>	Orchid
<i>Celmisia</i> aff. <i>hieracifolia</i>	Composite herb
<i>Corunostylis nuda</i>	Orchid
<i>Cyathea cunninghamii</i>	Fern
<i>Dactylanthus taylorii</i>	Hemi-parasitic dicotyledenous herb
<i>Dicksonia lanata</i> Tuokura	Fern
<i>Diplazium australe</i>	Fern
<i>Discaria toumatou</i> Matagouri	Dicotyledenous shrub
<i>Gahnia rigida</i>	Sedge
<i>Grammitis pseudociliata</i>	Fern
<i>Hymenophyllum atrovirens</i> Colenso	Fern
<i>Hypolepis distans</i>	Fern
<i>Ileostylus micranthus</i>	Green mistletoe/pirita
<i>Korthalsella lindsayi</i>	Mistletoe
<i>Korthalsella salicornioides</i>	Mistletoe
<i>Lindsaea linearis</i>	Fern
<i>Lycopodiella lateralis</i>	Lycopod
<i>Mida salicifolia</i>	Dicotyledenous tree
<i>Myriophyllum robustum</i>	Stout milfoil (dicotyledenous herb)
<i>Nematoceras</i> aff. <i>rivularis</i>	Orchid
<i>Nematoceras</i> aff. <i>trilobus</i>	Orchid
<i>Nertera scapanioides</i>	Dicotyledenous herb
<i>Peraxilla colensoi</i> .	Scarlet mistletoe/pirita/piriraki
<i>Peraxilla tetrapetala</i>	Red mistletoe/pirita
<i>Pimelea gnidia</i>	Dicotyledenous herb
<i>Pittosporum cornifolium</i>	Epiphytic dicotyledenous shrub
<i>Plumatochilus tasmanica</i>	Orchid
<i>Pterostylis cardiostigma</i>	Orchid
<i>Pterostylis foliata</i>	Orchid
<i>Pterostylis micromega</i>	Orchid
<i>Pterostylis puberula</i>	Orchid
<i>Raukua edgeleyi</i>	Dicotyledenous tree
<i>Schizaea australis</i>	Southern comb fern
<i>Streblus banksii</i>	Dicotyledenous tree
<i>Teucrium parvifolium</i>	Dicotyledenous shrub
<i>Thelymitra</i> aff. <i>ixioides</i>	Orchid
<i>Townsonia deflexa</i>	Orchid
<i>Trichomanes colensoi</i>	Fern
<b>2 Indigenous fauna</b>	
<i>Chalinolobus tuberculata</i>	Long-tailed bat
<i>Botaurus poiciloptilus</i>	Australian bittern
<i>Phalacrocorax carbo novaehollandiae</i>	Black shag
<i>Falco novaseelandiae</i> '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/kukupu
Nestor meridionalis septentrionalis	North Island kaka
Porzana tabuensis plumbea	Spotless crake
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>	

## NATC — Natural Character

### Background

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

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

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

### Resource Management Issues

**NATC-I1** *Water quality can be adversely affected by land use activities.*

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

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

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

Vegetation clearance and **earthworks**, particularly within steeper slopes of catchment areas, contribute to increased surface **water** run off and sedimentation and chemicals entering watercourses. Contamination of **water** resources may also occur as a result of some agricultural **activities**. Animal effluent and **fertilisers** may enter waterways directly or as non-point **discharges** in **groundwater** leaching through soils, depending upon soil conditions.

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

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

**NATC-I2** *Providing access and recreation along waterbodies, whilst avoiding conflict amongst users and minimising the potential adverse effects of these activities on the areas adjoining the waterbodies.*

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

### Objectives

**NATC-O1** *The protection and enhancement of the high water quality and diversity of aquatic habitats in the City's waterbodies.*

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

**NATC-O2** *The provision of access to waterbodies and the management of activities on waterbodies in a manner that does not result in undue adverse effects on the environment and which avoids conflict between users and with adjoining land uses.*

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

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

### Policies

**NATC-P1** *To avoid, remedy or mitigate the adverse effects of land use activities on the quality or quantity of water resources and the diversity of aquatic habitats.*

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

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

**NATC-P2** *To promote the separation of land use activities adjoining waterbodies by vegetated riparian areas to assist in filtering contaminants which adversely affect water quality and aquatic habitats.*

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

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

**NATC-P3** *To promote the establishment of esplanade reserves and esplanade strips for the purposes of enhancing public access, recreation, riparian protection, water quality and ecological values along the main rivers and waterways adjoining specified watercourses.*

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

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

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

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

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

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

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

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

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

**NATC-P4** *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.

**Rules**

**Activities Tables**

Policies NATC-P1, ASW-P1

Discretionary Activities			Zones
NATC-R1	New buildings and structures (except underground cables and lines) within 20m of the bank of any waterbody with an average width of 3m or more	DIS	All

Matters for Consideration			
Matters that may be relevant in the consideration of any resource consent may include the following:			
NATC-MC1	Effects on water quality	1. The extent to which potential impacts on water quality through contamination, sedimentation and deposition are managed to avoid, remedy or mitigate adverse effects.	
NATC-MC2	Management plans	1. Any relevant provisions of the legislation under which an area is held or managed, and the relevant provisions of any management plan	

	or <b>Conservation Management Strategy</b> that is operative for the area.
<b>NATC-MC3</b>	<b>Amenity values</b> 1. The potential impact on the <b>amenity values</b> of the Hutt River and its tributaries.

**Methods**

**NATC-M1** District Plan provisions consisting of the following:

1. Provision of **setbacks** to act as buffer zones to protect **waterbodies** from **earthworks** and vegetation clearance.
2. **Subdivision** requirements for **esplanade reserves** and strips along specified **waterbodies**.
3. Management of the **effects** generated by **activities** on **river** surfaces.
4. **Setbacks** of **buildings** from the banks of **waterbodies**.

**NATC-M2** Liaison with the Wellington Regional Council to develop guidelines on safe **land** use practices as part of any relevant Regional Plan.

**NATC-M3** The management of riparian strips along **waterbodies** for protection and maintenance of **water** quality. Where it is not possible to formally obtain **esplanade reserves** or strips, the **Council** may enter into negotiations with landowners as to the management of such areas. Management may involve retiring the area from production, restricting stock access or re-vegetating the area.

**NATC-M4** Public education on **land** use practices that enhance **water** quality and reduce opportunities for pollution and sedimentation of **waterbodies**.

**NATC-M5** **Council's** reserve management plans for reserves in the **Council's** ownership.

**NATC-M6** Management of **Council's** works and services. This would include **Council** ensuring that **stormwater** and **sewage** disposal systems (public and private systems) protect the City's **water** resources.

**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
<b>NATC-AER1</b>	Minimal adverse <b>effects</b> on the City's <b>water</b> resources and the associated <b>ecosystems</b> and values	Type and compliance with conditions of <b>land</b> use consents  Number of <b>allotments</b> and compliance with conditions of <b>subdivision</b> consents	<b>Council</b> resource consent records and Wellington Regional Council records

## 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-I1** *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-I2** *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			
<b>NFL-R1</b>	Any <b>building</b> or <b>structure</b> or new aboveground <b>network utility</b> , otherwise permitted, located on a <b>site</b> subject to a protected ridgeline (identified on the Planning Maps) which complies with the standard specified in NFL-S1	<b>PER</b>	<i>All</i>
Southern Hills Overlay Area			
<b>NFL-R2</b>	<b>Accessory buildings</b> , otherwise permitted under the underlying zone, located within an area identified as Southern Hills Overlay Area.	<b>PER</b>	<i>All</i>

Standard for Permitted Activities	
<b>NFL-S1</b>	<b>Buildings</b> or <b>structures</b> or new aboveground <b>network utilities</b> located on a <b>site</b> subject to a protected ridgeline
<i>Policy NFL-P2, NU-P9,</i>	Any <b>building</b> or <b>structure</b> or new aboveground <b>network utility</b> 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			
<b>NFL-R3</b>	Any <b>building</b> or <b>structure</b> or new aboveground <b>network utility</b> (excluding <b>minor above ground lines</b> ), otherwise permitted, located on a <b>site</b> subject to a protected ridgeline (identified on the Planning Maps) which does not comply with the standard specified in NFL-S1	<b>RDIS</b>	<i>All</i>
<i>Policy</i>			



NFL-P2, NU-P9,	<p><b>Council</b> will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>1. The extent to which any <b>building, structure</b>, or new aboveground <b>network utility</b> is visually obtrusive.</li> <li>2. Design, appearance, scale and siting of the <b>building</b> or <b>structure</b>.</li> <li>3. Materials used (including their colour, texture and reflectivity).</li> <li>4. <b>Landscaping</b>, planting and screening.</li> <li>5. Access arrangements.</li> </ol>		
Southern Hills Overlay Area			
NFL-R4  Policies NFL-P3 NFL-P4 NU-P9	<p>Any <b>building</b> or <b>structure</b> or new aboveground <b>network utility</b> (excluding <b>accessory buildings</b> and <b>minor above ground lines</b>), otherwise permitted under the underlying zone, located within an area identified as Southern Hills Overlay Area</p> <p><b>Council</b> will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>1. Design, appearance, scale and siting of the <b>building, structure</b>, or new aboveground <b>network utility</b>.</li> <li>2. <b>Effects</b> on visual values.</li> <li>3. <b>Effects</b> on landscape values.</li> <li>4. <b>Effects</b> on ecological values.</li> <li>5. <b>Measures to avoid, remedy or mitigate potential adverse effects</b>.</li> </ol>	RDIS	All

Discretionary Activities		Zones	
Southern Hills Overlay Area			
NFL-R5	Any <b>building</b> or <b>structure</b> or new aboveground <b>network utility</b> (including <b>accessory buildings</b> ), otherwise controlled or restricted discretionary under the underlying zone, located within an area identified as Southern Hills Overlay Area	DIS	All

Non-complying Activities		Zones	
Southern Hills Overlay Area			
NFL-R6	Any <b>building</b> or <b>structure</b> or new aboveground <b>network utility</b> , otherwise noncomplying under the underlying zone, located within an area identified as Southern Hills Overlay Area	NC	All

Matters for Consideration			
Matters that may be relevant in the consideration of any resource consent may include the following:			
NFL-MC1	<p><b>Southern Hills Overlay Area</b></p> <ol style="list-style-type: none"> <li>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.</li> <li>2. Compliance with the relevant standards of the underlying zoning of the <b>site</b>.</li> <li>3. The extent to which any natural feature will be retained or enhanced by the development of anticipated consequential development(s).</li> <li>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).</li> <li>5. The suitability of any proposed mitigation mechanisms in avoiding, remedying or mitigating adverse visual or landscape <b>effects</b> on the development or anticipated consequential development(s) on any natural or <b>amenity values</b>, including screening through plantings or the reinstatement of any previous plantings.</li> <li>6. The suitability of any proposed mitigation mechanisms in avoiding, remedying or mitigating adverse <b>effects</b> of the development or anticipated consequential development(s) on any ecological values.</li> <li>7. The suitability of the <b>site</b> for the proposed development and anticipated consequential development(s), including the extent to which alternative <b>sites</b> or locations have been considered.</li> <li>8. In respect of the proposed location of any new residential <b>building</b> or <b>network utility</b>, the extent to which other viable alternatives are available within the application <b>site</b>, and the effectiveness of the proposed location compared to any identified alternatives.</li> <li>9. The suitability of the <b>site</b> in relation to natural science factors including geological, topographical, ecological and dynamic components.</li> <li>10. The <b>effects</b> of the <b>activity</b> on the ecological, intrinsic, cultural or <b>amenity values</b> of the area.</li> <li>11. The effectiveness of any existing or proposed protection or enhancement mechanisms.</li> <li>12. The significance of the affected <b>indigenous vegetation</b> or habitat of indigenous fauna, in terms of the following generic criteria: <ol style="list-style-type: none"> <li>a. Representativeness: i.e. contains or supports an <b>ecosystem</b> that is unrepresented, uncommon or unique.</li> <li>b. Rarity: i.e. contains or supports threatened ecosystems, threatened species, or endemic species.</li> <li>c. Diversity: i.e. contains or supports diverse ecosystems, species, vegetation.</li> <li>d. Distinctiveness: i.e. its natural state, significance as a habitat.</li> </ol> </li> </ol>		
NFL-MC2	<p><b>Protected Ridgelines</b></p> <ol style="list-style-type: none"> <li>1. The extent to which any <b>building</b> or <b>structure</b> is visually obtrusive.</li> <li>2. Design, appearance, scale and siting of the <b>building</b> or <b>structure</b>.</li> <li>3. Materials used (including their colour, texture and reflectivity).</li> <li>4. <b>Landscaping</b>, planting and screening.</li> <li>5. Access arrangements.</li> </ol>		

## Methods

NFL-M1	<p>District Plan provisions consisting of the following:</p> <ol style="list-style-type: none"> <li>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.</li> <li>2. Open Space, General Rural, Rural Production and Rural Lifestyle Zone rules which assist in the retention of open character and natural landscape values.</li> <li>3. The identification of protected ridgelines and the Southern Hills Overlay Area on the Planning Maps.</li> <li>4. The requirement to provide esplanade reserves and strips upon subdivision where it adjoins specified waterbodies.</li> </ol>
NFL-M2	<p>Reserve Management Plans, which the <b>Council</b> is required to produce for reserves gazetted under the Reserves Act 1977, manage natural areas located on public <b>land</b>. 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</p>

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
<b>NFL-AER1</b>	Maintenance of high visual quality of significant landscape elements and protection of these elements from inappropriate <b>subdivision and activities</b>	Effectiveness of conditions of consent and methods used in controlling adverse <b>effects</b>	<b>Council</b> resource consent records and complaints register
<b>NFL-AER2</b>	<b>Maintenance</b> 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 <b>effects</b>	<b>Council</b> resource consent records and complaints register

## PA — Public Access

### Background

Water resources within Upper Hutt include **rivers**, streams, ground **water**, and **wetlands**.

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

### Resource management issues

**PA-I1** *Providing access and recreation along **waterbodies**, whilst avoiding conflict amongst users and minimising the potential adverse **effects** of these **activities** on the areas adjoining the **waterbodies**.*

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

In some instances, public access to **waterbodies** may also be restricted in order to protect assets located alongside the **waterbody** or for the protection of **water** quality in **water** supply catchment areas.

### Objectives

**PA-O1** *The provision of access to **waterbodies** and the management of **activities** on **waterbodies** in a manner that does not result in undue adverse **effects** on the **environment** and which avoids conflict between users and with adjoining **land** uses.*

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

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

### Policies

**PA-P1** *To promote the establishment of **esplanade reserves** and **esplanade strips** for the purposes of enhancing public access, recreation, riparian protection, **water** quality and ecological values along the main **rivers** and waterways adjoining specified watercourses.*

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

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

The Mangaroa River has significant **conservation** values. It is identified as an important spawning area for fish. The **river** below Mangaroa Road has considerable scenic value and offers many recreational opportunities. Apart from small isolated pockets at the junction of Wallaceville and Mangaroa Roads, there is no esplanade reserve. Fishing in the Akatarawa River at the Birchville junction is a major attraction. Opportunities to create additional **esplanade reserves** through **subdivision** are restricted because the **land** is already held in small parcels. To enable public access and protection of **river** banks and **water** quality, **Council** may promote the provision of **esplanade reserves** and strips where practicable.

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

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

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

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

**Council** already owns reserves along the lower reaches of Collins Creek adjoining the Mangaroa River, in its mid portion along Plateau Road and near the end of Plateau Road. The creek is a natural pedestrian link from the Hutt River to Tunnel Gully recreational area. Tunnel Gully links in with the abandoned rail line route that leads to the Remutaka Incline Walkway. This walkway could connect with the Hutt River trail via Collins Creek, thus connecting the Wairarapa with Wellington Harbour. This pedestrian route should be guaranteed in perpetual public ownership. As the link is principally

for access purposes, it need not be wide or on both sides of the creek, with the exception of the lower reaches of Collins Creek near Mangaroa Road due to the environmental qualities confined to one bank of this section of the Creek.

## Methods

**PA-M1** District Plan provisions consisting of the following:

1. The requirement to provide **esplanade reserves** and strips upon **subdivision** where it adjoins specified **waterbodies**.

### Advice Note:

The rules and standards relating to **esplanade reserves** and strips are located in the Subdivision (SUB) Chapter

## 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
<b>PA-AER1</b>	A balance between the public desire for access and the protection of the environmental values of the <b>waterbody</b> , its margins and adjoining <b>land</b> uses	Complaints and enforcement proceedings. Any adverse <b>effects</b> on resources Additions to reserves, esplanades, access strips and voluntary establishment thereof Consultation regarding access requirements	<b>Council</b> records and Wellington Regional Council records Department of Conservation and community groups

## SUB-GEN – General Subdivision Provisions that Apply in All Zones

### Background

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

In addition, the **subdivision** process is often closely associated with engineering works and a demand for services and utilities to make the **land** suitable for development. Thus, the **subdivision** process can generate immediate or indirect **effects** that could have implications for the sustainable management of the City's resources. Accordingly, the Plan adopts such controls as are necessary to avoid, remedy or mitigate actual or potential future adverse **effects** that **subdivision** may generate.

### Resource Management Issues

**SUB-GEN-11** *The potential adverse effects of subdivision on infrastructure and development.*

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

**SUB-GEN-12** *That subdivision does not adversely affect significant natural landforms, areas of significant natural indigenous vegetation or significant habitats of indigenous fauna or areas of landscape and/or visual value as identified within the Southern Hills Overlay Area and Precinct 1 - Indigenous Biodiversity Precinct.*

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

**SUB-GEN-13** *That the needs of future generations are met.*

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

**SUB-GEN-14** *Subdivision within identified Flood Hazard Extents could potentially create allotments susceptible to flooding hazards.*

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

**SUB-GEN-15** *Subdivision within the upper sub-catchment of Pinehaven Stream provides further development opportunities which can increase stormwater runoff and flood risk.*

The flood risk in the Pinehaven **Flood Hazard Extent** is influenced by **activities** in the upper Pinehaven Catchment. **Subdivision** would provide for further development potential in the upper catchment which could result in increased **stormwater** runoff exacerbating the flood risk to the community in the lower Pinehaven floodplain.

**SUB-GEN-16** *Inappropriate development and activities located within floodplains that may result in damage to infrastructure and property and the obstruction of flood flow paths.*

Upper Hutt is dissected by several tributary **rivers** which flow into the main Hutt River.

The area most at risk is the Hutt River floodplain. Recognising this, the Wellington Regional Council has undertaken protection works, such as stopbanks and **river** bank stabilisation. These stopbanks run parallel to the developed urban area from Totara Park to Trentham Memorial Park. During a large flood the stopbanks may be breached, causing severe damage and disruption to the City. The stopbanks have a maximum design flood capacity so that it is possible in a significant flood event that they could be overtopped or a breach could occur causing significant damage and disruption to the City.

In addition, the Heretaunga Flood Detention Embankment and outlet control **structure** (referred to as the Heretaunga Retention Dam) has been designed to reduce the frequency and severity of flooding in the downstream urban areas along the Heretaunga Drain. A line defining the predicted maximum extent of ponding behind the Heretaunga Dam has been identified on the Planning Maps. So that the ponding capacity of the Heretaunga Dam is not compromised, **earthworks**, **buildings** or **structures** should not be undertaken within the area encompassed by the Retention Line as shown on the Planning Maps.

**Subdivision** in the rural areas is likely to increase the potential for development close to **rivers** and will require careful consideration.

It is recognised that there are varying levels of risk within an identified **Flood Hazard Extent**. High hazard areas include **Stream Corridors** and **River Corridors**, **Overflow Paths** and **Erosion Hazard Areas**. In these higher risk areas flood **waters** can be both deep and fast moving and the risk of erosion is high. In some cases, parts of the **Erosion Hazard Area** may be less susceptible due to the characteristics of the location and thus represent a lower risk to people and property. Lower hazard areas within identified **flood hazard extents** predominately comprise **ponding areas** but can also include lower risk parts of the **Erosion Hazard Area**. Development should avoid higher hazard areas, with sufficient mitigation applied to lower hazard areas.

Certain upstream **activities** can increase the frequency and magnitude of flood events. For example, removal of vegetation can result in increased **water** run off, sedimentation and debris blockages, thus creating significant risks.

**SUB-GEN-17** *Managing adverse effects including reverse sensitivity effects on regionally significant network utilities.*

Inappropriate **subdivision** in the vicinity of **regionally significant network utilities** may lead to adverse **effects** including reverse sensitivity **effects** that have the potential to impact upon the effective and efficient operation of such utilities. Inappropriate **subdivision** may result in adverse **effects** on **regionally significant network utilities** and / or restrict access to such **network utilities** including the ability to undertake **maintenance** or upgrade work. Reverse sensitivity can occur when sensitive or inappropriate **activities** locate near to or intensify by existing **network utilities** and seek to or constrain the operation or expansion of these utilities. This may mean that the local, regional and national benefits of those **regionally significant network utilities** may be compromised. The City has a lot of well-established **regionally significant network utilities** located in close proximity to existing **land use activities**. The **Council** is predominantly concerned with new more intensive **land use activities** establishing in proximity to existing **regionally significant network utilities** that may lead to reverse sensitivity **effects** on those utilities.

**SUB-GEN-18** *The efficient, convenient and safe movement of people, vehicles and goods in the City.*

The location, design and characteristics of **activities**, **subdivision** and development can adversely affect the safety, accessibility and efficiency of the roading network and the quality of the **environment**. Appropriately located **activities**, and well-designed **subdivision**, can contribute to the convenience and viability for access by walking, cycling and public transport. **Roads** themselves (including the State Highway network) contribute to the convenience, viability, and access to **activities** enjoyed by City residents.

**SUB-GEN-19** *The limits that rural roading places on subdivision.*

Mangaroa Hill Road, Blue Mountains Road, Akatarawa Road, and parts of Moonshine Hill Road and Mount Cecil Road require major **upgrading** to be able to accommodate further significant development. Such **upgrading** may have significant adverse environmental **effects**.

The limits that the rural roading system places on further development not only apply to formed and sealed **roads**, but also to the large number of 'paper roads' within the City. The pressure to subdivide with access to these paper **roads** can pose a public interest issue. **Council** could be placed in a position where it may have to spend public money on **road upgrading** where the community would receive little benefit in return. The limited access provisions applying to State Highway 2 and the nature of other **roads** in the Kaitoke area impose limits on further development in this part of the City.

**SUB-GEN-110** *The potential adverse effects generated by subdivision in close proximity to high voltage (110kV or greater) electricity transmission lines.*

There can be a risk to the health and safety of nearby people and **property** when development occurs within close proximity to high voltage electricity **transmission lines**. Equally, development located under or in close proximity to high voltage electricity **transmission lines** can pose a risk to the efficient operation of the national grid. Additionally, development in close proximity to high voltage electricity **transmission lines** generally does not provide a good level of amenity, particularly in the case of residential development or other sensitive **activities**.

## Objectives

**SUB-GEN-01** *The promotion of subdivision and development that is appropriate to the natural characteristics, landforms, and visual amenity of the City, significant areas of indigenous vegetation and habitats of indigenous fauna, is consistent with the sustainable use of land, and has regard for walking, cycling and public transport.*

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

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

**Subdivision** has the potential to affect finite **indigenous vegetation**. **Effects** on this should be avoided, remedied or mitigated.

**SUB-GEN-02** *To control subdivision within identified Flood Hazard Extents and Erosion Hazard Area to ensure the risk from flood hazards to building platforms and access in high hazard areas are avoided and the flood risk to people and property can be appropriately mitigated in the lower hazard areas.*

Where **subdivision** is proposed within a **Flood Hazard Extent**, the **natural hazard** constraints will be considered, with development avoided in the high hazard areas, and mitigated in the lower hazard areas. The impact of development on the flood hazard will also need to be managed to ensure it does not increase the level of risk to other people and property.

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

**SUB-GEN-03** *To control subdivision within the upper areas of the Pinehaven Catchment Overlay to ensure that peak stormwater runoff during both a 1 in 10-year and 1 in 100-year event does not exceed the existing run off and therefore minimise the flood risk to people and property within the Flood Hazard Extent.*

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

**SUB-GEN-04** *The provision of access to waterbodies and the management of activities on waterbodies in a manner that does not result in undue adverse effects on the environment and which avoids conflict between users and with adjoining land uses.*

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

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

**SUB-GEN-05** *Identify Flood Hazard Extents and Erosion Hazard Areas in order to avoid or mitigate the risk to people and property and provide for the function of the floodplain.*

The extent of the threat from flood hazards and erosion hazards must be identified within the Pinehaven Stream and Mangaroa River catchments. The types of hazards within an identified **Flood Hazard Extent** can vary, with high hazard areas and lower hazard areas that need to be considered when planning for future development.

High hazard areas within the **Flood Hazard Extent** comprise the **Stream Corridor** and **River Corridor**, **Overflow Paths** and the **Erosion Hazard Area**. These are characterised by areas of moving flood **water** which may also be deep or fast and includes areas most at risk to erosion during a flood event. These are identified on the Hazard Maps. **Subdivision** within high hazard areas should be avoided given the threat these areas represent to people and property.

Outside the high hazard areas, but still within the **Flood Hazard Extent**, are lower hazard areas generally comprising the **ponding areas** and some parts of the **Erosion Hazard Area**. These areas are generally characterised by still or slow moving flood **water** and a lower risk of erosion. These areas are identified on the Hazard Maps. **Subdivision** or development may be possible in these areas subject to appropriate mitigation (such as raising the floor levels above the 1 in 100-year flood level).

All development should be undertaken in a manner that provides for the function of the floodplain to **discharge** flood **waters** and thereby ensure that the **effects** from flooding are not exacerbated on the **site**, adjacent **properties** or the wider **environment**.

**SUB-GEN-06** *To recognise and protect the benefits of regionally significant network utilities and ensure their functions and operations are not compromised by other activities.*

This objective seeks to identify the importance of **regionally significant network utilities** within the City and to give **effect** to the Regional Policy Statement. The objective and supporting policies are focused on recognising the benefits that these **regionally significant network utilities** have locally, regionally and nationally and ensuring that they are protected from incompatible **subdivision**.

**SUB-GEN-07** *There is no increase in the peak demand on stormwater management systems and increase in flooding from subdivision and development.*

## Policies

**SUB-GEN-P1** *To promote a sustainable pattern of subdivision that protects environmental values and systems, protects the potential of resources, and has regard for walking, cycling, public transport and transportation networks.*

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

The **effects** of **subdivision** of **land** which is already developed can differ from the **effects** of subdividing undeveloped **land**. The degree to which undeveloped **land** may be serviced varies in terms of **road** access, **sewage** disposal, **water** supply, electricity and other requirements. The question of servicing is thus often an important consideration of the **subdivision** process, and needs careful management to ensure that all **effects** and costs are taken fully into account. The importance of ensuring the safe and efficient use and development of the transportation network is addressed in the Transport and Parking (TP) Chapter. It is also important to protect the limited areas of **indigenous vegetation** that remain in Upper Hutt.

**SUB-GEN-P2** *To avoid subdivision where building platforms would be located within high hazard areas of the identified Flood Hazard Extents and Erosion Hazard Areas.*

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

**SUB-GEN-P3** *To control subdivision where building platforms would be located within lower hazard areas of identified Flood Hazard Extents and Erosion Hazard Areas by requiring mitigation to minimise the risk to people and property.*

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

**SUB-GEN-P4** *To ensure subdivision within the Pinehaven Catchment Overlay area is designed so that the stormwater runoff, during both a 1 in 10-year and 1 in 100-year event, from all new allotments and future building areas shall be at a rate no greater than when compared to the pre-development situation.*

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

**SUB-GEN-P5** *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** 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.

**SUB-GEN-P6** *To promote the establishment of esplanade reserves and esplanade strips for the purposes of enhancing public access, recreation, riparian protection, water quality and ecological values along the main rivers and waterways adjoining specified watercourses.*

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

**SUB-GEN-P7** *To identify and mitigate the potential adverse effects of natural hazards that are a potentially significant threat within Upper Hutt.*

Adequate information is necessary to make informed decisions on developments that may be affected by **natural hazards**. The main objective relating to **natural hazards** is knowing where they can occur so that the **effects** can be avoided, or the appropriate management strategies can be put in place.

The **Council** will co-ordinate the provision of information identifying these hazards and the areas at risk. This can be used by developers, the community and the **Council** to consider the potential risks when making decisions on developments and deciding on possible mitigation measures where **natural hazards** are involved.

The **Council** will recognise the high and low hazard areas within the identified Pinehaven Stream and Mangaroa River **Flood Hazard Extents**.

High hazard areas comprise moving **water** that can also be deep and are the areas most at risk from erosion during a flood event. Accordingly, **subdivision** and development within high hazard areas should be avoided given the threat they have to people and property.

Lower hazard areas are generally characterised by still or slow moving flood **water** and a lower risk of erosion. In these areas, it may be possible to undertake development provided appropriate mitigation is implemented (for example floor levels above the 1 in 100-year flood extent or being **setback** from the stream or **river** bank).

Some parts of the identified **Erosion Hazard Area** within the Mangaroa **Flood Hazard Extent** may represent a lower risk depending on the characteristics of the **site** and its location in relation to the **river**. Where a site specific assessment identifies there is a lower threat then the erosion hazard may be considered a lower hazard area and assessed in accordance with the lower hazard policies.

**SUB-GEN-P8** *In areas of known susceptibility to natural hazards, activities and buildings are to be designed and located to avoid, remedy, or mitigate, where practicable, adverse effects of natural hazards on people, property and the environment.*

This policy lessens the risk factor by restricting developments in hazard prone areas. These controls include appropriate separation distances from a **river** or fault, or designing **structures** and **site** development to meet acceptable levels of safety. This also enables applicants to consider the potential risks when making decisions on developments.

The **effects** of permitting more intensive **subdivision** (and subsequent development and infrastructure) could be substantial and controls on **subdivision** can reduce these.

**SUB-GEN-P9** *Avoid, or as appropriate, remedy or mitigate, the potential for any adverse effects including reverse sensitivity effects on regionally significant network utilities from inappropriate new subdivision occurring under, over, or adjacent to regionally significant network utilities.*

Any potential adverse **effects** including reverse sensitivity **effects**, on **regionally significant network utilities** are to be appropriately managed, with priority given to avoiding adverse **effects**, where practicable, on those utilities. The location of inappropriate new **subdivision** in proximity to existing **regionally significant network utilities** has the potential to compromise the efficient operation and use of the **network utility** including restricting access and result in the benefits of that **network utility** being reduced. In addition, the safety and **amenity values** of the community may be adversely affected by locating in too close proximity to **regionally significant network utilities**.

The potential for adverse **effects** including reverse sensitivity **effects** may arise when the pattern and density of **land use activities** changes through the **subdivision** or rezoning of **land**. At the time of rezoning, the **Council** will seek to introduce new provisions to manage those potential adverse **effects** on existing or designated **regionally significant network utilities**. Any applications for **subdivision** that involve potential intensification located in proximity to **regionally significant network utilities** will require assessment in terms of the potential **effects** on those utilities as well as consultation with the relevant **network utility operator**.

**SUB-GEN-P10** *To manage subdivision within close proximity to existing high voltage (110kV or greater) electricity transmission lines to protect both:*

1. the safe, secure and efficient use and development of the electricity transmission network; and
2. the safety and **amenity values** of the community.

A corridor management approach involves setting minimum buffer distances from high voltage electricity **transmission lines** to manage development both in the immediate proximity of and adjacent to the lines.

**SUB-GEN-P11** *To promote the safe and efficient use and development of the transportation network.*

Rural **roads** place limits on further development in certain areas of the City because of their condition or potential capacity. Closer **subdivision** in these areas may be restricted because of the demand that it would place on these **roads** and the likely costs incurred by the **Council**. Other rural **activities** can cause damage to **roads** or create dangerous situations where **roads** are not designed to accommodate such traffic. The **upgrading** of such **roads** can place a heavy financial burden on the community and have significant adverse environmental **effects**. Therefore, a requirement for financial contributions and/or limitations on development is an appropriate response.

**SUB-GEN-P12** *To ensure that the subdivision, of land is served by safe and adequate access from the roading network*

The roading network provides access to a wide range of **activities**. It is important to ensure that connections to the network are located, designed and maintained so as to provide for the safety of all **road** users.

**SUB-GEN-P13** *Protect consented and existing renewable electricity generation activities from incompatible subdivision.*

The Plan recognises that new **subdivision** can result in reverse sensitivity **effects** on existing and consented **renewable electricity generation** facilities and may result in the benefits of facilities being reduced. In addition, community **amenity values** may be adversely affected by locating in too close proximity to **renewable electricity generation** facilities.

At present, the City only contains **small scale renewable energy generation** facilities with no established community scale or commercial facilities. It is likely any such larger scale facilities would be established in the rural areas and that any reverse sensitivity **effects** would arise from subsequent new **subdivision** which would provide an opportunity for assessment of any such potential **effects**.

**SUB-GEN-P14** *Subdivision and development will be designed to achieve hydraulic neutrality in the following zones:*

1. General residential zone;
2. High density residential zone;
3. City centre zone;
4. Town centre zone;
5. Neighbourhood centre zone;



6. Local centre zone; and  
7. Mixed use zone.

## Rules

### District-wide matters

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

<b>District-wide matters</b>
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
AIR - Air
LIGHT - Light

### Activities Tables

Controlled Activities			Zones
<b>SUB-GEN-R1</b>  <i>Policies</i> NU-P5, NU-P6, NU-P9	<b>Subdivision</b> for the purpose of accommodating any <b>network utility</b>  <b>Council</b> may impose conditions over the following matters: <ol style="list-style-type: none"> <li>1. <b>Site</b> design, frontage and area;</li> <li>2. Legal and physical access to the <b>allotments</b>;</li> <li>3. Risks to public health and safety;</li> <li>4. <b>Earthworks</b> and sediment and erosion control;</li> <li>5. <b>Landscaping</b> and screening;</li> <li>6. Traffic and parking management;</li> <li>7. The imposition of financial contributions in accordance with Part E of this Plan.</li> <li>8. Any adverse <b>effects</b> on a heritage <b>site</b> or area of native vegetation.</li> </ol>	CON	All
<b>SUB-GEN-R2</b>  <i>Policy</i> SUB-GEN-P6	<b>Subdivision of land</b> adjoining a <b>river</b> or stream listed in SUB-GEN-S1, that complies with the requirements of SUB-GEN-S1 relating to <b>esplanade reserves</b> or strips  In determining the width of <b>esplanade reserves</b> or strips where no definite figure is provided, the <b>Council</b> shall consider: <ol style="list-style-type: none"> <li>1. Ecological values, including the riparian vegetation, <b>water</b> quality, potential for erosion, the impact of flooding and the enhancement of aquatic and terrestrial habitat.</li> <li>2. The need for public access to and along the <b>waterbody</b>.</li> <li>3. The rights of <b>property</b> owners and the security of private <b>property</b>.</li> <li>4. The benefits and costs of the provision and <b>maintenance of esplanade reserves</b> and strips.</li> <li>5. Public health.</li> <li>6. The benefit to the local landscape.</li> <li>7. The width of any adjoining <b>esplanade reserve</b> or strip.</li> <li>8. The width of the <b>river</b> or stream concerned.</li> </ol>	CON	All
<b>SUB-GEN-R2A</b>	<b>Subdivision and development</b> must be designed to achieve <b>hydraulic neutrality</b> .  <b>Council</b> will limit its control to and may impose conditions over the following matters: <ol style="list-style-type: none"> <li>1. Any potential <b>effects</b> on any downstream flooding hazard;</li> <li>2. The size and scale of the development and the additional stormwater that the proposal will generate compared to the existing situation;</li> <li>3. The capacity of the local stormwater network; and</li> <li>4. Whether there are any site-specific constraints or opportunities within the local area that mean that <b>hydraulic neutrality</b> is not required.</li> </ol>	CON	General residential, High density residential Neighbourhood centre Local centre Mixed use Town centre City centre

**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.

**Advice Note:**

For any activity within the **Stream Corridor/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.

Standards for Controlled Activities		Zone														
<b>SUB-GEN-S1</b>  <i>Policy</i> <b>SUB-GEN-P6</b>	<b>Subdivision of land</b> adjoining a <b>river</b> or <b>stream</b> listed below  <b>1. Esplanade Reserves</b> When any <b>land</b> being subdivided adjoins any of the following <b>ivers</b> or streams, an <b>esplanade reserve</b> shall be set aside according to the provisions of the following table and Part 77 of the Act:	All														
	<table border="1"> <thead> <tr> <th>River/stream</th> <th>Width of esplanade reserve</th> </tr> </thead> <tbody> <tr> <td>a. Hutt River</td> <td rowspan="4">20m (both banks)</td> </tr> <tr> <td>b. Whakatiki River from its junction with the Hutt River to 1km upstream from the junction of the Whakatiki River and Wainui Stream</td> </tr> <tr> <td>c. Akatarawa River West for that part of the <b>river</b> passing through Wellington Regional Council <b>land</b></td> </tr> <tr> <td>d. Pakuratahi River for that part of the <b>river</b> passing through Wellington Regional Council <b>land</b></td> </tr> <tr> <td>e. Mangaroa River for that part of the <b>river</b> where <b>sites</b> are within 50m from the <b>road</b> on a walkable grade</td> <td>8m (minimum) (both banks)</td> </tr> <tr> <td>f. Mawaihakona Stream for that part of the <b>river</b> passing through the St Patrick's Estate Development Area where the adjoining <b>land</b> is reserve</td> <td>5-12m (both banks) with the width being determined having regard to the criteria set out in SUB-GEN-R2</td> </tr> <tr> <td>g. Collins Creek from its intersection with the Mangaroa River to the Tunnel Gully Recreation Area</td> <td>           Varying width suitable for access purposes along one side of the creek for its full length, except along its lower reaches near Mangaroa Road where the environmental qualities of the bush clad gorge are significant, and an <b>esplanade reserve</b> shall be provided along both banks of the creek.             The width shall be determined having regard to the criteria set out in SUB-GEN-R2         </td> </tr> </tbody> </table>		River/stream	Width of esplanade reserve	a. Hutt River	20m (both banks)	b. Whakatiki River from its junction with the Hutt River to 1km upstream from the junction of the Whakatiki River and Wainui Stream	c. Akatarawa River West for that part of the <b>river</b> passing through Wellington Regional Council <b>land</b>	d. Pakuratahi River for that part of the <b>river</b> passing through Wellington Regional Council <b>land</b>	e. Mangaroa River for that part of the <b>river</b> where <b>sites</b> are within 50m from the <b>road</b> on a walkable grade	8m (minimum) (both banks)	f. Mawaihakona Stream for that part of the <b>river</b> passing through the St Patrick's Estate Development Area where the adjoining <b>land</b> is reserve	5-12m (both banks) with the width being determined having regard to the criteria set out in SUB-GEN-R2	g. Collins Creek from its intersection with the Mangaroa River to the Tunnel Gully Recreation Area	Varying width suitable for access purposes along one side of the creek for its full length, except along its lower reaches near Mangaroa Road where the environmental qualities of the bush clad gorge are significant, and an <b>esplanade reserve</b> shall be provided along both banks of the creek.  The width shall be determined having regard to the criteria set out in SUB-GEN-R2	
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	<b>2. Esplanade Strips</b> When any <b>land</b> being subdivided adjoins any of the following <b>ivers</b> or streams, an <b>esplanade strip</b> shall be set aside according to the provisions of the following table and Part 77 of the Act:															
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Restricted Discretionary Activities		Zones
<b>SUB-GEN-R3</b>  <i>Policies</i> <b>SUB-GEN-P1</b> <b>NFL-P2</b> <b>NFL-P3</b> <b>ECO-P6</b>	<b>Subdivision</b> , otherwise controlled under the underlying zone, within an area identified as Southern Hills Overlay Area  <b>Council</b> will restrict its discretion to, and may impose conditions on: 1. The standards for permitted and controlled activities in the underlying zone. 2. The design and layout of the <b>subdivision</b> . 3. <b>Effects</b> on visual values.	<b>RDIS</b>  <i>All excluding general residential zone</i>

NFL-P4, ECO-P7, TREE-P1, UTG-P1, NU-P9	<p>4. <b>Effects</b> on landscape values.</p> <p>5. <b>Effects</b> on ecological values.</p> <p>6. Measures to avoid, remedy or mitigate potential adverse <b>effects</b>.</p> <p>7. In addition to the above, for the Mount Marua Structure Plan Development Area, compliance with the Mount Marua Structure Plan.</p>		
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Discretionary Activities			Zone
<b>SUB-GEN-R4</b>  <i>Policies</i> NFL-P2, NFL-P3, ECO-P6, NFL-P4, TREE-P1, UTG-P1, NU-P9	<b>Subdivision</b> , otherwise restricted discretionary or discretionary under the underlying zone, within an area identified as Southern Hills Overlay Area	DIS	All excluding general residential zone
<b>SUB-GEN-R5</b>  <i>Policies</i> HS-P1, CL-P1, WM-P1,	The <b>subdivision</b> of any <b>contaminated land</b>	DIS	All
<b>SUB-GEN-R6</b>	<b>Subdivision of land</b> adjoining a <b>river</b> or <b>stream</b> listed in SUB-GEN-S1, that does not comply with the requirements of SUB-GEN-S1 relating to <b>esplanade reserves</b> or strips	DIS	All

Non-Complying Activities			Zone
<b>SUB-GEN-R7</b>  <i>Policies</i> NFL-P2, NFL-P3, ECO-P6, NFL-P4, TREE-P1, UTG-P1, NU-P9	<b>Subdivision</b> , otherwise non-complying under the underlying zone within the Southern Hills Overlay Area	NC	All excluding general residential zone

Matters for Consideration		Zone
Matters that may be relevant in the consideration of any resource consent may include the following:		
<b>SUB-GEN-MC1</b>	<b>Subdivision</b> <ol style="list-style-type: none"> <li>The requirements of section 106 of the <b>Act</b>.</li> <li>Whether the proposed <b>allotments</b> are capable of accommodating a range of <b>activities</b> in compliance with zone standards.</li> <li>Whether the <b>subdivision</b> compromises future <b>subdivision</b> potential of the <b>land</b>.</li> <li>The cumulative <b>effect</b> on existing infrastructure as a result of the proposed <b>subdivision</b>.</li> <li>The extent of compliance with <b>Council's Code of Practice for Civil Engineering Works</b>.</li> </ol>	All
<b>SUB-GEN-MC2</b>	<b>Reduction or waiver of esplanade reserves and strips</b> <ol style="list-style-type: none"> <li>Availability of alternative public access.</li> <li>Other means of protecting <b>water</b> quality and <b>conservation</b> values.</li> <li>Recreational values of the <b>waterbody</b> in question.</li> <li>Information provided to support any proposal to waive or vary esplanade reserve requirements.</li> </ol>	All

## Methods

**SUB-GEN-M1** District Plan provisions consisting of:

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

**SUB-GEN-M2** Liaison with service providers and **network utility operators**.

**SUB-GEN-M3** The **Code of Practice for Civil Engineering Works**.

**SUB-GEN-M4** To record known sites of potential instability on a hazard register and to supply this information, in response to requests for project information memoranda and land information memoranda and for processing resource consents.

### Anticipated Environmental Results

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

Anticipated environmental results		Monitoring indicators	Data source
SUB-GEN-AER1	A sustainable pattern of urban development	Number of applications for <b>activities</b> to establish out of zone	<b>Council</b> records
SUB-GEN-AER2	A pattern of <b>subdivision</b> that enhances opportunities for the sustainable use of resources and provides for walking, cycling and public transport as viable and convenient transport alternatives	<b>Activities</b> located in the urban area of the City Infill development	<b>Council</b> records
SUB-GEN-AER3	Minimal adverse <b>effects</b> on the <b>environment</b> from <b>subdivision</b> and <b>earthworks</b>	Effectiveness of conditions of consent and methods used in managing adverse <b>effects</b>  Complaints received about adverse <b>effects</b>	<b>Council</b> complaints register  <b>Council</b> resource consent records and monitoring compliance
SUB-GEN-AER4	The <b>maintenance</b> of a safe and efficient roading network	Accidents caused by poorly sited or designed access points	Vehicle accident records
SUB-GEN-AER5	Prevention of development which increases the level of risk in areas identified as being at high risk from <b>natural hazards</b>	Number of resource consent applications approved or declined in areas identified in the District Plan as being susceptible to <b>natural hazards</b> and whether these numbers change with time  The economic and insured costs from flood hazard events and whether these decrease in time, allowing for changes in inflation  The number of section 74 certificates imposed on the titles of <b>properties</b> at the time of building consent and whether these decrease in time	<b>Council</b> flood hazard modelling  <b>Council</b> resource consent records for compliance with conditions

## SUB-RES — Subdivision in the General Residential Zone

### Objectives

**SUB-RES-01** *The management of the adverse effects of subdivision within the general residential zone.*

**SUB-RES-02** *A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.*

[s80H(1)(a)(ii) note: this provision incorporates the objectives in clause 6 of Schedule 3A.]

**SUB-RES-03** *To encourage the maintenance of indigenous biological diversity values within the indigenous biodiversity precinct.*

### Policies

**SUB-RES-P1** *To ensure that the scale, design and siting of buildings, structures and activities are compatible with the planned urban built form of the area.*

**SUB-RES-P2** *To encourage avoiding, remedying and mitigating the actual and potential adverse effects of the subdivision of sites within the indigenous biodiversity precinct to assist in maintaining indigenous biological diversity*

**SUB-RES-P3** *To encourage the protection of trees and vegetation which contribute to ecological values within the indigenous biodiversity precinct.*

The **indigenous biodiversity precinct** encourages the consideration of protecting and maintaining indigenous biodiversity values as part of the **subdivision** process. All **MDRS subdivision** and density standards apply in the Precinct. The **Council** intends to revisit these issues as part of a future district plan change that will give effect to section 6(c) of the Resource Management Act — the protection of areas of significant **indigenous vegetation** and significant habitats of indigenous fauna.

**SUB-RES-P4** *To provide for new residential development within the City in a sustainable manner.*

**SUB-RES-P5** *To provide for subdivision that is compatible with the planned built urban form of the general residential zone, and ensure that it has adequate access to infrastructure requirements.*

**SUB-RES-P6** *To provide for medium density housing and subdivision within the general residential zone, while encouraging the consideration of the protection and retention of indigenous biodiversity values within the indigenous biodiversity precinct.*

**SUB-RES-P7** *Encourage development to achieve attractive and safe streets and public open spaces, including by providing for passive surveillance.*

[s80H(1)(a)(ii) note: this provision incorporates the policies in clause 6 of Schedule 3A of the Act]

**SUB-RES-P8** *Enable housing to be designed to meet the day-to-day needs of residents.*

[s80H(1)(a)(ii) note: this provision incorporates the policies in clause 6 of Schedule 3A of the Act]

**SUB-RES-P9** *New residential subdivision and buildings will avoid, remedy, or mitigate potential reverse sensitivity effects on existing lawfully-established non-residential activities. Potential methods include but are not limited to:*

1. Requiring **noise** mitigation, vibration, insulation, and ventilation for **residential units**;
2. Specifying the location of private and communal **outdoor living spaces**;
3. Specifying the location and function of windows;
4. Requiring the provision of buffer areas, setbacks and no-build areas;
5. Specifying fencing and **landscaping** requirements.

### Rules

#### District-wide matters

**Subdivision** within the **General Residential Zone** must comply with all relevant rules and standards for **qualifying matter areas**, and all relevant rules and standards in the District-wide matters of the Plan as listed below:

<b>District-wide matters</b>
TEMP - Temporary Activities
SIGN - Signs
EW - Earthworks
NATC — Natural Character
DC — Development Contributions
HH - Historical Heritage
TREE - Notable Trees
UTG - Urban Tree Groups
ECO - Ecosystems and Indigenous Biodiversity
NFL - Natural Features and Landscapes
PA — Public Access
PK - Papakāinga
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
AIR - Air
LIGHT - Light

**Activities Tables**

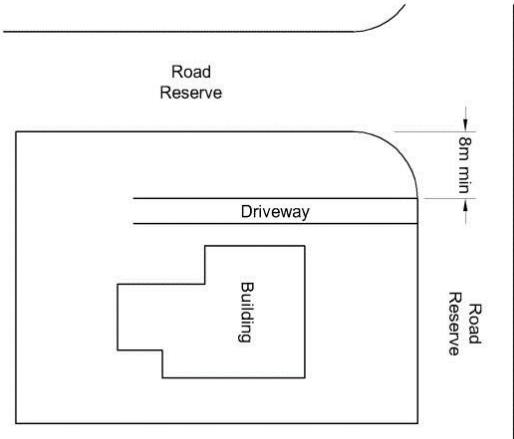
Controlled Activities		Zones	
SUB-RES-R1	<p><b>Subdivision within the general residential zone of:</b></p> <ol style="list-style-type: none"> <li>1. Any <b>allotment</b> with an existing <b>residential unit</b>, if:                             <ol style="list-style-type: none"> <li>a. Either the <b>subdivision</b> does not increase the degree of any non-compliance with any of the following rules and standards:                                     <ol style="list-style-type: none"> <li>i. GRZ-R2;</li> <li>ii. GRZ-S2 — <b>Building coverage</b>;</li> <li>iii. GRZ-S3 — <b>Setbacks</b>;</li> <li>iv. GRZ-S4 — <b>Outdoor living space</b>;</li> <li>v. GRZ-S5 — <b>Building height</b>;</li> <li>vi. GRZ-S6 — <b>Height in relation to boundary</b>;</li> <li>vii. GRZ-S11 — Number of <b>residential units per site</b>;</li> <li>viii. GRZ-S12 — Outlook space;</li> <li>ix. GRZ-S13 — Windows to street;</li> <li>x. GRZ-S14 — <b>Landscaped</b> area; or</li> <li>xi. <b>land</b> use consent has been granted; and</li> </ol> </li> <li>b. no vacant <b>allotments</b> are created;</li> </ol> </li> <li>2. Any <b>allotment</b> with no existing <b>residential unit</b>, where a <b>subdivision</b> application is accompanied by a <b>land</b> use application that will be determined concurrently if the applicant for the resource consent can demonstrate that:                             <ol style="list-style-type: none"> <li>a. It is practicable to construct on every <b>allotment</b> within the proposed <b>subdivision</b>, as a permitted activity, a <b>residential unit</b>; and</li> <li>b. Each <b>residential unit</b> complies with the following rules and standards:                                     <ol style="list-style-type: none"> <li>i. GRZ-R2;</li> <li>ii. GRZ-S2 — <b>Building coverage</b>;</li> <li>iii. GRZ-S3 — <b>Setbacks</b>;</li> <li>iv. GRZ-S4 — <b>Outdoor living space</b>;</li> <li>v. GRZ-S5 — <b>Building height</b>;</li> <li>vi. GRZ-S6 — <b>Height in relation to boundary</b>;</li> <li>vii. GRZ-S11 — Number of <b>residential units per site</b>;</li> <li>viii. GRZ-S12 — Outlook space;</li> <li>ix. GRZ-S13 — Windows to street;</li> <li>x. GRZ-S14 — <b>Landscaped</b> area; and</li> </ol> </li> <li>c. No vacant <b>allotments</b> are created.</li> </ol> </li> </ol> <p><b>Notification</b> Public and limited notification of an application for resource consent under this rule is precluded.</p> <p><b>Council</b> may impose conditions over the following matters:</p> <ol style="list-style-type: none"> <li>1. Design and layout of the <b>subdivision</b> (excluding any minimum size or shape-related <b>subdivision</b> requirements).</li> <li>2. Provision of and <b>effects</b> on <b>network utilities</b> and/or services.</li> <li>3. Standard, construction and layout of vehicular access.</li> <li>4. <b>Earthworks</b>.</li> <li>5. Provision of <b>esplanade reserves</b> and strips.</li> <li>6. Protection of any special amenity feature.</li> <li>7. <b>Financial contributions</b>.</li> <li>8. The outcome of consultation with the owner or operator of regionally significant <b>network utilities</b> (excluding the National Grid) located on or in proximity to the <b>site</b>. Note: Rule SUB-RES-R7 covers <b>subdivision</b> within the Electricity Transmission Corridor.</li> <li>9. The outcome of consultation with the owner or operator of consented or existing <b>renewable energy generation activities</b> located on or in proximity to the <b>site</b>.</li> <li>10. The matters contained within the Council's <b>Code of Practice for Civil Engineering Works</b>.</li> </ol>	CON	General residential
SUB-RES-R2	<p><b>Subdivision that proposes to create one or more vacant allotments.</b></p> <p><b>Council</b> may impose conditions over the following matters:</p> <ol style="list-style-type: none"> <li>1. Design and layout of the <b>subdivision</b>.</li> <li>2. Provision of and <b>effects</b> on <b>network utilities</b> and/or services.</li> <li>3. Standard, construction and layout of vehicular access.</li> <li>4. <b>Earthworks</b>.</li> <li>5. Provision of <b>esplanade reserves</b> and strips.</li> <li>6. Protection of any special amenity feature.</li> <li>7. <b>Financial contributions</b>.</li> <li>8. The outcome of consultation with the owner or operator of regionally significant <b>network utilities</b> (excluding the National Grid) located on or in proximity to the <b>site</b>. Note: Rule SUB-RES-R7 covers <b>subdivision</b> within the Electricity Transmission Corridor.</li> <li>9. The outcome of consultation with the owner or operator of consented or existing <b>renewable</b></li> </ol>	CON	General residential

	<b>energy generation activities</b> located on or in proximity to the <b>site</b> . 10. The matters contained within the Council's <b>Code of Practice for Civil Engineering Works</b> .		
<b>SUB-RES-R3</b>  <i>Policies</i> SUB-GEN-P1, SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4, SUB-RES-P1, SUB-RES-P2, SUB-RES-P5, SUB-RES-P6, SUB-GEN-P9, SUB-GEN-P10, NATC-P1, TP-P4, DC-P1	<b>Subdivision of land</b> for utilities, reserves or <b>conservation</b> purposes  <b>Council</b> may impose conditions over the following matters: 1. Design, appearance and layout of the <b>subdivision</b> . 2. <b>Landscaping</b> . 3. Provision of and <b>effects</b> on <b>network utilities</b> and/or services. 4. Standard, construction and layout of vehicular access. 5. <b>Earthworks</b> . 6. Provision of <b>esplanade reserves</b> 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 <b>network utilities</b> (excluding the National Grid) located on or in proximity to the <b>site</b> . Note: Rule SUB-RES-R7 covers <b>subdivision</b> within the Electricity Transmission Corridor. 10. The outcome of consultation with the owner or operator of consented or existing <b>renewable energy generation activities</b> located on or in proximity to the <b>site</b> .	<b>CON</b>	<i>General Residential</i>

<b>Standards for Controlled Activities</b>	<b>Zone</b>
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<b>SUB-RES-S1</b>	Minimum requirements for <b>subdivision</b> creating one or more vacant <b>allotments</b> :					<i>General residential</i>
	<b>General Residential Zone subdivision under SUB-RES-R2.</b>	<b>Front allotments</b>	<b>Rear allotment</b>	<b>Corner allotments</b>	<b>Land Identified in SUB-RES-Figure 1</b>	
	Minimum <b>net site area</b>	400m <sup>2</sup>	400m <sup>2</sup>	450m <sup>2</sup>	600m <sup>2</sup> (900m <sup>2</sup> average)	
	Minimum frontage	6m	N/A	6m	N/A	
	<b>Shape factor</b>	12m	12m	12m	12m	
	<b>Exemptions</b> <ul style="list-style-type: none"> <li>• These standards shall not apply to any <b>allotment</b> for utility, reserve or <b>conservation</b> purposes.</li> </ul>					



<p><b>SUB-RES-S2</b></p>	<p>Access standards for <b>subdivision</b></p> <ol style="list-style-type: none"> <li>Where vehicle access points are shared by three or more <b>residential units</b>, for all <b>rear allotments</b> and for all <b>sites</b> fronting arterial, or distributor/collector streets (identified in the Transport and Parking (TP) Chapter there must be provision for turning a vehicle on <b>site</b> in order that vehicles do not reverse into the street.</li> <li>All accessways and manoeuvring areas shall be formed and surfaced in accordance with the <b>Code of Practice for Civil Engineering Works</b>. The required surfacing must be completed prior to certification of the survey plan. Exemption – the requirement for accessways serving sites solely occupied by unstaffed utilities shall be that the accessway shall be surfaced with permanent all weather surfacing for a minimum length of 5m from the edge of the <b>road</b> carriageway seal.</li> <li>All <b>sites</b> shall have practical vehicle access to car parking and <b>loading</b> spaces, in accordance with the <b>Code of Practice for Civil Engineering Works</b>. This requirement does not apply to <b>sites</b> solely occupied by unstaffed utilities, provided that vehicles associated with utilities shall not obstruct the footpath or create a traffic hazard on the <b>road</b>.</li> <li>Vehicular access to a <b>corner allotment</b> shall be located no closer than 8m from the street corner. Where a <b>site</b> 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 <b>setback</b> shall be measured from where the two front <b>boundaries</b> of the <b>site</b> (refer to the definition of a <b>corner allotment</b>) join, or in accordance with the diagram below.</li> </ol>  <ol style="list-style-type: none"> <li>Where a <b>corner allotment</b> is located at an intersection of a national, primary or secondary arterial traffic route, as identified in the Transport and Parking (TP) Chapter, no <b>building</b>, fence or other <b>structure</b> is to be erected and no vegetation allowed to grow so as to obstruct a traffic sight line.</li> <li>At the intersection of a <b>road</b> or rail level crossing, no <b>building</b>, fence or other obstructions which block sight lines for trains shall be erected, placed or grown in the hatched area marked in Diagram 1A in the Transport and Parking (TP)-Chapter.</li> <li><b>Subdivision</b> 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.</li> </ol>	<p><i>General Residential</i></p>
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Restricted Discretionary Activities			Zones
<p><b>SUB-RES-R4</b></p> <p><i>Policies</i>                      SUB-GEN-P2,                      SUB-GEN-P3,                      SUB-GEN-P4,                      SUB-RES-P5,                      SUB-GEN-P9,                      SUB-GEN-P10,                      SUB-GEN-P12,                      NATC-P1</p>	<p><b>Subdivision</b> which complies with the standards of SUB-RES-S1 but not with the access standards in SUB-RES-S3</p> <p><b>Council</b> will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>The extent to which the <b>activity</b> will adversely affect traffic and pedestrian safety.</li> <li>The extent to which the <b>activity</b> will adversely affect the efficient functioning of the roading network.</li> </ol> <p><b>Council's</b> restriction is also restricted to the matters listed in SUB-RES-R1</p>	<p><b>RDIS</b></p>	<p><i>General residential</i></p>
<p><b>SUB-RES-R5</b></p>	<p><b>Subdivision</b> that is not a controlled activity under rule SUB-RES-R1; and <b>subdivision</b> that does not comply with one or more of the standards under SUB-RES-S1 (1).</p> <p><b>Council</b> will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>Design and layout of the <b>subdivision</b>.</li> <li>Provision of and <b>effects on network utilities</b> and/or services.</li> <li>Standard, construction and layout of vehicular access.</li> <li><b>Earthworks</b>.</li> <li>Provision of <b>esplanade reserves</b> and <b>esplanade strips</b>.</li> <li>Protection of any special amenity feature.</li> <li><b>Financial contributions</b>.</li> <li>The outcome of consultation with the owner or operator of <b>regionally significant network utilities</b> (excluding the National Grid) located on or in proximity to the site. Note: Rule SUB-RES-R7 covers <b>subdivision</b> within the Electricity Transmission Corridor.</li> <li>The outcome of consultation with the owner or operator of consented or existing <b>renewable electricity generation activities</b> located on or in proximity to the <b>site</b>.</li> <li>The matters contained within the Council's <b>Code of Practice for Civil Engineering Works</b>.</li> <li><b>Reverse sensitivity effects</b>.</li> </ol>	<p><b>RDIS</b></p>	<p><i>General residential</i></p>
<p><b>SUB-RES-R6</b></p> <p><i>Policies</i>                      SUB-GEN-P2</p>	<p><b>Subdivision</b> which creates <b>building</b> platforms within 20m of high voltage (110kV or greater) electricity <b>transmission lines</b> as shown on the Planning Maps *(refer to the definition of <b>transmission line</b>)</p>	<p><b>RDIS</b></p>	<p><i>General residential</i></p>

<p><i>SUB-GEN-P3, SUB-GEN-P4, SUB-RES-P5, SUB-GEN-P9, SUB-GEN-P10, NATC-P1, NU-P1</i></p>	<p>In addition to the matters listed in SUB-RES-R1, <b>Council</b> will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>1. The extent to which the <b>subdivision</b> design manages potential conflicts with existing <b>lines</b> by locating <b>roads</b> and reserves under the route of the line.</li> <li>2. The extent to which <b>maintenance</b> and inspections of <b>transmission lines</b> are affected including access.</li> <li>3. The extent to which potential adverse <b>effects</b> including risk or injury, property damage and visual impact are mitigated through the location of <b>building</b> platforms and <b>landscaping</b>.</li> <li>4. The outcome of any consultation with the affected utility operator.</li> <li>5. Separation distances between trees and conductors and the location and mature size of trees planted near the <b>transmission lines</b>.</li> <li>6. Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances 2001 (NZECP 34:2001).</li> <li>7. Measures necessary to avoid, remedy or mitigate the potential adverse <b>effects</b> of <b>earthworks</b>, <b>dust</b> generation and construction <b>activities</b>, including provision of appropriate separation distances, managing the risks to structural integrity, and safety risks associated with the use of mobile machinery.</li> </ol> <p><b>Restriction on notification</b> Subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of the <b>Act</b>, 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><b>SUB-RES-R7</b></p>	<p><b>Subdivision</b> within the <b>Ponding Area</b> of the Pinehaven <b>Flood Hazard Extent</b>, which creates any undeveloped <b>allotments</b> that do not contain a <b>residential unit</b>, and complies with the requirements of SUB-RES-S1 and SUB-RES-S4.</p> <p><b>Council</b> will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>1. Design and layout of the <b>subdivision</b>.</li> <li>2. Provision of and <b>effects</b> on <b>network utilities</b> and/or services.</li> <li>3. Standard, construction and layout of vehicular access.</li> <li>4. <b>Earthworks</b>.</li> <li>5. Provision of <b>esplanade reserves</b> and <b>esplanade strips</b>.</li> <li>6. Protection of any special amenity feature.</li> <li>7. <b>Financial contributions</b>.</li> <li>8. The outcome of consultation with the owner or operator of <b>regionally significant network utilities</b> (excluding the National Grid) located on or in proximity to the site. Note: Rule SUB-RES-R7 covers <b>subdivision</b> within the Electricity Transmission Corridor.</li> <li>9. The outcome of consultation with the owner or operator of consented or existing <b>renewable electricity generation activities</b> located on or in proximity to the <b>site</b>.</li> <li>10. The appropriateness of the proposed <b>building</b> platform in terms of area and location in relation to the flood hazard.</li> <li>11. Ability for a future <b>residential unit</b> to be constructed above the 1 in 100- year flood level.</li> <li>12. The <b>effect</b> of the future development of the <b>building</b> platform on the Pinehaven <b>flood hazard extent</b>.</li> <li>13. Consent notice restricting the future development to the identified platform.</li> <li>14. Matters addressing the standards for access under SUB-RES-S3 where any standards are not met.</li> <li>15. The matters contained within the Council's <b>Code of Practice for Civil Engineering Works</b>.</li> </ol>	<p><b>RDIS</b></p>	<p><i>General residential</i></p>
<p><b>SUB-RES-R8</b></p>	<p><b>Subdivision</b> of a <b>site</b> within the Pinehaven <b>Catchment Overlay</b> that complies with the requirements of SUB-RES-S5</p> <p><b>Council</b> will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>1. Design and layout of the <b>subdivision</b>.</li> <li>2. Provision of and <b>effects</b> on <b>network utilities</b> and/or services.</li> <li>3. Standard, construction and layout of vehicular access.</li> <li>4. <b>Earthworks</b>.</li> <li>5. Provision of <b>esplanade reserves</b> and <b>esplanade strips</b>.</li> <li>6. Protection of any special amenity feature.</li> <li>7. <b>Financial contributions</b>.</li> <li>8. The outcome of consultation with the owner or operator of <b>regionally significant network utilities</b> (excluding the National Grid) located on or in proximity to the <b>site</b>. Note: Rule SUB-RES-R7 covers <b>subdivision</b> within the Electricity Transmission Corridor.</li> <li>9. The outcome of consultation with the owner or operator of consented or existing <b>renewable electricity generation activities</b> located on or in proximity to the <b>site</b>.</li> <li>10. Ability for the <b>subdivision</b> and proposed design to ensure peak flow of <b>stormwater discharge</b> will be no greater than pre <b>subdivision</b> levels and thus achieve <b>hydraulic neutrality</b>.</li> <li>11. The <b>effect</b> of the <b>subdivision</b> on the Pinehaven <b>Flood Hazard Extent</b>.</li> <li>12. Recommendations and mitigation measures of the hydraulic report.</li> <li>13. Consent notice restricting the future development of the <b>allotment</b> to the design and recommendations of the <b>hydraulic neutrality</b> report.</li> <li>14. Matters addressing the standards for access under SUB-RES-S3 where any standards are not met.</li> <li>15. The matters contained within the Council's <b>Code of Practice for Civil Engineering Works</b>.</li> </ol>	<p><b>RDIS</b></p>	<p><i>General residential</i></p>
<p><b>SUB-RES-R9</b></p>	<p><b>Subdivision</b> within the <b>Ponding Area</b> or <b>Erosion Hazard Area</b> of the Mangaroa <b>Flood Hazard Extent</b>, which results in any undeveloped <b>allotment</b> that contain no <b>residential unit</b> or non-residential <b>building</b>, and complies with the requirements of SUB-RES-S1 and SUB-RES-S6.</p> <p><b>Council</b> will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>1. Design and layout of the <b>subdivision</b>.</li> <li>2. Provision of and <b>effects</b> on <b>network utilities</b> and/or services.</li> <li>3. Standard, construction and layout of vehicular access.</li> <li>4. <b>Earthworks</b>.</li> <li>5. Provision of <b>esplanade reserves</b> and <b>esplanade strips</b>.</li> <li>6. Protection of any special amenity feature.</li> <li>7. <b>Financial contributions</b>.</li> <li>8. The outcome of consultation with the owner or operator of <b>regionally significant network</b></li> </ol>	<p><b>RDIS</b></p>	<p><i>General residential</i></p>

	<p><b>utilities</b> (excluding the National Grid) located on or in proximity to the site. Note: Rule SUB-RES-R7 covers <b>subdivision</b> within the Electricity Transmission Corridor.</p> <p>9. The outcome of consultation with the owner or operator of consented or existing <b>renewable electricity generation activities</b> located on or in proximity to the <b>site</b>.</p> <p>10. The appropriateness of the proposed <b>building</b> platform in terms of area and location and erosion risk in relation to the flood hazard.</p> <p>11. Ability for a future <b>residential unit</b> to be constructed above the 1 in 100 year flood level.</p> <p>12. The <b>effect</b> of the future development of the <b>building</b> platform on the function of the floodplain.</p> <p>13. Consent notice restricting the future development to the identified platform.</p> <p>14. Matters addressing the standards for access under SUB-RES-S3 where any standards are not met.</p> <p>15. The matters contained within the Council's <b>Code of Practice for Civil Engineering Works</b>.</p>	
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Standards for Restricted Discretionary Activities		Zones
<b>SUB-RES-S3</b>  <i>Policies</i> SUB-GEN-P2, SUB-GEN-P3,	Standards for <b>subdivision</b> within the <b>Ponding Area</b> of the Pinehaven <b>Flood Hazard Extent</b>  1. Suitable future <b>building</b> platform area must be identified and must not be located within an <b>Overflow Path</b> , or <b>Stream Corridor</b> .	<i>General Residential</i>
<b>SUB-RES-S4</b>  <i>Policy</i> SUB-GEN-P4	Standards for <b>subdivision</b> of a <b>site</b> within the <b>Pinehaven Catchment Overlay</b>  1. Achieves <b>hydraulic neutrality</b> . 2. Provision of a report by a suitably qualified and experienced person providing an assessment of the ability for the <b>site</b> to achieve <b>hydraulic neutrality</b> in accordance with the requirements of Section 2.4.11 of Part 1 of this Plan. 3. Compliance with the standards of SUB-RES-S1.	<i>General Residential</i>
<b>SUB-RES-S5</b>  <i>Policies</i> SUB-GEN-P2, SUB-GEN-P3	Standards for <b>subdivision</b> within the <b>Ponding Area</b> or <b>Erosion Hazard Area</b> of the Mangaroa <b>Flood Hazard Extent</b>  1. Suitable future <b>building</b> platform area must be identified and must not be located within the <b>River Corridor</b> . 2. Where located within the <b>Erosion Hazard Area</b> , provision of a report by a suitably qualified and experienced person assessing the erosion risk to the proposed <b>building</b> platform in accordance with the requirements of Section 2.4.10 of Part 1 of this Plan	<i>General Residential</i>

Discretionary Activities			Zone
<b>SUB-RES-R10</b>  <i>Policies</i> SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4, SUB-RES-P5, SUB-GEN-P9, SUB-GEN-P10, NATC-P1, NH-P6	<b>Subdivision</b> of a <b>site</b> identified in Schedules HH-SCHED1 or TREE-SCHED1	<b>DIS</b>	<i>General Residential Development Area 1</i>
<b>SUB-RES-R11</b>  <i>Policies</i> SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4, SUB-RES-P5, SUB-GEN-P9, SUB-GEN-P10, NATC-P1	<b>Subdivision</b> that is not listed as a permitted, controlled, restricted discretionary or non-complying activity.	<b>DIS</b>	<i>General Residential, Development Area 1</i>

Non-Complying Activities			Zone
<b>SUB-RES-R12</b>  <i>Policies</i> SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4, SUB-RES-P5, SUB-GEN-P9, SUB-GEN-P10, NATC-P1, NH-P6	Creation of an <b>allotment</b> that does not have formed legal access to a formed legal <b>road</b> , unless the proposal is for a paper <b>road</b> or other access to be formed as a condition of <b>subdivision</b> approval in accordance with the <b>Code of Practice for Civil Engineering Works</b>	<b>NC</b>	<i>General Residential, Development Area 1</i>
<b>SUB-RES-R13</b>  <i>Policies</i> SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4, SUB-RES-P5, SUB-GEN-P9, SUB-GEN-P10, NATC-P1	<b>Subdivision</b> within the Pinehaven <b>Flood Hazard Extent</b> which creates any undeveloped <b>allotments</b> that do not contain a <b>residential unit</b> , and does not: 1. Comply with the requirements of SUB-RES-S1, or; 2. Meet the standard of SUB-RES-S4	<b>NC</b>	<i>General Residential</i>
<b>SUB-RES-R14</b>	<b>Subdivision</b> of a <b>site</b> within the <b>Pinehaven Catchment Overlay</b> that does not meet the	<b>NC</b>	<i>General Residential</i>

<p><i>Policies</i>                  SUB-GEN-P2,                  SUB-GEN-P3,                  SUB-GEN-P4,                  SUB-RES-P5,                  SUB-GEN-P9,                  SUB-GEN-P10,                  NATC-P1</p>	<p>standards for either SUB-RES-S5 or SUB-RES-S1</p>		
<p><b>SUB-RES-R15</b>   <i>Policies</i>                  SUB-GEN-P2,                  SUB-GEN-P3,                  SUB-GEN-P4,                  SUB-RES-P5,                  SUB-GEN-P9,                  SUB-GEN-P10,                  NATC-P1</p>	<p><b>Subdivision</b> within the Mangaroa <b>Flood Hazard Extent</b> which results in any new undeveloped <b>allotments</b> that contain no <b>residential unit</b>, where the activity does not comply with the requirements of SUB-RES-S1; or the proposed <b>building platform</b> is located within a <b>River Corridor</b>.</p>	<p><b>NC</b></p>	<p><i>General Residential</i></p>

Matters for Consideration		Zone
<p>Matters that may be relevant in the consideration of any resource consent may include the following:</p>		
<p><b>SUB-RES-MC1</b></p>	<p><b>Subdivision</b></p> <ol style="list-style-type: none"> <li>1. The design and layout of the <b>subdivision</b> where any <b>allotment</b> may affect the safe and effective operation and <b>maintenance</b> of, and access to, <b>regionally significant network utilities</b> (excluding the National Grid), located on or in proximity to the <b>site</b>.</li> <li>2. The outcome of consultation with the owner or operator of <b>regionally significant network utilities</b> (excluding the National Grid) located on or in proximity to the <b>site</b>. Note: Rule SUB-RES-R7 covers <b>subdivision</b> within the Electricity Transmission Corridor.</li> <li>3. The design and layout of the <b>subdivision</b> where any <b>allotment</b> may affect the safe and effective operation and <b>maintenance</b> of, and access to, consented or existing <b>renewable electricity generation activities</b> located on or in proximity to the <b>site</b>.</li> <li>4. The outcome of consultation with the owner or operator of consented or existing <b>renewable electricity generation activities</b> located on or in proximity to the <b>site</b>.</li> <li>5. Account must be taken of the future development potential of adjoining or adjacent <b>land</b>.</li> <li>6. Account must be taken of any potential reverse sensitivity <b>effects</b> on <b>regionally significant network utilities</b> (excluding the National Grid).</li> <li>7. Where located within an identified <b>flood hazard extent</b>, any relevant restricted discretionary activity matters for <b>subdivision</b>.</li> </ol>	<p><i>General residential</i></p>
<p><b>SUB-RES-MC2</b></p>	<p><b>Site layout, area and building coverage</b></p> <ol style="list-style-type: none"> <li>1. The arrangement of <b>buildings</b>, car parking and <b>vehicle movements</b> on <b>site</b>.</li> <li>2. The extent of <b>landscaping</b> and screening.</li> <li>3. Whether the topography of the <b>site</b> has been taken into account.</li> <li>4. Whether a better standard of development can be achieved by varying the design standards.</li> <li>5. The ability to provide adequate <b>outdoor living spaces</b>.</li> <li>6. The extent to which decreases in <b>site</b> size or increased site <b>building coverage</b> would have an adverse <b>effect</b> on the amenity of the area.</li> </ol>	<p><i>General Residential</i></p>
<p><b>SUB-RES-MC3</b></p>	<p><b>Traffic generation and access</b></p> <ol style="list-style-type: none"> <li>1. Accessibility for public transport, cyclists and pedestrians.</li> <li>2. Whether <b>activities</b> which generate significant traffic flows have the necessary access, do not adversely impact upon the street <b>environment</b>, and maintain public safety.</li> </ol>	<p><i>General Residential</i></p>

**Figures**

**SUB-RES-Figure 1**

99-105 Blue Mountains Road.



## SUB-HRZ — Subdivision within the High Density Residential Zone

### Background

The **high density residential zone** is to be used predominantly for **residential activities** with high concentration and bulk of **buildings**, such as apartments, and other compatible **activities**.

The **high density residential zone** is located adjacent to and within a **walkable catchment** of the following train stations and centre zones:

1. Silverstream Station
2. Heretaunga Station
3. Trentham Station
4. Wallaceville Station
5. Upper Hutt Station
6. City Centre Zone

The **high density residential zone** provides for **heights** and densities of **residential units** and **buildings** greater than those provided for by the **medium density residential standards** that apply in the **general residential zone**. The **high density residential zone** gives effect to policy 3(c) and (d) of the National Policy Statement on Urban Development (2020). The **high density residential zone subdivision** rules cross-reference to relevant rules and standards in the **general residential zone** where applicable.

### Objectives

#### SUB-HRZ-O1 Well-functioning Urban Environments

*A well-functioning urban **environment** that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.*

[s80H(1)(a)(ii) note: this provision incorporates the objectives in clause 6 of Schedule 3A.]

**SUB-HRZ-O2** *High quality urban infrastructure is constructed to facilitate the demands of urban intensification and highly accessible urban environments.*

**SUB-HRZ-O3** *High quality intensive residential development is provided in close proximity to rapid transport stops, **community facilities** and **commercial activities** in multi-storey flats and apartments.*

**SUB-HRZ-O4** *The management of the adverse **effects** of **subdivision** within the High Density Residential Zone.*

**SUB-HRZ-O5** *To encourage the maintenance of indigenous biological diversity values within the **indigenous biodiversity precinct**.*

### Policies

**SUB-HRZ-P1** *Encourage development to achieve attractive and safe streets and public open spaces, including by providing for passive surveillance.*

[s80H(1)(a)(ii) note: this provision incorporates the policies in clause 6 of Schedule 3A.]

**SUB-HRZ-P2** *Recognise the benefits of wider adoption of public transport through the increase of density along public transport corridors and within **walkable** distances of centres, while minimising potential **reverse sensitivity effects**.*

**SUB-HRZ-P3** *Recognise and maintain identified urban tree groups, notable trees, and significant natural areas throughout development in residential zones.*

**SUB-HRZ-P4** *Maintain and enhance active transport facilities established in urban areas within a walkable distance to urban railway stations and the centre zones to increase transport accessibility and safety.*

**SUB-HRZ-P5** *Provide for the efficient function of multimodal transport options within the **road** corridor within a walkable distance to urban railway stations and the centre zones.*

**SUB-HRZ-P6** *Enable and encourage high density residential **subdivision** and development that:*

1. *is compatible with the planned built character of the **high density residential zone** within a minimum of 800m walkable distance from urban railway stations and the city centre zone; and*
2. *makes efficient use of **land** for high density residential **subdivision**, use and development.*

**SUB-HRZ-P7** *Enable housing to be designed to meet the day-to-day needs of residents.*

**SUB-HRZ-P8** *Provide for developments not meeting permitted activity status, while encouraging high-quality developments.*

[s80H(1)(a)(ii) note: this provision incorporates the policies in clause 6 of Schedule 3A.]

**SUB-HRZ-P9** *New residential **subdivision** and **buildings** will avoid, remedy, or mitigate potential **reverse sensitivity effects** on existing lawfully-established non-residential activities. Potential methods include but are not limited to:*

1. *Requiring noise mitigation, vibration, insulation and ventilation for **residential units**;*
2. *Specifying the location of private and communal **outdoor living spaces**;*
3. *Specifying the location and function of windows;*
4. *Requiring the provision of buffer areas, setbacks and no-build areas;*
5. *Specifying fencing and **landscaping** requirements.*

**SUB-HRZ-P10** *To ensure that the scale, design and siting of **buildings**, **structures** and **activities** are compatible with the planned urban built form of the area.*

**SUB-HRZ-P11** *To encourage avoiding, remedying and mitigating the actual and potential adverse **effects** of the **subdivision** of **sites** within the **indigenous biodiversity precinct** to assist in maintaining indigenous biological diversity.*

**SUB-HRZ-P12** To encourage the protection of trees and vegetation which contribute to ecological values within the **indigenous biodiversity precinct**.

**SUB-HRZ-P13** To provide for new residential development within the City in a sustainable manner.

**SUB-HRZ-P14** To provide for **subdivision** that is compatible with the planned built urban form of the **high density residential zone**, and ensure that it has adequate access to infrastructure requirements.

**SUB-HRZ-P15** To provide for medium and high density housing and subdivision within the **high density residential zone**, while encouraging the consideration of the protection and retention of indigenous biodiversity values within the **indigenous biodiversity precinct**.

**Rules**

**District-wide matters**

**Subdivision** within the **high density residential zone** must comply with all relevant rules and standards for **qualifying matter areas**, and all relevant rules and standards in the District-wide matters of the Plan as listed below:

<b>District-wide matters</b>
TEMP - Temporary Activities
SIGN - Signs
EW - Earthworks
NATC — Natural Character
DC — Development Contributions
HH - Historical 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
Subdivision
AIR - Air
LIGHT - Light
PK - Papakāinga

**Activity Tables**

<b>Controlled Activities</b>		<b>Zones</b>	
<b>SUB-HRZ-R1</b>	<p><b>Subdivision</b> within the <b>High Density Residential Zone</b> of:</p> <ol style="list-style-type: none"> <li>1. Any <b>allotment</b> with an existing <b>residential unit</b>, if:                             <ol style="list-style-type: none"> <li>a. Either the <b>subdivision</b> does not increase the degree of any non-compliance with any of the following rules and standards:                                     <ol style="list-style-type: none"> <li>i. HRZ-R2;</li> <li>ii. HRZ-S1 — <b>Setbacks</b>;</li> <li>iii. HRZ-S2 — <b>Building height</b>;</li> <li>iv. HRZ-S3 — <b>Height in relation to boundary</b>;</li> <li>v. HRZ-S4 — <b>Building coverage</b>;</li> <li>vi. HRZ — S5 — Number of <b>residential units</b> per site;</li> <li>vii. HRZ — S6 — <b>Outdoor living space</b> (per <b>residential unit</b>);</li> <li>viii. HRZ — S8 — Outlook space (per <b>residential unit</b>);</li> <li>ix. HRZ — S9 — Windows to street;</li> <li>x. HRZ — S10 — <b>Landscaped</b> area; or <b>land</b> use consent has been granted; and</li> </ol> </li> <li>b. no vacant <b>allotments</b> are created;</li> </ol> </li> <li>2. Any <b>allotment</b> with no existing <b>residential unit</b>, where a <b>subdivision</b> application is accompanied by a <b>land</b> use application that will be determined concurrently if the applicant for the resource consent can demonstrate that:                             <ol style="list-style-type: none"> <li>a. It is practicable to construct on every <b>allotment</b> within the proposed <b>subdivision</b>, as a permitted activity, a <b>residential unit</b>; and</li> <li>b. Each <b>residential unit</b> complies with the following rules and standards:                                     <ol style="list-style-type: none"> <li>i. HRZ-R2;</li> </ol> </li> </ol> </li> </ol>	<b>CON</b>	<i>High density residential</i>

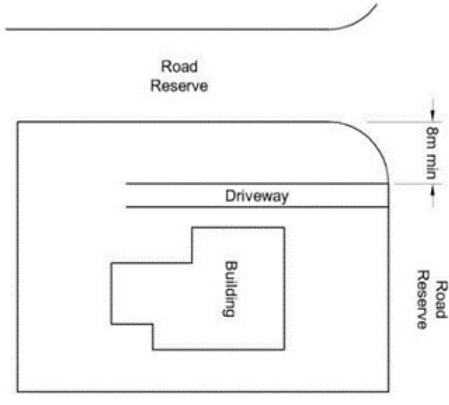
	<ul style="list-style-type: none"> <li>ii. HRZ-S1 — <b>Setbacks</b>;</li> <li>iii. HRZ-S2 — <b>Building height</b>;</li> <li>iv. HRZ-S3 — <b>Height in relation to boundary</b>;</li> <li>v. HRZ-S4 — <b>Building coverage</b>;</li> <li>vi. HRZ—S5 — Number of <b>residential units</b> per site;;</li> <li>vii. HRZ — S6 — <b>Outdoor living space</b> (per <b>residential unit</b>);</li> <li>viii. HRZ — S8 — Outlook space (per <b>residential unit</b>);</li> <li>ix. HRZ — S9 — Windows to street;</li> <li>x. HRZ — S10 — <b>Landscaped</b> area; and</li> </ul> <p>c. No vacant <b>allotments</b> are created.</p> <p><b>Notification</b> Public and limited notification of an application for resource consent under this rule is precluded.</p> <p><b>Council</b> may impose conditions over the following matters:</p> <ol style="list-style-type: none"> <li>1. Design and layout of the <b>subdivision</b> (excluding any minimum size or shape-related <b>subdivision</b> requirements).</li> <li>2. Provision of and <b>effects</b> on <b>network utilities</b> and/or services.</li> <li>3. Standard, construction and layout of vehicular access.</li> <li>4. <b>Earthworks</b>.</li> <li>5. Provision of <b>esplanade reserves</b> and <b>strips</b>.</li> <li>6. Protection of any special amenity feature.</li> <li>7. Financial contributions.</li> <li>8. The outcome of consultation with the owner or operator of <b>regionally significant network utilities</b> (excluding the National Grid) located on or in proximity to the <b>site</b>. Note: Rule SUB-RES-R7 covers <b>subdivision</b> within the Electricity Transmission Corridor.</li> <li>9. The outcome of consultation with the owner or operator of consented or existing <b>renewable electricity generation activities</b> located on or in proximity to the <b>site</b>.</li> <li>10. The matters contained within the Council's <b>Code of Practice for Civil Engineering Works</b>.</li> </ol>		
<p><b>SUB-HRZ-R2</b></p>	<p><b>Subdivision</b> that proposes to create one or more vacant <b>allotments</b> with a <b>net site area</b> of 300m<sup>2</sup> or less.</p> <p>Council may impose conditions over the following matters:</p> <ol style="list-style-type: none"> <li>1. Design and layout of the subdivision (excluding any minimum size or shape-related subdivision requirements).</li> <li>2. Provision of and effects on network utilities and/or services. Standard, construction and layout of vehicular access.</li> <li>3. Earthworks.</li> <li>4. Provision of esplanade reserves and strips.</li> <li>5. Protection of any special amenity feature.</li> <li>6. Financial contributions.</li> <li>7. 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-RES-R7 covers subdivision within the Electricity Transmission Corridor.</li> <li>8. 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.</li> <li>9. The matters contained within the Council's Code of Practice for Civil Engineering Works.</li> </ol>	<p><b>CON</b></p>	<p><i>High density residential</i></p>
<p><b>SUB-HRZ-R3</b></p>	<p><b>Subdivision of land</b> for utilities, reserves or <b>conservation</b> purposes.</p> <p>Council may impose conditions over the following matters:</p> <ol style="list-style-type: none"> <li>1. Design and layout of the subdivision (excluding any minimum size or shape-related subdivision requirements).</li> <li>2. Provision of and effects on network utilities and/or services.</li> <li>3. Standard, construction and layout of vehicular access.</li> <li>4. Earthworks.</li> <li>5. Provision of esplanade reserves and strips.</li> <li>6. Protection of any special amenity feature.</li> <li>7. Financial contributions.</li> <li>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 {Link,10511,SUB-RES-R6 covers subdivision within the Electricity Transmission Corridor.</li> <li>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.</li> <li>10. The matters contained within the Council's <b>Code of Practice for Civil Engineering Works</b>.</li> </ol>	<p><b>CON</b></p>	<p><i>High density residential</i></p>

<b>Restricted Discretionary Activities</b>			<b>Zones</b>
<p><b>SUB-HRZ-R4</b></p>	<p><b>Subdivision</b> within the <b>High Density Residential Zone</b> where compliance is not achieved with one or more of the standards specified under SUB-HRZ-R1.</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>1. Design and layout of the subdivision (excluding any minimum size or shape-related <b>subdivision</b> requirements).</li> <li>2. Provision of and <b>effects</b> on <b>network utilities</b> and/or services.</li> <li>3. Standard, construction and layout of vehicular access.</li> <li>4. <b>Earthworks</b>.</li> <li>5. Provision of <b>esplanade reserves</b> and <b>strips</b>.</li> <li>6. Protection of any special amenity feature.</li> <li>7. Financial contributions.</li> <li>8. The outcome of consultation with the owner or operator of <b>regionally significant network utilities</b> (excluding the National Grid) located on or in proximity to the <b>site</b>. Note: Rule SUB-RES-R6 covers <b>subdivision</b> within the Electricity Transmission Corridor.</li> <li>9. The outcome of consultation with the owner or operator of consented or existing <b>renewable electricity generation activities</b> located on or in proximity to the <b>site</b>.</li> <li>10. The matters contained within the Council's <b>Code of Practice for Civil Engineering Works</b>.</li> <li>11. <b>Reverse sensitivity effects</b>.</li> </ol>	<p><b>RDIS</b></p>	<p><i>High density residential</i></p>



	<b>Restriction on notification:</b> Public notification of an application for resource consent under this rule is precluded.		
<b>SUB-HRZ-R5</b>	<b>Subdivision</b> that complies with all the standards under SUB-HRZ-S1 but does not comply with one or more of the standards under SUB-HRZ-S2.  <b>Council</b> will restrict its discretion to, and may impose conditions on the matters of discretion specified under SUB-HRZ-S2.	<b>RDIS</b>	<i>High density residential</i>
<b>SUB-HRZ-R6</b>	<b>Subdivision</b> which creates <b>building</b> platforms within 20m of high voltage (110kV or greater) electricity <b>transmission lines</b> as shown on the Planning Maps *(refer to the definition of <b>transmission line</b> ).  In addition to the matters listed in SUB-HRZ-R1, Council will restrict its discretion to, and may impose conditions on: 1. The extent to which the <b>subdivision</b> design manages potential conflicts with existing <b>lines</b> by locating <b>roads</b> and reserves under the route of the <b>line</b> . 2. The extent to which <b>maintenance</b> and inspections of <b>transmission lines</b> are affected including access. 3. The extent to which potential adverse <b>effects</b> including risk or injury, <b>property</b> damage and visual impact are mitigated through the location of <b>building</b> platforms and <b>landscaping</b> . 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 <b>transmission lines</b> . 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 <b>effects</b> of <b>earthworks</b> , <b>dust</b> generation and <b>construction activities</b> , including provision of appropriate separation distances, managing the risks to structural integrity, and safety risks associated with the use of mobile machinery. 8. The matters contained within the Council's <b>Code of Practice for Civil Engineering Works</b> . <b>Restriction on notification</b> A resource consent application under this rule will be precluded from public notification, and limited notification will be served on Transpower New Zealand Limited as the only affected party.	<b>RDIS</b>	<i>High density residential</i>

Standards for Restricted Discretionary Activities			Zones
<b>SUB-HRZ-S1</b>	The standards for permitted activities within the <b>High Density Residential Zone</b> referred to in SUB-HRZ-R1.	Matters of discretion are restricted to: 1. <b>Design</b> , appearance and layout of the <b>subdivision</b> . 2. <b>Landscaping</b> . 3. Provision of and <b>effects</b> on <b>network utilities</b> and/or services. 4. Standard, construction and layout of vehicular access. 5. <b>Earthworks</b> . 6. Provision of <b>esplanade reserves</b> and <b>esplanade strips</b> . 7. Protection of any special amenity feature. 8. Methods to avoid, remedy or mitigate adverse <b>effects</b> on <b>historic heritage</b> . 9. The future development potential of adjoining or adjacent <b>land</b> . 10. Financial contributions. 11. The outcome of consultation with the owner of operator of <b>regionally significant network utilities</b> (excluding the National Grid) located on or in proximity to the <b>site</b> . Note: Rule SUB-RES-R7 covers <b>subdivision</b> within the Electricity Transmission Corridor. 12. The outcome of consultation with the owner or operator of consented or existing <b>renewable electricity generation activities</b> located on or in proximity to the site. 13. Ensuring the safe operation, <b>maintenance</b> and access to any Regionally Significant Infrastructure on or adjacent to the <b>site</b> , taking into account the outcome of consultation with the Regionally Significant Infrastructure owner. 14. <b>Reverse sensitivity effects</b> . 15. Methods to avoid, remedy or mitigate adverse <b>effects</b> on <b>historic heritage</b> . 16. Any <b>natural hazard</b> risk to people's lives and <b>properties</b> and the measures to reduce this risk; 17. The provision of <b>esplanade reserves</b> where <b>land</b> adjoins <b>rivers</b> whose <b>bed</b> has an average width of 3m or more. 18. Pedestrian access to open space, <b>commercial</b> centres, and public transport. 19. Ensuring <b>roads</b> and any vehicle access to <b>sites</b> allow for safe and efficient traffic movements and can safely accommodate the intended number of users.	<i>High density residential</i>

		<p>20. Ensuring infrastructure meets <b>Council</b> standards and has the capacity to accommodate the development or anticipated future development in accordance with the purpose of the zone, and is in place at the time of <b>allotment</b> creation.</p> <p>21. Ensuring telecommunications and power supply is provided to all <b>allotments</b>.</p> <p>22. Achieving the outcomes sought by the Medium and High Density Design Guide in Appendix 1.</p> <p>23. The matters contained within the Council's <b>Code of Practice for Civil Engineering Works</b>.</p>	
<p><b>SUB-HRZ-S2</b></p>	<p>Access standards for subdivision</p> <ol style="list-style-type: none"> <li>Where vehicle access points are shared by three or more <b>residential units</b>, for all <b>rear allotments</b> and for all <b>sites</b> fronting arterial, or distributor/collector streets (identified in the Transport and Parking (TP) Chapter there must be provision for turning a vehicle on <b>site</b> in order that vehicles do not reverse into the street.</li> <li>All accessways and manoeuvring areas shall be formed and surfaced in accordance with the <b>Code of Practice for Civil Engineering Works</b>. The required surfacing must be completed prior to certification of the survey plan. Exemption – the requirement for accessways serving <b>sites</b> 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 <b>road</b> carriageway seal.</li> <li><b>Sites</b> shall have practical vehicle access to car parking and <b>loading</b> spaces, in accordance with the <b>Code of Practice for Civil Engineering Works</b>. 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 <b>road</b>.</li> <li>Vehicular access to a <b>corner allotment</b> shall be located no closer than 8m from the street corner. Where a <b>site</b> 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 <b>setback</b> shall be measured from where the two front <b>boundaries</b> of the <b>site</b> (refer to the definition of a <b>corner allotment</b> join, or in accordance with the diagram below.</li> </ol>  <ol style="list-style-type: none"> <li>Where a <b>corner allotment</b> is located at an intersection of a national, primary or secondary arterial traffic route, as identified in the Transport and Parking (TP) Chapter, no <b>building</b>, fence or other <b>structure</b> is to be erected and no vegetation allowed to grow so as to obstruct a traffic sight line.</li> <li>At the intersection of a <b>road</b> or rail level crossing, no <b>building</b>, fence or other obstructions which block sight lines for trains shall be erected, placed or grown in the hatched area marked in Diagram 1A in the Transport and Parking (TP) Chapter.</li> <li><b>Subdivision</b> 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.</li> </ol>	<p>Matters of discretion (if this standard is not met) are restricted to:</p> <ol style="list-style-type: none"> <li>The extent to which the <b>activity</b> will adversely affect traffic and pedestrian safety.</li> <li>The extent to which the <b>activity</b> will adversely affect the efficient functioning of the roading network.</li> <li>Design, appearance and layout of the <b>subdivision</b>.</li> <li>Provision of and <b>effects</b> on <b>network utilities</b> and/or services.</li> <li>Standard, construction and layout of vehicular access.</li> <li>The outcome of consultation with the owner of operator of <b>regionally significant network utilities</b> (excluding the National Grid) located on or in proximity to the <b>site</b>. Note: Rule SUB-RES-R7 covers <b>subdivision</b> within the Electricity Transmission Corridor.</li> <li>The outcome of consultation with the owner or operator of consented or existing <b>renewable electricity generation activities</b> located on or in proximity to the site.</li> <li>Ensuring the safe operation, <b>maintenance</b> and access to any Regionally Significant Infrastructure on or adjacent to the <b>site</b>, taking into account the outcome of consultation with the Regionally Significant Infrastructure owner.</li> <li>Ensuring <b>roads</b> and any vehicle access to <b>sites</b> allow for safe and efficient traffic movements and can safely accommodate the intended number of users.</li> <li>Ensuring infrastructure meets <b>Council</b> standards and has the capacity to accommodate the development or anticipated future development in accordance with the purpose of the zone, and is in place at the time of <b>allotment</b> creation.</li> <li>The matters contained within the Council's <b>Code of Practice for Civil Engineering Works</b>.</li> </ol>	<p><i>High density residential</i></p>

<b>Discretionary Activities</b>	<b>Zones</b>
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<b>SUB-HRZ-R7</b>	<b>Subdivision</b> of a <b>site</b> identified in Schedules HH-SCHED1 or TREE-SCHED1.	<b>DIS</b>	<i>High density residential</i>
<b>SUB-HRZ-R8</b>	<b>Subdivision</b> that is not listed as a permitted, controlled, restricted discretionary or non-complying activity.	<b>DIS</b>	<i>High density residential</i>

## SUB-CMU — Subdivision in Commercial and Mixed Use Zones

### Policies

#### SUB-CMU-P1 Subdivision in the Commercial and Mixed Use Zones

- Provide for **subdivision** in the commercial and mixed use zones where it:
1. is consistent with the anticipated purpose, character and role of the zone; and
  2. is consistent with the anticipated level of development and density in the zone.

#### SUB-CMU-P2 Subdivision within Development Area 4 - St Patrick's Estate Development Area must:

1. Provide pedestrian linkages to the Hutt River walkway and Silverstream Railway Station.
2. Enhance the southern entrance to the City via landscaping along the frontage of the site with Fergusson Drive and County Lane.

### Rules

#### District-wide matters

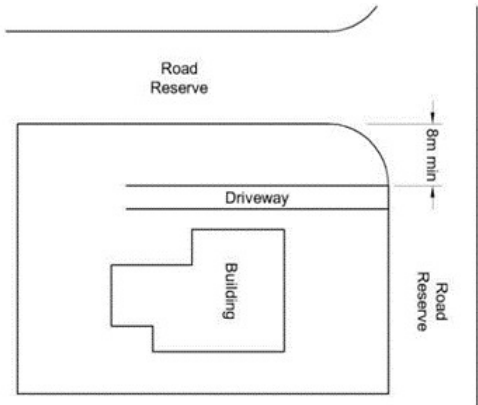
Subdivision within the **Commercial and Mixed Use Zones** must comply with all relevant rules and standards in the District-wide matters and **qualifying matter areas** of the Plan as listed below:

<b>District-wide matters</b>
TEMP - Temporary Activities
SIGN - Signs
EW - Earthworks
NATC — Natural Character
DC — Development Contributions
HH - Historical Heritage
TREE - Notable Trees
UTG - Urban Tree Groups
ECO - Ecosystems and Indigenous Biodiversity
NFL - Natural Features and Landscapes
PA — Public Access
PK - Papakāinga
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
<b>Subdivision</b>
AIR - Air
LIGHT - Light

#### Activity Tables

Controlled Activities		Zones
<b>SUB-CMU-R1</b>	<p><b>Subdivision</b> around any existing lawfully established <b>building</b> which does not result in the creation of any new undeveloped <b>allotment</b> where:</p> <ol style="list-style-type: none"> <li>1. Compliance is achieved with                             <ol style="list-style-type: none"> <li>a. SUB-CMU-S1;</li> <li>b. SUB-CMU-S2; and</li> <li>c. SUB-CMU-S3;</li> </ol> </li> </ol> <p>Matters of control are limited to:</p> <ol style="list-style-type: none"> <li>1. Design, appearance and layout of the <b>subdivision</b>.</li> <li>2. Provision of and <b>effects</b> on network utilities and/or services.</li> <li>3. Standard, construction and layout of vehicular access.</li> <li>4. <b>Earthworks</b>.</li> <li>5. Provision of <b>esplanade reserves</b> and <b>esplanade strips</b>.</li> <li>6. Protection of any special amenity feature.</li> <li>7. Financial contributions.</li> <li>8. The outcome of consultation with the owner or operator of consented or existing <b>renewable electricity generation activities</b> located on or in proximity to the <b>site</b>.</li> <li>9. The outcome of consultation with the owner or operator of <b>regionally significant network</b></li> </ol>	<p><b>CON</b></p> <p><i>Neighbourhood centre</i>  <i>Local centre</i>  <i>Mixed use</i>  <i>Town centre</i>  <i>City centre</i></p>

	<b>utilities</b> (excluding the National Grid) located on or in proximity to the <b>site</b> . Note: Rule SUB-CMU-R7 covers <b>subdivision</b> within the Electricity Transmission Corridor.		
<b>SUB-CMU-R2</b>	<p>Subdivision that creates one or more vacant <b>allotments</b> where:</p> <ol style="list-style-type: none"> <li>1. Compliance is achieved with                             <ol style="list-style-type: none"> <li>a. SUB-CMU-S1;</li> <li>b. SUB-CMU-S2; and</li> <li>c. SUB-CMU-S3;</li> </ol> </li> </ol> <p>Matters of control are limited to:</p> <ol style="list-style-type: none"> <li>1. Design, appearance and layout of the <b>subdivision</b>.</li> <li>2. Provision of and <b>effects</b> on network utilities and/or services.</li> <li>3. Standard, construction and layout of vehicular access.</li> <li>4. <b>Earthworks</b>.</li> <li>5. Provision of <b>esplanade reserves</b> and <b>esplanade strips</b>.</li> <li>6. Protection of any special amenity feature.</li> <li>7. Financial contributions.</li> <li>8. The outcome of consultation with the owner or operator of consented or existing <b>renewable electricity generation activities</b> located on or in proximity to the <b>site</b>.</li> <li>9. The outcome of consultation with the owner or operator of <b>regionally significant network utilities</b> (excluding the National Grid) located on or in proximity to the site. Note: Rule SUB-CMU-R7 covers <b>subdivision</b> within the Electricity Transmission Corridor.</li> </ol>	<b>CON</b>	<i>Neighbourhood centre Local centre Mixed use Town centre City centre</i>
<b>SUB-CMU-R3</b>	<p>Subdivision of <b>land</b> for utilities, reserves or <b>conservation</b> purposes</p> <p>Matters of control are limited to:</p> <ol style="list-style-type: none"> <li>1. Design, appearance and layout of the <b>subdivision</b>.</li> <li>2. Provision of and <b>effects</b> on network utilities and/or services.</li> <li>3. Standard, construction and layout of vehicular access.</li> <li>4. <b>Earthworks</b>.</li> <li>5. Provision of <b>esplanade reserves</b> and <b>esplanade strips</b>.</li> <li>6. Protection of any special amenity feature.</li> <li>7. Financial contributions.</li> <li>8. The outcome of consultation with the owner or operator of consented or existing <b>renewable electricity generation activities</b> located on or in proximity to the <b>site</b>.</li> <li>9. The outcome of consultation with the owner or operator of <b>regionally significant network utilities</b> (excluding the National Grid) located on or in proximity to the site. Note: Rule SUB-CMU-R7 covers <b>subdivision</b> within the Electricity Transmission Corridor.</li> </ol>	<b>CON</b>	<i>Neighbourhood centre Local centre Mixed use Town centre City centre</i>

<b>Standards for Controlled Activities</b>		<b>Zone</b>
<b>SUB-CMU-S1</b>	<p><b>Access</b></p> <p>Where <b>site</b> access is required or provided the following standards apply</p> <ol style="list-style-type: none"> <li>1. All accessways and manoeuvring areas shall be formed and surfaced in accordance with the <b>Code of Practice for Civil Engineering Works</b>. Exemption – the requirement for accessways serving <b>sites</b> 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 <b>road</b> carriageway seal.</li> <li>2. <b>Sites</b> shall have practical vehicle access to car parking and <b>loading</b> spaces (where provided or required), in accordance with the <b>Code of Practice for Civil Engineering Works</b>. This requirement does not apply to <b>sites</b> solely occupied by unstaffed utilities, provided that vehicles associated with utilities shall not obstruct the footpath or create a traffic hazard on the road.</li> <li>3. Vehicular access to a <b>corner allotment</b> lot shall be located no closer than 8m from the street corner. Where a <b>site</b> 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 <b>setback</b> shall be measured from where the two front <b>boundaries</b> of the <b>site</b> (refer to the definition of a <b>corner allotment</b> lot) join, or in accordance with the diagram below.</li> </ol>  <ol style="list-style-type: none"> <li>4. Where a <b>corner allotment</b> lot is located at an intersection of a national, primary or secondary arterial traffic route, as identified in the Transport and Parking (TP) Chapter, no <b>building</b>, fence or other <b>structure</b> is to be erected and no vegetation allowed to grow so as to obstruct a traffic sight line.</li> <li>5. At the intersection of a <b>road</b> or rail level crossing, no <b>building</b>, fence or other obstructions which block sight lines for trains shall be erected, placed or grown in the hatched area marked in Diagram 1A in the Transport and Parking (TP) Chapter.</li> <li>6. <b>Subdivision</b> 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.</li> </ol>	<i>Neighbourhood centre Local centre Mixed use Town centre City centre</i>
<b>SUB-CMU-S2</b>	<b>Water</b> supply, <b>stormwater</b> and <b>wastewater</b>	<i>Neighbourhood centre</i>

	All <b>subdivisions</b> shall comply with the water supply, <b>stormwater</b> and <b>wastewater</b> standards in the <b>Code of Practice for Civil Engineering Works</b> .	Local centre Mixed use Town centre City centre
<b>SUB-CMU-S3</b>	Subdivision in the Erosion Hazard Area of the Mangaroa Flood Hazard Extent  All <b>subdivision</b> within the <b>Erosion Hazard Area</b> of the Mangaroa <b>Flood Hazard Extent</b> shall comply with the following: 1. A suitable future <b>building</b> platform area must be identified and must not be located within the <b>river corridor</b> . 2. Where the proposed <b>building</b> platform is located within the <b>Erosion Hazard Area</b> , provision of a report by a suitability qualified and experienced person to determine the erosion risk to the proposed <b>building</b> platform is required in accordance with Section 2.4.10 of Part 1 of this Plan.	Neighbourhood centre Local centre Mixed use Town centre City centre

Restricted Discretionary Activities		Zones	
<b>SUB-CMU-R4</b>	<p><b>Subdivision</b> around any existing lawfully established <b>building</b> which does not result in the creation of any new undeveloped <b>allotment</b> where:</p> <ol style="list-style-type: none"> <li>1. Compliance is not achieved with: <ol style="list-style-type: none"> <li>a. SUB-CMU-S1;</li> <li>b. SUB-CMU-S2; or</li> <li>c. SUB-CMU-S3.</li> </ol> </li> </ol> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>1. The extent to which the <b>activity</b> will adversely affect traffic and pedestrian safety.</li> <li>2. The extent to which the <b>activity</b> will adversely affect the efficient functioning of the roading network.</li> <li>3. The matters of control listed in SUB-CMU-R1</li> </ol>	<b>RDIS</b>	Neighbourhood centre Local centre Mixed use Town centre City centre
<b>SUB-CMU-R5</b>	<p>Subdivision that creates one or more vacant <b>allotments</b> where:</p> <ol style="list-style-type: none"> <li>1. Compliance is not achieved with: <ol style="list-style-type: none"> <li>a. SUB-CMU-S2; or</li> <li>b. SUB-CMU-S3.</li> </ol> </li> </ol> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>1. The extent to which the <b>activity</b> will adversely affect traffic and pedestrian safety.</li> <li>2. The extent to which the <b>activity</b> will adversely affect the efficient functioning of the roading network.</li> <li>3. The matters of control listed in SUB-CMU-R2.1</li> </ol>	<b>RDIS</b>	Neighbourhood centre Local centre Mixed use Town centre City centre
<b>SUB-CMU-R6</b>	<p>Subdivision within the Ponding Area of the Pinehaven Flood Hazard Extent and the Erosion Hazard Area of the Mangaroa Flood Hazard Extent that creates one or more vacant <b>allotments</b> where:</p> <ol style="list-style-type: none"> <li>1. Compliance is achieved with <ol style="list-style-type: none"> <li>a. SUB-CMU-S1;</li> <li>b. SUB-CMU-S2; and</li> <li>c. SUB-CMU-S3.</li> </ol> </li> </ol> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>1. Design, appearance and layout of the <b>subdivision</b>.</li> <li>2. Provision of and <b>effects</b> on network utilities and/or services.</li> <li>3. Standard, construction and layout of vehicular access.</li> <li>4. <b>Earthworks</b>.</li> <li>5. Provision of <b>esplanade reserves</b> and <b>esplanade strips</b>.</li> <li>6. Protection of any special amenity feature.</li> <li>7. Financial contributions.</li> <li>8. The outcome of consultation with the owner or operator of consented or existing <b>renewable electricity generation activities</b> located on or in proximity to the <b>site</b>.</li> <li>9. The outcome of consultation with the owner or operator of <b>regionally significant network utilities</b> (excluding the National Grid) located on or in proximity to the <b>site</b>. Note: Rule SUB-CMU-R7 covers <b>subdivision</b> within the Electricity Transmission Corridor.</li> <li>10. The appropriateness of the proposed <b>building</b> platform in terms of area and location in relation to the flood hazard.</li> <li>11. Ability for a future <b>building</b> to be constructed above the 1 in 25- year flood level.</li> <li>12. The <b>effect</b> of the future development of the <b>building</b> platform on the function of the floodplain.</li> <li>13. Consent notice restricting the future development to the identified platform.</li> <li>14. The extent to which the <b>activity</b> will adversely affect traffic and pedestrian safety.</li> <li>15. The extent to which the <b>activity</b> will adversely affect the efficient functioning of the roading network.</li> </ol>	<b>RDIS</b>	Neighbourhood centre Local centre Mixed use Town centre City centre
<b>SUB-CMU-R7</b>	<p>Subdivision which creates <b>building</b> platforms within 20m of high voltage (110kV or greater) electricity transmission lines as shown on the Planning Maps where:</p> <ol style="list-style-type: none"> <li>1. Compliance is achieved with <ol style="list-style-type: none"> <li>1. SUB-CMU-S1;</li> <li>2. SUB-CMU-S2; and</li> <li>3. SUB-CMU-S3..</li> </ol> </li> </ol> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>1. Design, appearance and layout of the <b>subdivision</b>.</li> <li>2. Provision of and <b>effects</b> on network utilities and/or services.</li> <li>3. Standard, construction and layout of vehicular access.</li> <li>4. <b>Earthworks</b>.</li> <li>5. Provision of <b>esplanade reserves</b> and <b>esplanade strips</b>.</li> <li>6. Protection of any special amenity feature.</li> <li>7. Financial contributions.</li> <li>8. The outcome of consultation with the owner or operator of consented or existing <b>renewable electricity generation activities</b> located on or in proximity to the <b>site</b>.</li> <li>9. The outcome of consultation with the owner or operator of <b>regionally significant network utilities</b> (excluding the National Grid) located on or in proximity to the <b>site</b>. Note: Rule SUB-CMU-R7 covers <b>subdivision</b> within the Electricity Transmission Corridor.</li> <li>10. The extent to which the <b>subdivision</b> design manages potential conflicts with existing <b>lines</b> by locating <b>roads</b> and reserves under the route of the <b>line</b>.</li> <li>11. The extent to which <b>maintenance</b> and inspections of <b>transmission lines</b> are affected including access.</li> </ol>	<b>RDIS</b>	Neighbourhood centre Local centre Mixed use Town centre City centre

	<p>12. The extent to which potential adverse <b>effects</b> including risk or injury, <b>property</b> damage and visual impact are mitigated through the location of <b>building</b> platforms and <b>landscaping</b>.</p> <p>13. The outcome of any consultation with the affected utility operator.</p> <p>14. Separation distances between trees and conductors and the location and mature size of trees planted near the <b>transmission lines</b>.</p> <p>15. Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances 2001 (NZECP 34:2001).</p> <p>16. Measures necessary to avoid, remedy or mitigate the potential adverse <b>effects</b> of <b>earthworks</b>, <b>dust</b> generation and <b>construction activities</b>, including provision of appropriate separation distances, managing the risks to structural integrity, and safety risks associated with the use of mobile machinery.</p> <p><b>Restriction on notification</b> 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>		
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Discretionary Activities			Zones
SUB-CMU-R8	<p><b>Subdivision</b> that creates one or more vacant <b>allotments</b> where compliance is not achieved with SUB-CMU-S1.</p>	DIS	<i>Neighbourhood centre Local centre Mixed use Town centre City centre</i>
SUB-CMU-R9	<p><b>Subdivision</b> within the Ponding Area of the Pinehaven Flood Hazard Extent and the Erosion Hazard Area of the Mangaroa Flood Hazard Extent that creates one or more vacant <b>allotments</b>, where:</p> <ol style="list-style-type: none"> <li>1. Compliance is not achieved with: <ol style="list-style-type: none"> <li>a. SUB-CMU-S2; or</li> <li>b. SUB-CMU-S3.</li> </ol> </li> </ol>	DIS	<i>Neighbourhood centre Local centre Mixed use Town centre City centre</i>
SUB-CMU-R10	<p><b>Subdivision</b> which creates <b>building</b> platforms within 20m of high voltage (110kV or greater) electricity transmission lines as shown on the Planning Maps where:</p> <ol style="list-style-type: none"> <li>1. Compliance is not achieved with: <ol style="list-style-type: none"> <li>a. SUB-CMU-S1;</li> <li>b. SUB-CMU-S2; or</li> <li>c. SUB-CMU-S3.</li> </ol> </li> </ol>	DIS	<i>Neighbourhood centre Local centre Mixed use Town centre City centre</i>
SUB-CMU-R11	<p><b>Subdivision</b> of sites that contain Historic Heritage or Notable Trees and are identified in HH-SCHED1 or TREE-SCHED1.</p>	DIS	<i>Neighbourhood centre Local centre Mixed use Town centre City centre</i>

Non-complying Activities			Zones
SUB-CMU-R12	<p><b>Subdivision</b> within the Ponding Area of the Pinehaven Flood Hazard Extent and the Erosion Hazard Area of the Mangaroa Flood Hazard Extent that creates one or more vacant <b>allotments</b>, where compliance is not achieved with SUB-CMU-S1.</p>	NC	<i>Neighbourhood centre Local centre Mixed use Town centre City centre</i>

## SUB-RUR — Subdivision in Rural Zones

The subdivision provisions below also apply to subdivision within Development Area 2 – Mount Marua Structure Plan Area

### Issues

**SUB-RUR-I1** *The loss of rural character, the destruction of significant areas of **indigenous vegetation** and areas of significant habitat for fauna, the degradation of **amenity values** from development and **activities** and competing expectations of, and demands for, rural resources.*

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

While the appearance of the rural **environment** is subject to considerable change and evolution, some characteristics remain constant. These are the open, expansive nature of the countryside with a relatively low density of **buildings** and with vegetation being the dominant feature. Open spaces, a key feature of rural character, serve to mitigate adverse **effects** which may be generated by **farming 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.

**SUB-RUR-I2** *The loss of the life supporting capacity of soil through inappropriate development and unsustainable **land** use practices.*

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

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

**SUB-RUR-I3** *Limited development opportunities in the Blue Mountains Precinct due to infrastructural and environmental constraints.*

**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.

### Policies

**SUB-RUR-P1** *To manage the adverse environmental **effects** arising from the scale, density, number and location of **earthworks**, new **building** developments and **activities** so that they do not significantly compromise rural character and landscape values.*

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

**SUB-RUR-P2** *To ensure that **subdivision** within the Rural Production and General Rural Zones minimise adverse **effects** on rural character, areas of significant indigenous flora or fauna, and **amenity values**.*

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

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

Maintaining larger **site** sizes in the Rural Production and General Rural Zones will generally ensure that the rural character is not compromised by numerous clusters of **buildings** spread across the landscape. It also provides greater opportunities for significant natural features and areas of indigenous flora and fauna to be retained. Larger **sites** also assist in avoiding the creation of nuisances resulting from inadequate separation between new **residential units** and existing **activities**. Retaining openness maintains a rural character which distinguishes the areas from the more densely settled urban **environment**. Further consideration is given to these matters in Chapters NFL and ECO.

**SUB-RUR-P3** *To provide for rural lifestyle **subdivision** which maintains the rural character and **amenity values** and avoids, remedies or mitigates the **effects** of natural hazards.*

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

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

**SUB-RUR-P4** *To ensure that **subdivision** within the General Rural Zone minimise adverse **effects** on significant natural, ecological, scenic, visual, landscape, recreational and cultural values.*

The General Rural Zone contains some of the most scenic areas in the Wellington Region and provides significant recreational opportunities. The



proximity to large urban areas increases the importance of preserving the landscape and natural values for the enjoyment of residents and visitors to these areas. Consequently, there are provisions for landscape and visual amenity in the District Plan. When assessing development proposals, particular regard will be given to avoiding adverse **effects** on areas with high visual amenity and features with special cultural significance.

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

**SUB-RUR-P5** To avoid, remedy or mitigate the adverse **effects of activities** on soil, **water, land** and other natural resources.

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

**SUB-RUR-P6** To avoid or mitigate run-off, contamination and erosion of soil from **subdivision** so as to sustain the life-supporting capacity of the soil.

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

**SUB-RUR-P7** To encourage new development of an urban nature to locate within the urban areas of the City.

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

**SUB-RUR-P8** To provide for limited development within the Blue Mountains Precinct which takes into account its environmentally sensitive nature.

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

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

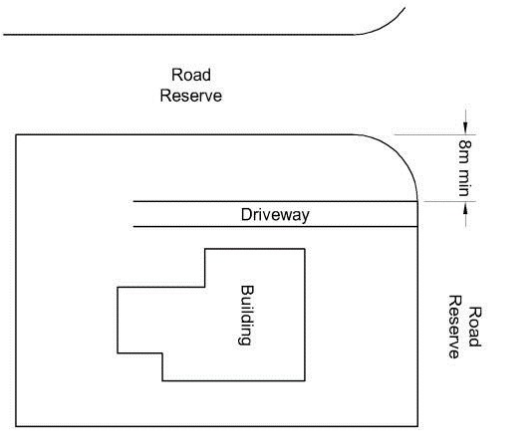
**Rules**

**Activities Tables**

Controlled Activities		Zones	
<p><b>SUB-RUR-R1</b></p> <p><i>Policies</i>                      SUB-GEN-P1,                      SUB-GEN-P2,                      SUB-GEN-P3,                      SUB-GEN-P4,                      SUB-RUR-P1,                      SUB-RUR-P2,                      SUB-RUR-P3,                      SUB-RUR-P7,                      SUB-RUR-P8,                      SUB-GEN-P10,                      NH-P6,                      GRUZ-P11,                      RPROZ-P9,                      RLZ-P8                      DC-P1,</p>	<p><b>Subdivision</b> which complies with the standards in SUB-RUR-S1 and SUB-RUR-S2 unless specified below</p> <p><b>Council</b> may impose conditions over the following matters:</p> <ol style="list-style-type: none"> <li>Design, appearance and layout of the <b>subdivision</b>.</li> <li><b>Landscaping</b>.</li> <li>Provision of and <b>effects</b> on utilities and/or services.</li> <li>Standard, construction and layout of vehicular access.</li> <li><b>Earthworks</b>.</li> <li>Provision of <b>esplanade reserves</b> and strips.</li> <li>Protection of any special amenity feature.</li> <li>Financial contributions.</li> <li>In addition to the above, within the Mount Marua Structure Plan Development Area — consistency with the Mount Marua Structure Plan.</li> </ol>	<p><b>CON</b></p>	<p>General Rural                      Rural Production                      Rural Lifestyle                      Development Area 2</p>
<p><b>SUB-RUR-R2</b></p> <p><i>Policies</i>                      SUB-GEN-P1,                      SUB-GEN-P2,                      SUB-GEN-P3,                      SUB-GEN-P4,                      SUB-RUR-P1,                      SUB-RUR-P2,                      SUB-RUR-P3,                      SUB-RUR-P7,                      SUB-RUR-P8,                      SUB-GEN-P10,                      NH-P6,                      GRUZ-P11,                      RPROZ-P9,                      RLZ-P8                      DC-P1,</p>	<p><b>Subdivision</b> around any existing lawfully established <b>residential unit</b> which does not result in the creation of any new undeveloped <b>site</b> that contains no <b>residential unit</b></p> <p><b>Note:</b> this form of <b>subdivision</b> does not need to comply with the minimum <b>net site area</b> requirements of SUB-RUR-S1, but does need to meet the access standards of SUB-RUR-S2</p> <p><b>Council</b> may impose conditions over the following matters:</p> <ol style="list-style-type: none"> <li>Design, appearance and layout of the <b>subdivision</b>.</li> <li><b>Landscaping</b>.</li> <li>Provision of and <b>effects</b> on utilities and/or services.</li> <li>Standard, construction and layout of vehicular access.</li> <li><b>Earthworks</b>.</li> <li>Provision of <b>esplanade reserves</b> and strips.</li> <li>Protection of any special amenity feature.</li> <li>Financial contributions.</li> <li>In addition to the above, within the Mount Marua Structure Plan Development Area — consistency with the Mount Marua Structure Plan.</li> </ol>	<p><b>CON</b></p>	<p>General Rural                      Rural Production                      Rural Lifestyle                      Development Area 2</p>

<p><b>SUB-RUR-R3</b></p> <p><i>Policies</i>                  SUB-GEN-P1,                  SUB-GEN-P2,                  SUB-GEN-P3,                  SUB-GEN-P4,                  SUB-RUR-P1,                  SUB-RUR-P2,                  SUB-RUR-P3,                  SUB-RUR-P7,                  SUB-RUR-P8,                  SUB-GEN-P10,                  NH-P6,                  GRUZ-P11,                  RPROZ-P9,                  RLZ-P8                  DC-P1,</p>	<p><b>Subdivision of land</b> for utilities, reserves or <b>conservation</b> purposes.</p> <p><b>Council</b> may impose conditions over the following matters:</p> <ol style="list-style-type: none"> <li>1. Design, appearance and layout of the <b>subdivision</b>.</li> <li>2. <b>Landscaping</b>.</li> <li>3. Provision of and <b>effects</b> on utilities and/or services.</li> <li>4. Standard, construction and layout of vehicular access.</li> <li>5. <b>Earthworks</b>.</li> <li>6. Provision of <b>esplanade reserves</b> and strips.</li> <li>7. Protection of any special amenity feature.</li> <li>8. Financial contributions.</li> <li>9. In addition to the above, within the Mount Marua Structure Plan Development Area — consistency with the Mount Marua Structure Plan.</li> </ol>	<p><b>CON</b></p>	<p><i>General Rural                  Rural Production                  Rural Lifestyle                  Development Area 2</i></p>
<p><b>SUB-RUR-R4</b></p> <p><i>Policies</i>                  SUB-GEN-P1,                  SUB-GEN-P2,                  SUB-GEN-P3,                  SUB-GEN-P4,                  SUB-RUR-P1,                  SUB-RUR-P2,                  SUB-RUR-P3,                  SUB-RUR-P7,                  SUB-RUR-P8,                  SUB-GEN-P10,                  NH-P6,                  GRUZ-P11,                  RPROZ-P9,                  RLZ-P8                  DC-P1,</p>	<p><b>Subdivision</b> which is a unit title <b>subdivision</b> or an alteration to a company lease, unit title or cross lease title to include a <b>building</b> extension or alteration or <b>accessory building</b> on the <b>site</b> (excluding an additional <b>residential unit</b>) that has been lawfully established in terms of the Building Act 2004.</p> <p><b>Council</b> may impose conditions over the following matters:</p> <ol style="list-style-type: none"> <li>1. Design, appearance and layout of the <b>subdivision</b>.</li> <li>2. <b>Landscaping</b>.</li> <li>3. Provision of and <b>effects</b> on utilities and/or services.</li> <li>4. Standard, construction and layout of vehicular access.</li> <li>5. <b>Earthworks</b>.</li> <li>6. Provision of <b>esplanade reserves</b> and strips.</li> <li>7. Protection of any special amenity feature.</li> <li>8. Financial contributions.</li> <li>9. 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.</li> <li>10. Allocation of areas.</li> </ol>	<p><b>CON</b></p>	<p><i>General Rural                  Rural Production                  Rural Lifestyle                  Development Area 2</i></p>
<p><b>Controlled activities — restrictions on notification</b>                  Subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of <b>the Act</b>, 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 <b>the Act</b>.</p>			

Standards for Controlled Activities			Zone	
<p><b>SUB-RUR-S1</b></p> <p><i>Policies</i>                  SUB-RUR-P1,                  SUB-RUR-P7,</p>	Minimum requirements for <b>subdivision</b>		<p><i>General Rural                  Rural Production                  Rural Lifestyle                  Development Area 2</i></p>	
	<b>Rural Zones</b>	<b>Minimum net site area</b>		<b>Shape factor</b>
	Rural Lifestyle	1ha		50m
	Rural Production	4ha		N/A
	General Rural-H#	20ha		N/A
	<b>Exemptions</b>			
These standards shall not apply to any <b>allotment</b> for utility, reserve or <b>conservation</b> purposes.				

<p><b>SUB-RUR-S2</b></p> <p><i>Policies</i>                  SUB-GEN-P1,                  TP-P4,                  GRUZ-P5,                  RPROZ-P4,                  RLZ-P3</p>	<p>Access standards for <b>subdivision</b></p> <ol style="list-style-type: none"> <li>1. Access to any <b>allotment</b>, including <b>rear allotments</b>, shall be sited at least 20m, measured along the <b>road</b> carriageway, from any access on an adjoining <b>allotment</b>, unless the two access provisions join the <b>road</b> carriageway at a common point.</li> <li>2. All accessways and manoeuvring areas shall be formed and surfaced in accordance with the <b>Code of Practice for Civil Engineering Works</b>. 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 <b>road</b> carriageway seal.</li> <li>3. All <b>sites</b> shall have practical vehicle access to car parking and <b>loading</b> spaces, in accordance with the <b>Code of Practice for Civil Engineering Works</b>. This requirement does not apply to <b>sites</b> solely occupied by unstaffed utilities, provided that vehicles associated with utilities shall not obstruct the footpath or create a traffic hazard on the <b>road</b>.</li> <li>4. Vehicular access to a <b>corner allotment</b> shall be located no closer than 8m from the street corner. Where a <b>site</b> 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 <b>setback</b> shall be measured from where the two front <b>boundaries</b> of the <b>site</b> (refer to the definition of a <b>corner allotment</b>) join, or in accordance with the diagram below.</li> </ol>  <ol style="list-style-type: none"> <li>5. Where a <b>corner allotment</b> is located at an intersection of a national, primary or secondary arterial traffic route, as identified in the Transport and Parking (TP) Chapter, no <b>building</b>, fence or other <b>structure</b> is to be erected and no vegetation allowed to grow so as to obstruct a traffic sight line.</li> <li>6. At the intersection of a <b>road</b> or rail level crossing, no <b>building</b>, 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.</li> <li>7. <b>Subdivision</b> 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.</li> </ol>	<p><i>General Rural                  Rural Production                  Rural Lifestyle                  Development Area 2                  Development Area 3</i></p>
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Restricted Discretionary Activities		Zones	
<p><b>SUB-RUR-R5</b></p> <p><i>Policies</i>                  SUB-GEN-P2,                  SUB-GEN-P3,                  SUB-GEN-P4,                  SUB-RUR-P1,                  SUB-RUR-P2,                  SUB-RUR-P3,                  SUB-RUR-P7,                  SUB-RUR-P8,                  SUB-GEN-P10,                  SUB-GEN-P12,                  NH-P6</p>	<p><b>Subdivision</b> which complies with the standards of SUB-RUR-S1 but not with the access standards in SUB-RUR-S2</p> <p><b>Council</b> will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>1. The extent to which the <b>activity</b> will adversely affect traffic and pedestrian safety.</li> <li>2. The extent to which the <b>activity</b> will adversely affect the efficient functioning of the roading network.</li> </ol> <p><b>Council's</b> discretion is also restricted to the matters listed in SUB-RUR-R1.</p>	<p><b>RDIS</b></p> <p><i>General Rural                  Rural Production                  Rural Lifestyle                  Development Area 2</i></p>	
<p><b>SUB-RUR-R6</b></p> <p><i>Policies</i>                  SUB-GEN-P2,                  SUB-GEN-P3,                  SUB-GEN-P4,                  SUB-RUR-P1,                  SUB-RUR-P2,                  SUB-RUR-P3,                  SUB-RUR-P7,                  SUB-RUR-P8,                  SUB-GEN-P10,                  SUB-GEN-P12,                  NH-P6</p>	<p><b>Subdivision</b> around any existing lawfully established <b>Residential Unit</b> that does not result in the creation of any new undeveloped <b>site</b> that contains no <b>Residential Unit</b> that does not comply with the access standards of SUB-RUR-S2.</p> <p><b>Council</b> will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>1. The extent to which the <b>activity</b> will adversely affect traffic and pedestrian safety.</li> <li>2. The extent to which the <b>activity</b> will adversely affect the efficient functioning of the roading network.</li> </ol> <p><b>Council's</b> restriction is also restricted to the matters listed in SUB-RUR-R1</p>	<p><b>RDIS</b></p> <p><i>General Rural                  Rural Production                  Rural Lifestyle                  Development Area 2</i></p>	
<p><b>SUB-RUR-R7</b></p> <p><i>Policies</i>                  SUB-GEN-P2,                  SUB-GEN-P3,                  SUB-GEN-P4,                  SUB-RUR-P1,                  SUB-RUR-P2,                  SUB-RUR-P3,</p>	<p><b>Subdivision</b> which creates <b>building</b> platforms within 32m of high voltage (110kV or greater) electricity <b>transmission lines</b> as shown on the Planning Maps *(refer to the definition of <b>transmission line</b>)</p> <p>In addition to the matters listed in SUB-RUR-R1, <b>Council</b> will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>1. The extent to which the <b>subdivision</b> design manages potential conflicts with existing lines by locating <b>roads</b> and reserves under the route of the line.</li> <li>2. The extent to which <b>maintenance</b> and inspections of <b>transmission lines</b> are affected</li> </ol>	<p><b>RDIS</b></p> <p><i>General Rural                  Rural Production                  Rural Lifestyle                  Development Area 2</i></p>	

<p><i>SUB-RUR-P7, SUB-RUR-P8, SUB-GEN-P10, NH-P6, NU-P1</i></p>	<p>including access.</p> <ol style="list-style-type: none"> <li>The extent to which potential adverse <b>effects</b> including risk or injury, property damage and visual impact are mitigated through the location of <b>building</b> platforms and <b>landscaping</b>.</li> <li>The outcome of any consultation with the affected utility operator.</li> <li>Separation distances between trees and conductors and the location and mature size of trees planted near the <b>transmission lines</b>.</li> <li>Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances 2001 (NZECP 34:2001).</li> <li>Measures necessary to avoid, remedy or mitigate the potential adverse <b>effects</b> of <b>earthworks, dust</b> generation and construction <b>activities</b>, including provision of appropriate separation distances, managing the risks to structural integrity, and safety risks associated with the use of mobile machinery.</li> </ol> <p><b>Restriction of notification</b> Subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of the <b>Act</b>, 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><b>SUB-RUR-R8</b></p> <p><i>Policies SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4, SUB-RUR-P1, SUB-RUR-P2, SUB-RUR-P3, SUB-RUR-P7, SUB-RUR-P8, SUB-GEN-P10, NH-P6,</i></p>	<p><b>Subdivision of a site</b> within the <b>Pinehaven Catchment Overlay</b> that complies with the requirements of SUB-RUR-S3</p> <p><b>Council</b> will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>The matters listed in SUB-RUR-R1</li> <li>Ability for the <b>subdivision</b> and proposed design to ensure peak flow of <b>stormwater discharge</b> will be no greater than pre-subdivision levels and thus achieve <b>hydraulic neutrality</b>.</li> <li>The <b>effect</b> of the <b>subdivision</b> on the Pinehaven <b>Flood Hazard Extent</b>.</li> <li>Recommendations and mitigation measures of the hydraulic report.</li> <li>Consent notice restricting the future development of the <b>allotment</b> to the design and recommendations of the <b>hydraulic neutrality</b> report.</li> <li>Matters addressing the standards for access under SUB-RUR-S2 where any standards are not met.</li> </ol>	<p><b>RDIS</b></p>	<p><i>General Rural Rural Production Rural Lifestyle</i></p>
<p><b>SUB-RUR-R9</b></p> <p><i>Policies SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4, SUB-RUR-P1, SUB-RUR-P2, SUB-RUR-P3, SUB-RUR-P7, SUB-RUR-P8, SUB-GEN-P10, NH-P6,</i></p>	<p><b>Subdivision</b> within the <b>Ponding Area</b> or <b>Erosion Hazard Area</b> of the Mangaroa <b>Flood Hazard Extent</b>, which results in any undeveloped <b>allotment</b> that contain no <b>residential unit</b> or non-residential <b>building</b> and complies with the requirements of SUB-RUR-S4.</p> <p><b>Council</b> will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>The matters contained in Rule SUB-RUR-R1.</li> <li>The appropriateness of the proposed <b>building</b> platform in terms of area and location in relation to the flood hazard and/or erosion risk.</li> <li>Ability for a future <b>residential unit</b> to be constructed above the 1 in 100 year flood level.</li> <li>The <b>effect</b> of the future development of the <b>building</b> platform on the function of the floodplain.</li> <li>Consent notice restricting the future development to the identified platform.</li> <li>The suitability of the proposed access to the future <b>building</b> platform to facilitate access during a 1 in 100-year flood event and does not obstruct or divert floodwater flows within the <b>Flood Hazard Extent</b>.</li> </ol>	<p><b>RDIS</b></p>	<p><i>General Rural Rural Production Rural Lifestyle</i></p>

Standards for Restricted Discretionary Activities		Zones
<p><b>SUB-RUR-S3</b></p> <p><i>Policy SUB-GEN-P4</i></p>	<p>Standards for <b>subdivision</b> within the <b>Pinehaven Catchment Overlay</b></p> <ol style="list-style-type: none"> <li>Achieves <b>hydraulic neutrality</b>.</li> <li>Provision of a report by a suitably qualified and experienced person providing an assessment of the ability for the <b>site</b> to achieve <b>hydraulic neutrality</b> in accordance with the requirements of Section 2.4.11 of Part 1 of this Plan.</li> <li>Compliance with the standards of SUB-RUR-S1.</li> </ol>	<p><i>General Rural Rural Production Rural Lifestyle</i></p>
<p><b>SUB-RUR-S4</b></p> <p><i>Policies SUB-GEN-P2, SUB-GEN-P3, NH-P6</i></p>	<p>Standards for <b>subdivision</b> within the <b>Ponding Area</b> or <b>Erosion Hazard Area</b> of the Mangaroa <b>Flood Hazard Extent</b></p> <ol style="list-style-type: none"> <li>Where the proposed <b>building</b> platform is located within the <b>Erosion Hazard Area</b>, provision of a report by a suitably qualified and experienced person to determine the erosion risk is required in accordance with Section 2.4.10 of Part 1 of this Plan.</li> <li>Suitable future <b>building</b> platform area for the <b>residential unit</b> must be identified and must not be located within an <b>Overflow Path</b> or <b>River Corridor</b>.</li> <li>Access serving the <b>building</b> platform is above the 1 in 100-year flood level and does not cross an <b>Overflow Path</b> or <b>River Corridor</b>.</li> <li>Complies with the standards of SUB-RUR-S1.</li> </ol>	<p><i>General Rural Rural Production Rural Lifestyle</i></p>

Discretionary Activities		Zone	
<p><b>SUB-RUR-R10</b></p> <p><i>Policies SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4, SUB-RES-P5, SUB-RUR-P1, SUB-RUR-P2, SUB-RUR-P3, SUB-RUR-P7, SUB-RUR-P8, SUB-GEN-P9, SUB-GEN-P10, NATC-P1, NH-P6</i></p>	<p><b>Subdivision of a site</b> identified in Schedules HH-SCHED1 or TREE-SCHED1</p>	<p><b>DIS</b></p>	<p><i>General Rural Rural Production Rural Lifestyle Development Area 2</i></p>

<b>SUB-RUR-R11</b>  <i>Policies</i> SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4, SUB-RUR-P1, SUB-RUR-P2, SUB-RUR-P3, SUB-RUR-P7, SUB-RUR-P8, SUB-GEN-P10, NH-P6	<b>Subdivision</b> which does not comply with the standards specified in SUB-RUR-S1	<b>DIS</b>	<i>General Rural            Rural Production            Rural Lifestyle            Development Area 2</i>
<b>SUB-RUR-R12</b>  <i>Policies</i> SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4, SUB-RUR-P1, SUB-RUR-P2, SUB-RUR-P3, SUB-RUR-P7, SUB-RUR-P8, SUB-GEN-P10, NH-P6	<b>Subdivision</b> within the <b>Ponding Area</b> and <b>Erosion Hazard Area</b> of the Mangaroa <b>Flood Hazard Extent</b> which results in any undeveloped <b>allotments</b> that contain no <b>residential unit</b> or non-residential <b>building</b> , where one or more of the following occurs: 1. The proposed access is below the 1 in 100-year flood level; 2. Proposed access is located within an <b>Overflow Path</b> ; 3. Proposed <b>allotments</b> do not comply with SUB-RUR-S1	<b>DIS</b>	<i>General Rural            Rural Production            Rural Lifestyle</i>

**Advice Note:**

For any **activity** within the **Stream/River Corridor**, **Overflow Path**, **Ponding Area** or **Erosion Hazard Area**, applicants are advised to consult the Wellington Regional Council to determine if regional consent is also required.

<b>Non-Complying Activities</b>			<b>Zone</b>
<b>SUB-RUR-R13</b>  <i>Policies</i> SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4, SUB-RUR-P1, SUB-RUR-P2, SUB-RUR-P3, SUB-RUR-P7, SUB-RUR-P8, SUB-GEN-P9, SUB-GEN-P10, NATC-P1, NH-P6	Creation of an <b>allotment</b> that does not have formed legal access to a formed legal <b>road</b> , unless the proposal is for a paper <b>road</b> or other access to be formed as a condition of <b>subdivision</b> approval in accordance with the <b>Code of Practice for Civil Engineering Works</b>	<b>NC</b>	<i>General Rural            Rural Production            Rural Lifestyle            Development Area 2</i>
<b>SUB-RUR-R14</b>  <i>Policies</i> SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4, SUB-RUR-P1, SUB-RUR-P2, SUB-RUR-P3, SUB-RUR-P7, SUB-RUR-P8, SUB-GEN-P10, NH-P6	<b>Subdivision</b> of a <b>site</b> within the <b>Pinehaven Catchment Overlay</b> that does not meet the standard of SUB-RUR-S3	<b>NC</b>	<i>General Rural            Rural Production            Rural Lifestyle</i>
<b>SUB-RUR-R15</b>  <i>Policies</i> SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4, SUB-RUR-P1, SUB-RUR-P2, SUB-RUR-P3, SUB-RUR-P7, SUB-RUR-P8, SUB-GEN-P10, NH-P6	<b>Subdivision</b> within the Mangaroa <b>Flood Hazard Extent</b> which results in any new undeveloped <b>allotments</b> that contain no <b>residential unit</b> , where one or more of the following occurs: 1. The proposed <b>building</b> platform is located within an <b>Overflow Path</b> or <b>River Corridor</b> ; 2. Access to the <b>building</b> platform is within a <b>River Corridor</b>	<b>NC</b>	<i>General Rural            Rural Production            Rural Lifestyle</i>
<b>SUB-RUR-R16</b>  <i>Policies</i> SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4, SUB-RUR-P1, SUB-RUR-P2, SUB-RUR-P3, SUB-RUR-P7, SUB-RUR-P8, SUB-GEN-P10,	<b>Subdivision</b> in the Blue Mountains Area	<b>NC</b>	<i>General Rural — Blue            Mountains Precinct</i>

NH-P6			
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Matters for Consideration		Zone
Matters that may be relevant in the consideration of any resource consent may include the following:		
SUB-RUR-MC1	<p><b>Subdivision</b></p> <ol style="list-style-type: none"> <li>1. Where located within the Mangaroa <b>Flood Hazard Extent</b>:</li> <li>a. An assessment of the proposed access to the <b>building</b> platform to achieve suitable access during a 1 in 100-year flood event, and its <b>effect</b> on obstructing or diverting <b>Overflow Paths</b> or floodwater flows within the <b>Flood Hazard Extent</b>.</li> <li>b. Ability for the <b>building</b> platform to accommodate a future <b>building</b> with a <b>finished floor level</b> above the 1 in 100-year level.</li> <li>c. Suitability of the proposed <b>allotment</b> areas to accommodate future <b>activities</b>.</li> <li>d. Consent notice restricting the future development to the identified <b>building</b> platform area.</li> </ol>	<p><i>General Rural Rural Production Rural Lifestyle</i></p>
SUB-RUR-MC2	<p><b>Access</b></p> <ol style="list-style-type: none"> <li>1. Accessibility for public transport, cyclists and pedestrians.</li> <li>2. Compliance with the <b>Code of Practice for Civil Engineering Works</b>.</li> <li>3. Whether the topography, size or shape of the <b>site</b> or the location of any natural or built feature(s) on the <b>site</b> or other requirements such as easements, rights-of-way or restrictive covenants impose constraints that make compliance impracticable.</li> <li>4. Whether the <b>activities</b> proposed will not generate a demand for servicing facilities.</li> <li>5. Whether suitable alternative provision for servicing can be made.</li> <li>6. Whether the nature of adjacent <b>roads</b> is such that the entry, exit and manoeuvring of vehicles can be conducted safely.</li> <li>7. The extent to which any <b>subdivision</b> within the Mount Marua Structure Plan Development Area is consistent with the Mount Marua Structure Plan.</li> </ol>	<p><i>General Rural Rural Production Rural Lifestyle Development Area 2</i></p>

## SUB-IND — Subdivision in Industrial Zones

## Rules

## Activities Tables

Controlled Activities		Zones	
<b>SUB-GIZ-R1</b>  <i>Policies</i> SUB-GEN-P1, SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P9, SUB-GEN-P10, GIZ-P1, GIZ-P3,	<b>Subdivision</b> which complies with the standards in SUB-IND-S1 and SUB-IND-S2 unless specified below  <b>Council</b> may impose conditions over the following matters: <ol style="list-style-type: none"> <li>Design, appearance and layout of the <b>subdivision</b>.</li> <li><b>Landscaping</b>.</li> <li>Provision of and <b>effects</b> on <b>network utilities</b> and/or services.</li> <li>Standard, construction and layout of vehicular access.</li> <li><b>Earthworks</b>.</li> <li>Provision of <b>esplanade reserves</b> and strips.</li> <li>Protection of any special amenity feature.</li> <li>Financial contributions.</li> <li>The outcome of consultation with the owner or operator of consented or existing <b>renewable electricity generation activities</b> located on or in proximity to the <b>site</b>.</li> <li>The outcome of consultation with the owner or operator of <b>regionally significant network utilities</b> (excluding the National Grid) located on or in proximity to the <b>site</b>. Note: Rule SUB-IND-R7 covers <b>subdivision</b> within the Electricity Transmission Corridor.</li> </ol>	CON	<i>Industrial</i>
<b>SUB-IND-R2</b>  <i>Policies</i> SUB-GEN-P1, SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P9, SUB-GEN-P10, GIZ-P1, GIZ-P3,	<b>Subdivision</b> around any existing lawfully established <b>residential unit</b> or <b>commercial activity</b> or <b>industrial activity building</b> which does not result in the creation of any new undeveloped <b>site</b> that contains no <b>residential unit</b> or <b>commercial activity</b> or <b>industrial activity building</b> .  <b>Note:</b> this form of <b>subdivision</b> does not need to comply with the minimum <b>net site area</b> requirements of SUB-IND-S1, but does need to meet the access standards of SUB-IND-S2  <b>Council</b> may impose conditions over the following matters: <ol style="list-style-type: none"> <li>Design, appearance and layout of the <b>subdivision</b>.</li> <li><b>Landscaping</b>.</li> <li>Provision of and <b>effects</b> on <b>network utilities</b> and/or services.</li> <li>Standard, construction and layout of vehicular access.</li> <li><b>Earthworks</b>.</li> <li>Provision of <b>esplanade reserves</b> and strips.</li> <li>Protection of any special amenity feature.</li> <li>Financial contributions.</li> <li>The outcome of consultation with the owner or operator of consented or existing <b>renewable electricity generation activities</b> located on or in proximity to the <b>site</b>.</li> <li>The outcome of consultation with the owner or operator of <b>regionally significant network utilities</b> (excluding the National Grid) located on or in proximity to the <b>site</b>. Note: Rule SUB-IND-R7 covers <b>subdivision</b> within the Electricity Transmission Corridor.</li> </ol>	CON	<i>Industrial</i>
<b>SUB-IND-R3</b>  <i>Policies</i> SUB-GEN-P1, SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P9, SUB-GEN-P10, GIZ-P3,	<b>Subdivision of land</b> for utilities, reserves or <b>conservation purposes</b> .  <b>Council</b> may impose conditions over the following matters: <ol style="list-style-type: none"> <li>Design, appearance and layout of the <b>subdivision</b>.</li> <li><b>Landscaping</b>.</li> <li>Provision of and <b>effects</b> on <b>network utilities</b> and/or services.</li> <li>Standard, construction and layout of vehicular access.</li> <li><b>Earthworks</b>.</li> <li>Provision of <b>esplanade reserves</b> and strips.</li> <li>Protection of any special amenity feature.</li> <li>Financial contributions.</li> <li>The outcome of consultation with the owner or operator of consented or existing <b>renewable electricity generation activities</b> located on or in proximity to the <b>site</b>.</li> <li>The outcome of consultation with the owner or operator of <b>regionally significant network utilities</b> (excluding the National Grid) located on or in proximity to the <b>site</b>.</li> </ol> Note: Rule SUB-IND-R7 covers <b>subdivision</b> within the Electricity Transmission Corridor.	CON	<i>Industrial</i>
<b>SUB-IND-R4</b>  <i>Policies</i> SUB-GEN-P1, SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P9, SUB-GEN-P10, GIZ-P1, GIZ-P3,	<b>Subdivision</b> which is a unit title <b>subdivision</b> or an alteration to a company lease, unit title or cross lease title to include a <b>building</b> extension or alteration or <b>accessory building</b> on the <b>site</b> (excluding an additional <b>residential unit</b> ) that has been lawfully established in terms of the Building Act 2004.  <b>Council</b> may impose conditions over the following matters: <ol style="list-style-type: none"> <li>Design, appearance and layout of the <b>subdivision</b>.</li> <li><b>Landscaping</b>.</li> <li>Provision of and <b>effects</b> on <b>network utilities</b> and/or services.</li> <li>Standard, construction and layout of vehicular access.</li> <li><b>Earthworks</b>.</li> <li>Provision of <b>esplanade reserves</b> and strips.</li> <li>Protection of any special amenity feature.</li> <li>Financial contributions.</li> <li>The outcome of consultation with the owner or operator of consented or existing <b>renewable energy generation activities</b> located on or in proximity to the <b>site</b>.</li> <li>The outcome of consultation with the owner or operator of <b>regionally significant network utilities</b> (excluding the National Grid) located on or in proximity to the <b>site</b>. Note: Rule SUB-IND-R7 covers <b>subdivision</b> within the Electricity Transmission Corridor.</li> <li>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.</li> <li>Allocation of areas.</li> </ol>	CON	<i>Industrial</i>

**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			Zones	
SUB-IND-S1  <i>Policy</i> GIZ-P1	Minimum requirements for <b>subdivision</b>		<i>Industrial</i>	
	<b>IndustrialZones</b>	<b>Minimum net site area</b>		<b>Shape factor</b>
	General Industrial	500m <sup>2</sup>		20m
<b>Exemptions</b> • These standards shall not apply to any <b>allotments</b> for utility, reserve or <b>conservation</b> purposes.				
SUB-IND-S2  <i>Policies</i> SUB-GEN-P1, TP-P4, GIZ-P1,	Access standards for <b>subdivision</b>		<i>Industrial Development Area 1</i>	
	1. All accessways and manoeuvring areas shall be formed and surfaced in accordance with the <b>Code of Practice for Civil Engineering Works</b> . 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 <b>road</b> carriageway seal. 2. All <b>sites</b> shall have practical vehicle access to car parking and <b>loading</b> spaces, in accordance with the <b>Code of Practice for Civil Engineering Works</b> . This requirement does not apply to <b>sites</b> solely occupied by unstaffed utilities, provided that vehicles associated with utilities shall not obstruct the footpath or create a traffic hazard on the <b>road</b> . 3. Adequate vehicular access shall be made available to the rear of every new <b>building</b> in accordance with the <b>Code of Practice for Civil Engineering Works</b> . 4. Vehicular access to a <b>corner allotment lot</b> shall be located no closer than 8m from the street corner. Where a <b>site</b> 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 <b>setback</b> shall be measured from where the two front <b>boundaries</b> of the <b>site</b> (refer to the definition of a <b>corner allotment</b> ) join, or in accordance with the diagram below. <div style="text-align: center;"> <p>The diagram illustrates a site layout. A building is shown with a driveway leading to a road. The road has a road reserve on both sides. A vertical dimension line indicates an 8m minimum setback from the road reserve to the driveway. The road reserve is labeled 'Road Reserve' and the driveway is labeled 'Driveway'. The building is labeled 'Building'.</p> </div> 5. Where a <b>corner allotment lot</b> is located at an intersection of a national, primary or secondary arterial traffic route, as identified in the Transport and Parking (TP) Chapter, no <b>building</b> , fence or other <b>structure</b> is to be erected and no vegetation allowed to grow so as to obstruct a traffic sight line. 6. At the intersection of a <b>road</b> or rail level crossing, no <b>building</b> , fence or other obstructions which block sight lines for trains shall be erected, placed or grown in the hatched area marked in Diagram 1A in the Transport and Parking (TP) Chapter. 7. <b>Subdivision</b> 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.			
SUB-IND-S3  <i>Policies</i> SUB-GEN-P1, NATC-P1	<b>Water supply, stormwater and wastewater</b> 1. All <b>activities</b> shall comply with the <b>water supply, stormwater and wastewater</b> standards in the <b>Code of Practice for Civil Engineering Works</b> .		<i>Industrial</i>	

Restricted Discretionary Activities			Zones
SUB-IND-R5  <i>Policies</i> SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P10, SUB-GEN-P12, GIZ-P1	<b>Subdivision</b> which complies with the standards of SUB-IND-S1 but not SUB-IND-S2  <b>Council</b> will restrict its discretion to, and may impose conditions on: 1. The extent to which the <b>activity</b> will adversely affect traffic and pedestrian safety. 2. The extent to which the <b>activity</b> will adversely affect the efficient functioning of the roading network. <b>Council's</b> discretion is also restricted to the matters listed in rule SUB-IND-R1	<b>RDIS</b>	<i>Industrial</i>
SUB-IND-R6  <i>Policies</i> SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P10, SUB-GEN-P12, GIZ-P1	<b>Subdivision</b> around any existing lawfully established <b>residential unit</b> or <b>commercial activity</b> or <b>industrial activity building</b> which does not result in the creation of any new undeveloped <b>site</b> that contains no <b>residential unit</b> or <b>commercial</b> or <b>industrial activity</b> , that does not comply with the access standards of SUB-IND-S2  <b>Council</b> will restrict its discretion to, and may impose conditions on: 1. The extent to which the <b>activity</b> will adversely affect traffic and pedestrian safety. 2. The extent to which the <b>activity</b> will adversely affect the efficient functioning of the roading network. <b>Council's</b> discretion is also restricted to the matters listed in rule SUB-IND-R1.	<b>RDIS</b>	<i>Industrial</i>



<p><b>SUB-IND-R7</b></p> <p><i>Policies</i> SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P10, GIZ-P1 NU-P1</p>	<p><b>Subdivision</b> which creates <b>building</b> platforms within 20m of high voltage (110kV or greater) electricity <b>transmission lines</b> as shown on the Planning Maps *(refer to the definition of <b>transmission line</b>)</p> <p>In addition to the matters listed in SUB-IND-R1, <b>Council</b> will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>1. The extent to which the <b>subdivision</b> design manages potential conflicts with existing lines by locating <b>roads</b> and reserves under the route of the line.</li> <li>2. The extent to which <b>maintenance</b> and inspections of <b>transmission lines</b> are affected including access.</li> <li>3. The extent to which potential adverse <b>effects</b> including risk or injury, property damage and visual impact are mitigated through the location of <b>building</b> platforms and <b>landscaping</b>.</li> <li>4. The outcome of any consultation with the affected utility operator.</li> <li>5. Separation distances between trees and conductors and the location and mature size of trees planted near the <b>transmission lines</b>.</li> <li>6. Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances 2001 (NZECP 34:2001).</li> <li>7. Measures necessary to avoid, remedy or mitigate the potential adverse <b>effects</b> of <b>earthworks</b>, <b>dust</b> generation and construction <b>activities</b>, including provision of appropriate separation distances, managing the risks to structural integrity, and safety risks associated with the use of mobile machinery.</li> </ol> <p><b>Restriction on notification</b> Subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of the <b>Act</b>, 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>	RDIS	Industrial
<p><b>SUB-IND-R8</b></p> <p><i>Policies</i> SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P10, GIZ-P1</p>	<p><b>Subdivision</b> within the <b>Ponding Area</b> of the Pinehaven <b>Flood Hazard Extent</b>, which results in any undeveloped <b>site</b> that contains no <b>building</b>, and complies with the requirements of SUB-IND-S1</p> <p><b>Council</b> will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>1. The matters contained in Rule SUB-IND-R1.</li> <li>2. The appropriateness of the proposed <b>building</b> platform in terms of area and location in relation to the flood hazard.</li> <li>3. Ability for a future <b>building</b> to be constructed above the 1 in 25- year flood level.</li> <li>4. The <b>effect</b> of the future development of the <b>building</b> platform on the function of the floodplain.</li> <li>5. Consent notice restricting the future development to the identified platform.</li> <li>6. Matters addressing the standards for access under SUB-IND-S2 where any standards are not met.</li> </ol>	RDIS	Industrial
<p><b>SUB-IND-R9</b></p> <p><i>Policies</i> SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P10, GIZ-P1</p>	<p><b>Subdivision</b> within the <b>Erosion Hazard Area</b> of the Mangaroa <b>Flood Hazard Extent</b>, which results in any undeveloped <b>allotments</b> that contain no <b>building</b>, and complies with the requirements of SUB-IND-S1 and SUB-IND-S4.</p> <p><b>Council</b> will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>1. The matters contained in SUB-IND-R1.</li> <li>2. The appropriateness of the proposed <b>building</b> platform in terms of area and location in relation to the flood hazard.</li> <li>3. Ability for a future <b>building</b> to be constructed above the 1 in 100- year flood level.</li> <li>4. The <b>effect</b> of the future development of the <b>building</b> platform on the function of the floodplain.</li> <li>5. Consent notice restricting the future development to the identified platform.</li> <li>6. The suitability of the proposed access to the future <b>building</b> platform to facilitate access during a 1 in 100-year flood event and does not obstruct or divert floodwater flows within the <b>Flood Hazard Extent</b>.</li> </ol>	RDIS	Industrial

Standards for Restricted Discretionary Activities		Zones
<p><b>SUB-IND-S4</b></p> <p><i>Policies</i> SUB-GEN-P2 SUB-GEN-P3</p>	<p>Standards for <b>Subdivision</b> within the <b>Erosion Hazard Area</b> of the Mangaroa <b>Flood Hazard Extent</b></p> <ol style="list-style-type: none"> <li>1. Suitable future <b>building</b> platform area must be identified and must not be located within the <b>River Corridor</b>.</li> <li>2. Where the proposed <b>building</b> platform is located within the <b>Erosion Hazard Area</b>, provision of a report by a suitability qualified and experienced person to determine the erosion risk to the proposed <b>building</b> platform is required in accordance with Section 2.4.10 of Part 1 of this Plan.</li> </ol>	Industrial

Discretionary Activities		Zone	
<p><b>SUB-IND-R10</b></p> <p><i>Policies</i> SUB-GEN-P2 SUB-GEN-P3 SUB-GEN-P4, SUB-GEN-P9, SUB-GEN-P10, NATC-P1, NH-P6, GIZ-P1</p>	<p><b>Subdivision</b> of a <b>site</b> identified in Schedules HH-SCHED1 or TREE-SCHED1</p>	DIS	Industrial Development Area 1
<p><b>SUB-IND-R11</b></p> <p><i>Policies</i> SUB-GEN-P2 SUB-GEN-P3 SUB-GEN-P10, GIZ-P1</p>	<p><b>Subdivision</b> which does not comply with the standards specified in SUB-IND-S1</p>	DIS	Industrial
<p><b>SUB-IND-R12</b></p> <p><i>Policies</i></p>	<p><b>Subdivision</b> that is not listed as a permitted, controlled, restricted discretionary or non-complying activity.</p>	DIS	Industrial Development Area 1

SUB-GEN-P2 SUB-GEN-P3 SUB-GEN-P4, SUB-GEN-P9, SUB-GEN-P10, NATC-P1, GIZ-P1			
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Non-Complying Activities			Zone
<b>SUB-IND-13</b>  <i>Policies</i> SUB-GEN-P2 SUB-GEN-P3 SUB-GEN-P4, SUB-GEN-P9, SUB-GEN-P10, NATC-P1, NH-P6, GIZ-P1	Creation of an <b>allotment</b> that does not have formed legal access to a formed legal <b>road</b> , unless the proposal is for a paper <b>road</b> or other access to be formed as a condition of <b>subdivision</b> approval in accordance with the <b>Code of Practice for Civil Engineering Works</b>	<b>NC</b>	<i>Industrial Development Area 1</i>
<b>SUB-IND-R14</b>  <i>Policies</i> SUB-GEN-P2 SUB-GEN-P3 SUB-GEN-P10, GIZ-P1	<b>Subdivision</b> within the Pinehaven <b>Flood Hazard Extent</b> which results in any undeveloped <b>allotments</b> that contain no <b>building</b> , and does not comply with the requirements of SUB-IND-S1	<b>NC</b>	<i>Industrial</i>
<b>SUB-IND-R15</b>  <i>Policies</i> SUB-GEN-P2 SUB-GEN-P3 SUB-GEN-P10, GIZ-P1	<b>Subdivision</b> within the Mangaroa <b>Flood Hazard Extent</b> which results in any undeveloped <b>allotments</b> that contain no <b>building</b> , where one or more of the following occurs:  1. Does not comply with the requirements of SUB-IND-S1; 2. The proposed <b>building</b> platform is located within a <b>River Corridor</b> .	<b>NC</b>	<i>Industrial</i>

Matters for Consideration		Zone
Matters that may be relevant in the consideration of any resource consent may include the following:		
<b>SUB-IND-MC1</b>	<b>Subdivision</b> 1. The design and layout of the <b>subdivision</b> where any <b>allotments</b> may affect the safe and effective operation and <b>maintenance</b> of, and access to, <b>regionally significant network utilities</b> (excluding the National Grid), located on or in proximity to the <b>site</b> . 2. The outcome of consultation with the owner or operator of <b>regionally significant network utilities</b> (excluding the National Grid) located on or in proximity to the <b>site</b> . Note: Rule SUB-IND-R7 covers <b>subdivision</b> within the Electricity Transmission Corridor. 3. The design and layout of the <b>subdivision</b> where any <b>allotment</b> may affect the safe and effective operation and <b>maintenance</b> of, and access to, consented or existing <b>renewable electricity generation activities</b> located on or in proximity to the <b>site</b> . 4. The outcome of consultation with the owner or operator of consented or existing <b>renewable electricity generation activities</b> located on or in proximity to the <b>site</b> . 5. Account must be taken of the future development potential of adjoining or adjacent <b>land</b> . 6. Account must be taken of any potential reverse sensitivity <b>effects</b> on <b>regionally significant network utilities</b> (excluding the National Grid). 7. Where located within an identified <b>flood hazard extent</b> , any relevant matters of discretion identified under SUB-IND-R8 or SUB-IND-R9.	<i>Industrial</i>
<b>SUB-IND-MC2</b>	<b>Access</b> 1. Accessibility for public transport, cyclists and pedestrians. 2. Compliance with the <b>Code of Practice for Civil Engineering Works</b> . 3. Whether the topography, size or shape of the <b>site</b> or the location of any natural or built feature(s) on the <b>site</b> or other requirements such as easements, rights-of-way or restrictive covenants impose constraints that make compliance impracticable. 4. Whether the <b>activities</b> 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 <b>roads</b> is such that the entry, exit and manoeuvring of vehicles can be conducted safely. 7. The extent to which any <b>subdivision</b> and/or development within the Mount Marua Structure Plan Development Area is consistent with the Mount Marua Structure Plan.	<i>Industrial</i>

## SUB-OSZ — Subdivision in the Open Space Zone

### Policies

**SUB-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.

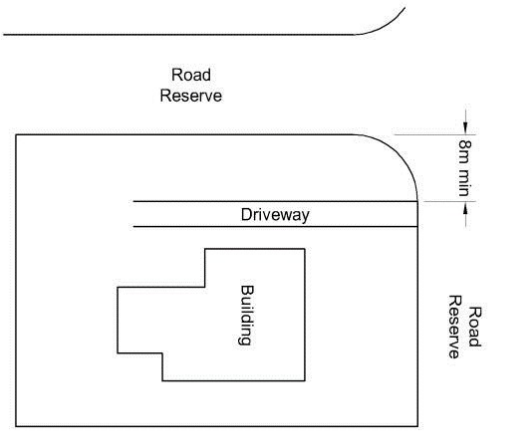
### Rules

#### Activities Tables

Controlled Activities			Zones
<b>SUB-OSZ-R1</b>  <i>Policies</i> SUB-GEN-P1, SUB-GEN-P9, SUB-GEN-P10, NATC-P1, OSZ-P2, OSZ-P3, OSZ-P5,	<b>Subdivision</b> provided for as a Controlled Activity which complies with the standards in SUB-OSZ-S2  <b>Council</b> may impose conditions over the following matters: <ol style="list-style-type: none"> <li>Design, appearance and layout of the <b>subdivision</b>.</li> <li><b>Landscaping</b>.</li> <li>Provision of and <b>effects</b> on <b>network utilities</b> and/or services.</li> <li><b>Earthworks</b>.</li> <li>Provision of <b>esplanade reserves</b> and strips.</li> <li>Protection of any special amenity feature.</li> <li>Financial contributions.</li> <li>The outcome of consultation with the owner or operator of <b>regionally significant network utilities</b> (excluding the National Grid) located on or in proximity to the <b>site</b>.</li> <li>The outcome of consultation with the owner or operator of consented or existing <b>renewable electricity generation activities</b> located on or in proximity to the <b>site</b>.</li> </ol>	CON	Open Space
<b>SUB-OSZ-R2</b>  <i>Policies</i> SUB-GEN-P1, SUB-GEN-P9, SUB-GEN-P10, NATC-P1, OSZ-P2, OSZ-P3, OSZ-P5,	<b>Subdivision</b> around any existing lawfully established <b>Residential Unit</b> or <b>commercial activity building</b> which does not result in the creation of any new undeveloped <b>site</b> that contains no <b>residential unit</b> or <b>commercial activity building</b> which complies with the access-standards in SUB-OSZ-S2.  <b>Council</b> may impose conditions over the following matters: <ol style="list-style-type: none"> <li>Design, appearance and layout of the <b>subdivision</b>.</li> <li><b>Landscaping</b>.</li> <li>Provision of and <b>effects</b> on <b>network utilities</b> and/or services.</li> <li><b>Earthworks</b>.</li> <li>Provision of <b>esplanade reserves</b> and strips.</li> <li>Protection of any special amenity feature.</li> <li>Financial contributions.</li> <li>The outcome of consultation with the owner or operator of <b>regionally significant network utilities</b> (excluding the National Grid) located on or in proximity to the <b>site</b>.</li> <li>The outcome of consultation with the owner or operator of consented or existing <b>renewable electricity generation activities</b> located on or in proximity to the <b>site</b>.</li> </ol>	CON	Open Space
<b>SUB-OSZ-R3</b>  <i>Policies</i> SUB-GEN-P1, SUB-GEN-P9, SUB-GEN-P10, NATC-P1, OSZ-P2, OSZ-P3, OSZ-P5,	<b>Subdivision</b> of <b>land</b> for utilities, reserves or <b>conservation</b> purposes  <b>Council</b> may impose conditions over the following matters: <ol style="list-style-type: none"> <li>Design, appearance and layout of the <b>subdivision</b>.</li> <li><b>Landscaping</b>.</li> <li>Provision of and <b>effects</b> on <b>network utilities</b> and/or services.</li> <li><b>Earthworks</b>.</li> <li>Provision of <b>esplanade reserves</b> and strips.</li> <li>Protection of any special amenity feature.</li> <li>Financial contributions.</li> <li>The outcome of consultation with the owner or operator of <b>regionally significant network utilities</b> (excluding the National Grid) located on or in proximity to the <b>site</b>.</li> <li>The outcome of consultation with the owner or operator of consented or existing <b>renewable electricity generation activities</b> located on or in proximity to the <b>site</b>.</li> </ol>	CON	Open Space
<b>SUB-OSZ-R4</b>  <i>Policies</i> SUB-GEN-P1, SUB-GEN-P9, SUB-GEN-P10, NATC-P1, OSZ-P2, OSZ-P3, OSZ-P5,	<b>Subdivision</b> which is a unit title <b>subdivision</b> or an alteration to a company lease, unit title or cross lease title to include a <b>building</b> extension or alteration or <b>accessory building</b> on the <b>site</b> (excluding an additional <b>residential unit</b> ) that has been lawfully established in terms of the Building Act 2004  <b>Council</b> may impose conditions over the following matters: <ol style="list-style-type: none"> <li>Design, appearance and layout of the <b>subdivision</b>.</li> <li><b>Landscaping</b>.</li> <li>Provision of and <b>effects</b> on <b>network utilities</b> and/or services.</li> <li><b>Earthworks</b>.</li> <li>Provision of <b>esplanade reserves</b> and strips.</li> <li>Protection of any special amenity feature.</li> <li>Financial contributions.</li> <li>The outcome of consultation with the owner or operator of <b>regionally significant network utilities</b> (excluding the National Grid) located on or in proximity to the <b>site</b>.</li> <li>The outcome of consultation with the owner or operator of consented or existing <b>renewable electricity generation activities</b> located on or in proximity to the <b>site</b>.</li> </ol>	CON	Open Space
<b>SUB-OSZ-R5</b>  <i>Policies</i>	<b>Subdivision</b> in the Speedway Area which complies with the standards in SUB-OSZ-S2 and SUB-OSZ-S1	CON	Open Space - Speedway Area only

<p><i>SUB-GEN-P1, SUB-GEN-P9, SUB-GEN-P10, NATC-P1, OSZ-P2, OSZ-P3, OSZ-P5,</i></p>	<p><b>Council</b> may impose conditions over the following matters:</p> <ol style="list-style-type: none"> <li>1. Design, appearance and layout of the <b>subdivision</b>.</li> <li>2. <b>Landscaping</b>.</li> <li>3. Provision of and <b>effects</b> on <b>network utilities</b> and/or services.</li> <li>4. Standard, construction and layout of vehicular access.</li> <li>5. <b>Earthworks</b>.</li> <li>6. Provision of <b>esplanade reserves</b> and strips.</li> <li>7. Protection of any special amenity feature.</li> <li>8. Financial contributions.</li> <li>9. The outcome of consultation with the owner or operator of <b>regionally significant network utilities</b> (excluding the National Grid) located on or in proximity to the <b>site</b>.</li> <li>10. The outcome of consultation with the owner or operator of consented or existing <b>renewable electricity generation activities</b> located on or in proximity to the <b>site</b>.</li> </ol>		
<p><b>SUB-OSZ-R6</b></p> <p><i>Policies SUB-GEN-P1, SUB-GEN-P9, SUB-GEN-P10, NATC-P1, OSZ-P2, OSZ-P3, OSZ-P5,</i></p>	<p><b>Subdivision</b> in the Speedway Area which is a unit title <b>subdivision</b> or an alteration to a company lease, unit title or cross lease title to include a <b>building</b> extension or alteration or <b>accessory building</b> on the <b>site</b> (excluding an additional <b>residential unit</b>) that has been lawfully established in terms of the Building Act 2004.</p> <p><b>Council</b> may impose conditions over the following matters:</p> <ol style="list-style-type: none"> <li>1. Design, appearance and layout of the <b>subdivision</b>.</li> <li>2. <b>Landscaping</b>.</li> <li>3. Provision of and <b>effects</b> on <b>network utilities</b> and/or services.</li> <li>4. Standard, construction and layout of vehicular access.</li> <li>5. <b>Earthworks</b>.</li> <li>6. Provision of <b>esplanade reserves</b> and strips.</li> <li>7. Protection of any special amenity feature.</li> <li>8. Financial contributions.</li> <li>9. The outcome of consultation with the owner or operator of <b>regionally significant network utilities</b> (excluding the National Grid) located on or in proximity to the <b>site</b>.</li> <li>10. The outcome of consultation with the owner or operator of consented or existing <b>renewable electricity generation activities</b> located on or in proximity to the <b>site</b>.</li> <li>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.</li> <li>12. Allocation of areas.</li> </ol>	<p><b>CON</b></p>	<p><i>Open Space - Speedway Area only</i></p>
<p><b>Controlled activities – restrictions on notification</b> Subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of <b>the Act</b>, 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 <b>the Act</b>.</p>			

Standards for Controlled Activities			Zone	
<p><b>SUB-OSZ-S1</b></p>	<p>Minimum requirements for <b>subdivision</b></p>		<p><i>Open Space - Speedway Area only</i></p>	
	<p><b>Open Space Zone</b></p>	<p><b>Minimum site area</b></p>		<p><b>Shape factor</b></p>
	<p>Speedway Area only</p>	<p>5000m<sup>2</sup></p>		<p>50m</p>
	<p><b>Exemptions</b> These standards shall not apply to any <b>allotment</b> for utility, reserve or <b>conservation</b> purposes.</p>			

<p><b>SUB-OSZ-S2</b></p> <p><i>Policies</i> SUB-GEN, TP-P4</p>	<p>Access standards for <b>subdivision</b></p> <ol style="list-style-type: none"> <li>All accessways and manoeuvring areas shall be formed and surfaced in accordance with the <b>Code of Practice for Civil Engineering Works</b>. 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 <b>road</b> carriageway seal.             <ol style="list-style-type: none"> <li><b>Sites</b> shall have practical vehicle access to car parking and <b>loading</b> spaces, in accordance with the <b>Code of Practice for Civil Engineering Works</b>. This requirement does not apply to <b>sites</b> solely occupied by unstaffed utilities, provided that vehicles associated with utilities shall not obstruct the footpath or create a traffic hazard on the <b>road</b>.</li> </ol> </li> <li>Vehicular access to a <b>corner allotment</b> shall be located no closer than 8m from the street corner. Where a <b>site</b> 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 <b>setback</b> shall be measured from where the two front <b>boundaries</b> of the <b>site</b> (refer to the definition of a <b>corner allotment</b>) join, or in accordance with the diagram below.</li> </ol>  <ol style="list-style-type: none"> <li>Where a <b>corner allotment</b> lot is located at an intersection of a national, primary or secondary arterial traffic route, as identified in the Transport and Parking (TP) Chapter, no <b>building</b>, fence or other <b>structure</b> is to be erected and no vegetation allowed to grow so as to obstruct a traffic sight line.</li> <li>At the intersection of a <b>road</b> or rail level crossing, no <b>building</b>, 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.</li> <li><b>Subdivision</b> 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.</li> </ol>	<p><i>Open Space</i></p>
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Restricted Discretionary Activities			Zones
<p><b>SUB-OSZ-R7</b></p> <p><i>Policies</i> SUB-GEN-P10, SUB-GEN-P12, NATC-P1, OSZ-P2, OSZ-P3, OSZ-P5</p>	<p><b>Subdivision</b> which does not comply with the access standards in SUB-OSZ-S2</p> <p><b>Council</b> will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>The extent to which the <b>activity</b> will adversely affect traffic and pedestrian safety.</li> <li>The extent to which the <b>activity</b> will adversely affect the efficient functioning of the roading network.</li> </ol> <p><b>Council's</b> discretion is also restricted to the matters listed in SUB-OSZ-R1.</p> <p>For <b>subdivision</b> in the Speedway area, <b>Council's</b> discretion is also restricted to the matters listed in SUB-OSZ-R5.</p>	<p><b>RDIS</b></p>	<p><i>Open Space</i></p>

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

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

Matters for Consideration	Zone	
Matters that may be relevant in the consideration of any resource consent may include the following:		
SUB-OSZ-MC1	<p><b>Subdivision</b></p> <ol style="list-style-type: none"> <li>1. The design and layout of the <b>subdivision</b> where any <b>allotment</b> may affect the safe and effective operation and <b>maintenance</b> of, and access to, <b>regionally significant network utilities</b> located on or in proximity to the <b>site</b>.</li> <li>2. The outcome of consultation with the owner or operator of <b>regionally significant network utilities</b> located on or in proximity to the <b>site</b>.</li> <li>3. The design and layout of the <b>subdivision</b> where any <b>allotment</b> may affect the safe and effective operation and <b>maintenance</b> of, and access to, consented or existing renewable energy generation <b>activities</b> located on or in proximity to the <b>site</b>.</li> <li>4. The outcome of consultation with the owner or operator of consented or existing renewable energy generation <b>activities</b> located on or in proximity to the <b>site</b>.</li> <li>5. Account must be taken of the future development potential of adjoining or adjacent <b>land</b>.</li> <li>6. Account must be taken of any potential reverse sensitivity <b>effects</b> on <b>regionally significant network utilities</b> (excluding the National Grid).</li> </ol>	Open Spaces
SUB-OSZ-MC2	<p><b>Site layout</b></p> <ol style="list-style-type: none"> <li>1. Impact on the recreation potential of the open space.</li> <li>2. Conflict between different users.</li> <li>3. On-site safety.</li> <li>4. Natural character and landscape.</li> </ol>	Open Spaces
SUB-OSZ-MC3	<p><b>Access</b></p> <ol style="list-style-type: none"> <li>1. Accessibility for public transport, cyclists and pedestrians.</li> <li>2. Compliance with the <b>Code of Practice for Civil Engineering Works</b>.</li> <li>3. Whether the topography, size or shape of the <b>site</b> or the location of any natural or built feature(s) on the <b>site</b> or other requirements such as easements, rights-of-way or restrictive covenants impose constraints that make compliance impracticable.</li> <li>4. Whether the <b>activities</b> proposed will not generate a demand for servicing facilities.</li> <li>5. Whether suitable alternative provision for servicing can be made.</li> <li>6. Whether the nature of adjacent <b>roads</b> is such that the entry, exit and manoeuvring of vehicles can be conducted safely.</li> <li>7. The extent to which any <b>subdivision</b> within the Mount Marua Structure Plan Development Area is consistent with the Mount Marua Structure Plan.</li> </ol>	Open Space

## SUB-SAZ — Subdivision in the Special Activity Zone

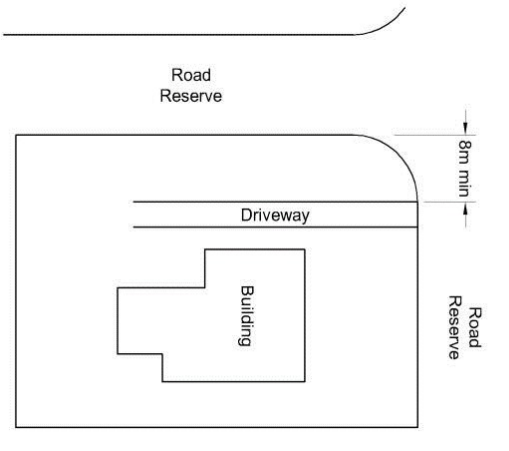
### Rules

#### Activities Tables

Controlled Activities		Zones	
<b>SUB-SAZ-R1</b>  <i>Policies</i> SUB-GEN-P1, SUB-GEN-P9, NATC-P1, SAZ-P1, SAZ-P3, SAZ-P4	<p><b>Subdivision</b> which complies with the standards in SUB-SAZ-S1 and SUB-SAZ-S2 unless specified below</p> <p><b>Council</b> may impose conditions over the following matters:</p> <ol style="list-style-type: none"> <li>1. Design, appearance and layout of the <b>subdivision</b>.</li> <li>2. <b>Landscaping</b>.</li> <li>3. Provision of and <b>effects</b> on <b>network utilities</b> and/or services.</li> <li>4. Standard, construction and layout of vehicular access.</li> <li>5. <b>Earthworks</b>.</li> <li>6. Provision of <b>esplanade reserves</b> and strips.</li> <li>7. Protection of any special amenity feature.</li> <li>8. Financial contributions.</li> <li>9. The outcome of consultation with the owner or operator of <b>regionally significant network utilities</b> (excluding the National Grid) located on or in proximity to the <b>site</b>. Note: Rule SUB-SAZ-R7 covers <b>subdivision</b> within the Electricity</li> <li>10. The outcome of consultation with the owner or operator of consented or existing <b>renewable electricity generation activities</b> located on or in proximity to the <b>site</b>.</li> </ol>	CON	Special Activity
<b>SUB-SAZ-R2</b>  <i>Policies</i> SUB-GEN-P1, SUB-GEN-P9, NATC-P1, SAZ-P1, SAZ-P3, SAZ-P4	<p><b>Subdivision</b> around any existing lawfully established <b>residential unit</b> or <b>commercial activity building</b> which does not result in the creation of any new undeveloped <b>site</b> that contains no <b>residential unit</b> or <b>commercial unit activity building</b></p> <p>Note: this form of <b>subdivision</b> does not need to comply with the minimum <b>net site area</b> requirements of SUB-SAZ-S1, but does need to meet the access standards of SUB-SAZ-S2.</p> <p><b>Council</b> may impose conditions over the following matters:</p> <ol style="list-style-type: none"> <li>1. Design, appearance and layout of the <b>subdivision</b>.</li> <li>2. <b>Landscaping</b>.</li> <li>3. Provision of and <b>effects</b> on <b>network utilities</b> and/or services.</li> <li>4. Standard, construction and layout of vehicular access.</li> <li>5. <b>Earthworks</b>.</li> <li>6. Provision of <b>esplanade reserves</b> and strips.</li> <li>7. Protection of any special amenity feature.</li> <li>8. Financial contributions.</li> <li>9. The outcome of consultation with the owner or operator of <b>regionally significant network utilities</b> (excluding the National Grid) located on or in proximity to the <b>site</b>. Note: Rule SUB-SAZ-R7 covers <b>subdivision</b> within the Electricity Transmission Corridor.</li> <li>10. The outcome of consultation with the owner or operator of consented or existing <b>renewable electricity generation activities</b> located on or in proximity to the <b>site</b>.</li> </ol>	CON	Special Activity
<b>SUB-SAZ-R3</b>  <i>Policies</i> SUB-GEN-P1, SUB-GEN-P9, NATC-P1, SAZ-P1, SAZ-P3, SAZ-P4	<p><b>Subdivision of land</b> for utilities, reserves or <b>conservation</b> purposes</p> <p><b>Council</b> may impose conditions over the following matters:</p> <ol style="list-style-type: none"> <li>1. Design, appearance and layout of the <b>subdivision</b>.</li> <li>2. <b>Landscaping</b>.</li> <li>3. Provision of and <b>effects</b> on <b>network utilities</b> and/or services.</li> <li>4. Standard, construction and layout of vehicular access.</li> <li>5. <b>Earthworks</b>.</li> <li>6. Provision of <b>esplanade reserves</b> and strips.</li> <li>7. Protection of any special amenity feature.</li> <li>8. Financial contributions.</li> <li>9. The outcome of consultation with the owner or operator of <b>regionally significant network utilities</b> (excluding the National Grid) located on or in proximity to the <b>site</b>. Note: Rule SUB-SAZ-R7 covers <b>subdivision</b> within the Electricity Transmission Corridor.</li> <li>10. The outcome of consultation with the owner or operator of consented or existing <b>renewable electricity generation activities</b> located on or in proximity to the <b>site</b>.</li> </ol>	CON	Special Activity
<b>SUB-SAZ-R4</b>  <i>Policies</i> SUB-GEN-P1, SUB-GEN-P9, NATC-P1, SAZ-P1, SAZ-P3, SAZ-P4	<p><b>Subdivision</b> which is a unit title <b>subdivision</b> or an alteration to a company lease, unit title or cross lease title to include a <b>building</b> extension or alteration or <b>accessory building</b> on the <b>site</b> (excluding an additional <b>residential unit</b>) that has been lawfully established in terms of the Building Act 2004</p> <p><b>Council</b> may impose conditions over the following matters:</p> <ol style="list-style-type: none"> <li>1. Design, appearance and layout of the <b>subdivision</b>.</li> <li>2. <b>Landscaping</b>.</li> <li>3. Provision of and <b>effects</b> on <b>network utilities</b> and/or services.</li> <li>4. Standard, construction and layout of vehicular access.</li> <li>5. <b>Earthworks</b>.</li> <li>6. Provision of <b>esplanade reserves</b> and strips.</li> <li>7. Protection of any special amenity feature.</li> <li>8. Financial contributions.</li> <li>9. The outcome of consultation with the owner or operator of <b>regionally significant network utilities</b> (excluding the National Grid) located on or in proximity to the <b>site</b>. Note: Rule SUB-SAZ-R7 covers <b>subdivision</b> within the Electricity Transmission Corridor.</li> <li>10. The outcome of consultation with the owner or operator of consented or existing <b>renewable electricity generation activities</b> located on or in proximity to the <b>site</b>.</li> <li>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.</li> <li>12. Allocation of areas.</li> </ol>	CON	Special Activity

**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-SAZ-S1  <i>Policies</i> NATC-P1, SAZ-P3	Minimum requirements for <b>subdivision</b>		<i>Special Activity</i>	
	<b>Special Activity Zone</b>	<b>Minimum net site area</b>		<b>Shape factor</b>
	All areas	1000m <sup>2</sup>		25m
	<b>Exemptions</b>			
These standards shall not apply to any <b>allotment</b> for utility, reserve or <b>conservation</b> purposes.				
SUB-SAZ-S2  <i>Policies</i> SUB-GEN-P1, TP-P4	Access standards for <b>subdivision</b>		<i>Special Activity</i>	
	<p>1. All accessways and manoeuvring areas shall be formed and surfaced in accordance with the <b>Code of Practice for Civil Engineering Works</b>. Exemption – the requirement for accessways serving <b>sites</b> 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 <b>road</b> carriageway seal.</p> <p>2. <b>Sites</b> shall have practical vehicle access to car parking and <b>loading</b> spaces, in accordance with the <b>Code of Practice for Civil Engineering Works</b>. This requirement does not apply to <b>sites</b> solely occupied by unstaffed utilities, provided that vehicles associated with utilities shall not obstruct the footpath or create a traffic hazard on the <b>road</b>.</p> <p>3. Adequate vehicular access shall be made available to the rear of every new <b>building</b> in accordance with the <b>Code of Practice for Civil Engineering Works</b>.</p> <p>4. Vehicular access to a <b>corner allotment</b> shall be located no closer than 8m from the street corner. Where a <b>site</b> 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 <b>setback</b> shall be measured from where the two front <b>boundaries</b> of the <b>site</b> (refer to the definition of a <b>corner allotment</b>) join, or in accordance with the diagram below.</p>  <p>5. Where a <b>corner allotment</b> lot is located at an intersection of a national, primary or secondary arterial traffic route, as identified in the Transport and Parking (TP) Chapter, no <b>building</b>, fence or other <b>structure</b> is to be erected and no vegetation allowed to grow so as to obstruct a traffic sight line.</p> <p>6. At the intersection of a <b>road</b> or rail level crossing, no <b>building</b>, fence or other obstructions which block sight lines for trains shall be erected, placed or grown in the hatched area marked in Diagram 1 in the Transport and Parking (TP) Chapter.</p> <p>7. <b>Subdivision</b> 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	
SUB-SAZ-R5  <i>Policies</i> SUB-GEN-P9, SUB-GEN-P12, NATC-P1, SAZ-P1, SAZ-P4	<p><b>Subdivision</b> which complies with the standards in SUB-SAZ-S1 but not SUB-SAZ-S2</p> <p><b>Council</b> will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>The extent to which the <b>activity</b> will adversely affect traffic and pedestrian safety.</li> <li>The extent to which the <b>activity</b> will adversely affect the efficient functioning of the roading network.</li> </ol> <p><b>Council's</b> discretion is also restricted to the matters listed in SUB-SAZ-R1.</p>	RDIS	<i>Special Activity</i>
SUB-SAZ-R6  <i>Policies</i> SUB-GEN-P9, SUB-GEN-P12, NATC-P1, SAZ-P1, SAZ-P4	<p><b>Subdivision</b> around any existing lawfully established <b>residential unit</b> or <b>commercial activity building</b> which does not result in the creation of any new undeveloped <b>site</b> that contains no <b>residential unit</b> or <b>commercial activity</b>, that does not comply with the access standards of SUB-SAZ-S2</p> <p><b>Council</b> will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>The extent to which the <b>activity</b> will adversely affect traffic and pedestrian safety.</li> <li>The extent to which the <b>activity</b> will adversely affect the efficient functioning of the roading network.</li> </ol> <p><b>Council's</b> discretion is also restricted to the matters listed in SUB-SAZ-R1.</p>	RDIS	<i>Special Activity</i>
SUB-SAZ-R7  <i>Policies</i> SUB-GEN-P9,	<p><b>Subdivision</b> which creates <b>building</b> platforms within 32m of high voltage (110kV or greater) electricity <b>transmission lines</b> as shown on the Planning Maps</p> <p>In addition to the matters listed in SUB-SAZ-R1, <b>Council</b> will restrict its discretion to, and may</p>	RDIS	<i>Special Activity</i>



<p><i>SUB-GEN-P10, NATC-P1, SAZ-P1, SAZ-P4, NU-P1</i></p>	<p>impose conditions on:</p> <ol style="list-style-type: none"> <li>1. The extent to which the <b>subdivision</b> design manages potential conflicts with existing lines by locating <b>roads</b> and reserves under the route of the line.</li> <li>2. The extent to which <b>maintenance</b> and inspections of <b>transmission lines</b> are affected including access.</li> <li>3. The extent to which potential adverse <b>effects</b> including risk or injury, property damage and visual impact are mitigated through the location of <b>building</b> platforms and <b>landscaping</b>.</li> <li>4. The outcome of any consultation with the affected utility operator.</li> <li>5. Separation distances between trees and conductors and the location and mature size of trees planted near the <b>transmission lines</b>.</li> <li>6. Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances 2001 (NZECP 34:2001).</li> <li>7. Measures necessary to avoid, remedy or mitigate the potential adverse <b>effects</b> of <b>earthworks, dust</b> generation and construction <b>activities</b>, including provision of appropriate separation distances, managing the risks to structural integrity, and safety risks associated with the use of mobile machinery.</li> </ol> <p><b>Restriction on notification</b> Subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of the <b>Act</b>, 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><b>Advice Note:</b> For any <b>activity</b> within the <b>Stream/River Corridor, Overflow Path, Ponding Area</b> or <b>Erosion Hazard Area</b>, applicants are advised to consult the Wellington Regional Council to determine if regional consent is also required.</p>		
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Discretionary Activities			Zone
<p><b>SUB-SAZ-R8</b></p> <p><i>Policies SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4, SUB-GEN-P9, SUB-GEN-P10, NATC-P1, NH-P6, SAZ-P1, SAZ-P4</i></p>	<p><b>Subdivision</b> of a <b>site</b> identified in Schedules HH-SCHED1 or TREE-SCHED1</p>	<p><b>DIS</b></p>	<p><i>Special Activity</i></p>
<p><b>SUB-SAZ-R9</b></p> <p><i>Policies SUB-GEN-P9, SAZ-P1, SAZ-P4 NATC-P1</i></p>	<p><b>Subdivision</b> which does not comply with the standards specified in SUB-SAZ-S1</p>	<p><b>DIS</b></p>	<p><i>Special Activity</i></p>
<p><b>SUB-SAZ-R10</b></p> <p><i>Policies SUB-GEN-P9, SAZ-P1, SAZ-P4, NATC-P1</i></p>	<p>Updates of existing company lease and cross lease, and all unit title <b>subdivision</b></p>	<p><b>DIS</b></p>	<p><i>Special Activity</i></p>
<p><b>SUB-RES-R11</b></p> <p><i>Policies SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4, SUB-GEN-P9, SUB-GEN-P10, NATC-P1 SAZ-P1, SAZ-P4</i></p>	<p><b>Subdivision</b> that is not listed as a permitted, controlled, restricted discretionary or non-complying activity.</p>	<p><b>DIS</b></p>	<p><i>Special Activity</i></p>

Non-Complying Activities			Zone
<p><b>SUB-SAZ-R12</b></p> <p><i>Policies SAZ-P1, SAZ-P4, NH-P6, SAZ-P1, SAZ-P4</i></p>	<p>Creation of an <b>allotment</b> that does not have formed legal access to a formed legal <b>road</b>, unless the proposal is for a paper <b>road</b> or other access to be formed as a condition of <b>subdivision</b> approval in accordance with the <b>Code of Practice for Civil Engineering Works</b></p>	<p><b>NC</b></p>	<p><i>Special Activity</i></p>

Matters for Consideration			Zone
Matters that may be relevant in the consideration of any resource consent may include the following:			
<p><b>SUB-SAZ-MC1</b></p>	<p><b>Subdivision</b> The requirements of section 106 of the <b>Act</b>.</p> <ol style="list-style-type: none"> <li>1. Whether the proposed <b>allotments</b> are capable of accommodating a range of <b>activities</b> in compliance with</li> </ol>		<p><i>Special Activity</i></p>

	<p>zone standards.</p> <ol style="list-style-type: none"> <li>2. Whether the <b>subdivision</b> compromises future <b>subdivision</b> potential of the <b>land</b>.</li> <li>3. The cumulative <b>effect</b> on existing infrastructure as a result of the proposed <b>subdivision</b>.</li> <li>4. The extent of compliance with the <b>Council's Code of Practice for Civil Engineering Works</b>.</li> <li>5. The design and layout of the <b>subdivision</b> where any <b>allotment</b> may affect the safe and effective operation and <b>maintenance</b> of, and access to, <b>regionally significant network utilities</b> (excluding the National Grid) located on or in proximity to the <b>site</b>.</li> <li>6. Note: Rule SUB-SAZ-R7 covers <b>subdivision</b> within the Electricity Transmission Corridor.</li> <li>7. The design and layout of the <b>subdivision</b> where any <b>allotment</b> may affect the safe and effective operation and <b>maintenance</b> of, and access to, consented or existing <b>renewable electricity generation activities</b> located on or in proximity to the <b>site</b>.</li> <li>8. The outcome of consultation with the owner or operator of consented or existing <b>renewable electricity generation activities</b> on or in proximity to the <b>site</b>.</li> <li>9. Account must be taken of the future development potential of adjoining or adjacent <b>land</b>.</li> <li>10. Account must be taken of any potential reverse sensitivity <b>effects</b> on <b>regionally significant network utilities</b> (excluding the National Grid).</li> </ol>	
<b>SUB-SAZ-MC2</b>	<p><b>Traffic generation</b></p> <ol style="list-style-type: none"> <li>1. Whether <b>activities</b> which generate significant traffic flows have satisfactory access arrangements.</li> <li>2. Impacts on public safety</li> </ol>	<i>Special Activity</i>
<b>SUB-SAZ-MC3</b>	<p><b>Site layout</b></p> <ol style="list-style-type: none"> <li>1. The arrangement of <b>buildings</b>, car parks and <b>vehicle movements</b> on <b>site</b>.</li> <li>2. The extent of <b>landscaping</b> and screening particularly where <b>sites</b> adjoin General Residential, High Density Residential or Open Space Zones.</li> <li>3. Whether the topography of the <b>site</b> has been taken into account.</li> <li>4. Whether a better standard of development can be achieved by varying the design.</li> </ol>	<i>Special Activity</i>
<b>SUB-SAZ-MC4</b>	<p><b>Infrastructure</b></p> <ol style="list-style-type: none"> <li>1. The capacity of the infrastructure.</li> </ol>	<i>Special Activity</i>
<b>SUB-SAZ-MC5</b>	<p><b>Cumulative effects</b></p> <ol style="list-style-type: none"> <li>1. Whether cumulative <b>effects</b> such as pollution, any risk to public safety and nuisances have been assessed to avoid, remedy or mitigate adverse <b>effects</b>.</li> </ol>	<i>Special Activity</i>
<b>SUB-SAZ-MC7</b>	<p><b>Access</b></p> <ol style="list-style-type: none"> <li>1. Accessibility for public transport, cyclists and pedestrians.</li> <li>2. Compliance with the <b>Code of Practice for Civil Engineering Works</b>.</li> <li>3. Whether the topography, size or shape of the <b>site</b> or the location of any natural or built feature(s) on the <b>site</b> or other requirements such as easements, rights-of-way or restrictive covenants impose constraints that make compliance impracticable.</li> <li>4. Whether the <b>activities</b> proposed will not generate a demand for servicing facilities.</li> <li>5. Whether suitable alternative provision for servicing can be made.</li> <li>6. Whether the nature of adjacent <b>roads</b> is such that the entry, exit and manoeuvring of vehicles can be conducted safely.</li> <li>7. The extent to which any <b>subdivision</b> within the Mount Marua Structure Plan Development_Area is consistent with the Mount Marua Structure Plan.</li> </ol>	<i>General Rural Rural Production Rural Lifestyle Commercial City Centre General Industrial Open Space Special Activity Development Area 2</i>

## SUB-DEV1 — Subdivision in Development Area 1

This chapter contains the **subdivision** provisions which relate to the **Wallaceville Structure Plan Development Area**. These rules apply in addition to the underlying **subdivision** rules of the General Residential Zone (SUB-RES), High Density Residential Zone (SUB-HRZ) and the Commercial and Mixed Use Zones (SUB-CMU). Where there is any conflict between the provisions the **Wallaceville Structure Plan Development Area** provisions shall prevail.

### Policies

**SUB-DEV1-P1** Provide for **subdivision** within the Wallaceville Living Precinct Area A, Wallaceville Living Precinct Area B, Urban Precinct and Grants Bush Precinct of the **Wallaceville Structure Plan Development Area** that is consistent with the Wallaceville Structure Plan.

The Wallaceville Structure Plan in DEV1 **Wallaceville Structure Plan Development Area** includes the following:

1. the Wallaceville Structure Plan Map
2. Wallaceville Precinct descriptions, intentions and outcomes
3. Wallaceville Indicative Road Typologies
4. Wallaceville Stormwater Management Principles

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

**SUB-DEV1-P2** **Subdivision** in the Wallaceville Living Precinct Area A, Wallaceville Living Precinct Area B, Urban Precinct and Grants Bush Precinct of the **Wallaceville Structure Plan Development Area**, will only be appropriate if it:

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

The Wallaceville Structure Plan provides for the development of the **Wallaceville Structure Plan Development Area** in a logical and coherent manner that takes into account the historical, cultural, environmental and landscape characteristics of the area. It also establishes outcome expectations based on an analysis of **site** values, constraints and opportunities. Requiring development to be consistent with this plan will ensure that future development represents sustainable management of the **land** resource. **Subdivision** within the **Wallaceville Structure Plan Development Area** is a restricted discretionary activity to enable consideration of consistency with the Structure Plan. **Subdivision** and/or development that is consistent with the Wallaceville Structure Plan will satisfy Policy SUB-DEV1-P1, and provide for sustainable management of the **land** resource.

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

**SUB-DEV1-P3** Provide for **subdivision** within the Gateway Precinct of the **Wallaceville Structure Plan Development Area** that is consistent with the Wallaceville Structure Plan

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

**SUB-DEV1-P4** **Subdivision** in the Gateway Precinct of the **Wallaceville Structure Plan Development Area** will only be appropriate if it:

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

The Wallaceville Structure Plan provides for the development of the **Wallaceville Structure Plan Development Area** in a logical and coherent manner that takes into account the historical, cultural, environmental and landscape characteristics of the area. It also establishes outcome expectations based on an analysis of **site** values, constraints and opportunities. Requiring development to be consistent with this plan will ensure that future development represents sustainable management of the **land** resource. **Subdivision**, new **buildings** and **significant exterior alterations** to existing **buildings** within the Gateway Precinct of the **Wallaceville Structure Plan Development Area** is a restricted discretionary activity to enable consideration of consistency with the Structure Plan. **Subdivision** and/or development that is consistent with the Wallaceville Structure Plan will satisfy Policy SUB-DEV1-P3 and provide for sustainable management of the **land** resource.

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

### Rules

#### Activities Tables

Standards for Controlled Activities		Zone
SUB-DEV1-S1	Additional access standards	Development Area 1 — Wallaceville Structure Plan Development Area
<i>Policies</i>	1. Adequate vehicular access shall be made available to the rear of every new <b>building</b> in accordance with the <b>Code of Practice for Civil Engineering Works</b> .	
SUB-GEN-P1 SUB-GEN-P5	2. There shall be no private vehicle access to or egress from Alexander Road for any <b>site</b> contained within Area B	

SUB-GEN-P6 SUB-GEN-P10 TP-P4	of the <b>Wallaceville Structure Plan Development Area</b> . 3. There shall be no new private vehicle access to or egress from Alexander Road to land identified as Lot 2 DP 471766, Pt Section 102B Hutt District Wellington or Pt Section 618 Hutt District.	
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Restricted Discretionary Activities			Zones
<b>SUB-DEV1-R1</b>  <i>Policies</i> SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4, SUB-RES-P5, SUB-DEV1-P1, SUB-GEN-P9, SUB-GEN-P10, NATC-P1	<p><b>Subdivision</b> in the Wallaceville Living Precinct Area A, the Wallaceville Living Precinct Area B, the Urban Precinct and the Grants Bush Precinct of the <b>Wallaceville Structure Plan Development Area (DEV1 — Wallaceville Structure Plan Development Area)</b> which complies with the standards in SUB-RES-S1, SUB-RES-S3, SUB-DEV1-S1 and SUB-DEV1-S2 unless specified below</p> <p><b>Council</b> will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>1. The extent to which the <b>subdivision</b> is consistent with the Wallaceville Structure Plan (DEV1 — <b>Wallaceville Structure Plan Development Area</b>)</li> <li>2. The extent to which the <b>subdivision</b> is consistent with the spatial layout plan for Area B required under Section-2.4.9 of Part 1 of this Plan</li> <li>3. Design, appearance and layout of the <b>subdivision</b></li> <li>4. <b>Landscaping</b> that complements existing species</li> <li>5. Standard, construction and layout of <b>roads</b> (including intersections) and vehicular access.</li> <li>6. Provision of and <b>effects</b> on utilities and/or services.</li> <li>7. <b>Earthworks</b> and <b>land</b> stability</li> <li>8. Provision of reserves</li> <li>9. Protection of any special amenity feature</li> <li>10. Provision of pedestrian and cycleway connections</li> <li>11. The alignment of proposed <b>subdivision boundaries</b> with Precinct boundaries as identified in the Wallaceville Structure Plan</li> <li>12. Financial contributions</li> </ol> <p><b>Restriction on notification</b> In respect of this rule, and subject to sections 95A(2)(b), 95A(4) and 95C of <b>the Act</b>, an application which meets the relevant standards and terms will be decided without the need for public notification under section 95A and any application that is consistent with the Wallaceville Structure Plan will be decided without the need for limited notification under section 95B.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• Failure to comply with this rule will require resource consent as a Discretionary Activity</li> <li>• A resource consent application for <b>subdivision</b> consent under this rule shall contain the information listed in Section 2.4.9 of Part 1 of this Plan in addition to the requirements of the Fourth Schedule of the Resource Management Act 1991. Where relevant, applications may rely upon any spatial layout plan submitted as part of a prior <b>subdivision</b> application that has received consent</li> </ul>	<b>RDIS</b>	Development Area 1 — Wallaceville Structure Plan Development Area
<b>SUB-DEV1-R2</b>  <i>Policies</i> SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P10, CCZ-P1, GIZ-P1	<p><b>Subdivision</b> in the Gateway Precinct of the <b>Wallaceville Structure Plan Development Area</b> that does not comply with the standards in SUB-COM-S1, SUB-COM-S2, SUB-DEV1-S1 and SUB-DEV1-S3.</p> <p><b>Council</b> will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>1. The extent to which the <b>subdivision</b> is consistent with the Wallaceville Structure Plan (DEV1 — <b>Wallaceville Structure Plan Development Area</b>)</li> <li>2. Design, appearance and layout of the <b>subdivision</b></li> <li>3. <b>Landscaping</b> that complements existing species.</li> <li>4. Standard, construction and layout of <b>roads</b> (including intersections) and vehicular access.</li> <li>5. Provision of and <b>effects</b> on utilities and/or services</li> <li>6. <b>Earthworks</b> and <b>land</b> stability.</li> <li>7. Provision of reserves</li> <li>8. Protection of any special amenity feature.</li> <li>9. Provision of pedestrian and cycleway connections</li> <li>10. The alignment of proposed <b>subdivision boundaries</b> with Precinct boundaries as identified in the Wallaceville Structure Plan</li> <li>11. Financial contributions.</li> </ol> <p><b>Restriction on notification</b> In respect of this rule, and subject to sections 95A(2)(b), 95A(4) and 95C of <b>the Act</b>, an application which meets the relevant standards and terms will be decided without the need for public notification under section 95A and any application that is consistent with the Wallaceville Structure Plan will be decided without the need for limited notification under section 95B.</p> <p><b>Note:</b></p> <ul style="list-style-type: none"> <li>• Failure to comply with this rule will require resource consent as a Discretionary Activity</li> </ul>	<b>RDIS</b>	Development Area 1 — Wallaceville Structure Plan Development Area

Standards for Restricted Discretionary Activities		Zone
<b>SUB-DEV1-S2</b>	Standards for <b>Subdivision</b> in the Wallaceville Living Precinct Area A, the Wallaceville Living Precinct Area B, the Urban Precinct and the Grants Bush Precinct of the <b>Wallaceville Structure Plan Development Area</b>  <ol style="list-style-type: none"> <li>1. Compliance with the access standards of SUB-RES-S3</li> <li>2. Compliance with the minimum requirements for <b>subdivision</b> of SUB-RES-S1</li> </ol>	Development Area 1 — Wallaceville Structure Plan Development Area
<b>SUB-DEV1-S3</b>	Standards for <b>Subdivision</b> in the Gateway Precinct of the <b>Wallaceville Structure Plan Development Area</b>  <ol style="list-style-type: none"> <li>1. Compliance with the minimum requirements for <b>subdivision</b> of rule SUB-COM-S1</li> <li>2. Compliance with the access standards of rule SUB-COM-S2</li> </ol>	Development Area 1 — Wallaceville Structure Plan Development Area

Discretionary Activities		Zone	
<b>SUB-DEV1-R3</b>	<b>Subdivision</b> in the <b>Wallaceville Structure Plan Development Area</b> that does not comply with the standards of SUB-RES-S1 and SUB-RES-S3	<b>DIS</b>	Development Area 1 — Wallaceville Structure

<p><i>Policies</i>                  SUB-GEN-P2,                  SUB-GEN-P3,                  SUB-GEN-P4,                  SUB-RES-P5,                  SUB-DEV1-P1,                  SUB-GEN-P9,                  SUB-GEN-P10                  NATC-P1</p>			<p><i>Plan Development Area</i></p>
<p><b>SUB-DEV1-R4</b>   <i>Policies</i>                  SUB-GEN-P2,                  SUB-GEN-P3,                  SUB-GEN-P10,                  CCZ-P1,                  GIZ-P1</p>	<p><b>Subdivision in the Wallaceville Structure Plan Development Area</b> that does not comply with the standards of SUB-COM-S1 and SUB-COM-S2</p>	<p><b>DIS</b></p>	<p><i>Development Area 1 — Wallaceville Structure Plan Development Area</i></p>

Matters for Consideration		Zone
<p>Matters that may be relevant in the consideration of any resource consent may include the following:</p>		
<p><b>SUB-DEV1-MC1</b></p>	<p><b>Subdivision in the Wallaceville Structure Plan Development Area</b></p> <ol style="list-style-type: none"> <li>1. Relevant matters in the sections above</li> <li>2. The extent to which the <b>subdivision</b> is consistent with the Wallaceville Structure Plan</li> <li>3. The extent to which any <b>subdivision</b> that is not consistent with the Wallaceville Structure Plan will avoid, remedy or mitigate adverse <b>effects</b> on other areas of Upper Hutt City, does not detract from the vitality and vibrancy of the Upper Hutt CBD, will adequately provide for <b>stormwater</b> management, will contribute to the safe functioning of the <b>road</b> network and will integrate with adjoining development anticipated through the Structure Plan</li> </ol>	<p><i>Development Area 1 — Wallaceville Structure Plan Development Area</i></p>
<p><b>SUB-DEV1-MC2</b></p>	<p><b>Subdivision in the Gateway Precinct of the Wallaceville Structure Plan Development Area</b></p> <ol style="list-style-type: none"> <li>1. The extent to which the <b>subdivision</b> is consistent with the Wallaceville Structure Plan</li> <li>2. The nature of the <b>activity</b> to be carried out within the <b>building</b> and its likely generated <b>effects</b>.</li> <li>3. The extent to which the area of the <b>site</b> and the proposed <b>activities</b> thereon are in keeping with the scale and form of the existing built <b>environment</b> and <b>activities</b> in the surrounding area</li> <li>4. The extent to which the protection and/or sustainable use of existing listed heritage <b>buildings</b> will be achieved</li> <li>5. The extent to which adjacent <b>properties</b> will be adversely affected in terms of visual obtrusiveness, overshadowing, and loss of access to sunlight and daylight.</li> <li>6. The extent of the <b>building</b> area and the scale of the <b>building</b> and the extent to which they are compatible with both the built and natural <b>environments</b> in the vicinity.</li> </ol>	<p><i>Development Area 1 — Wallaceville Structure Plan Development Area</i></p>

## SUB-DEV3 — Subdivision in Development Area 3

For subdivision in Development Area 3 — Gabites Block Development Area, the **subdivision** provisions set out in Subdivision in Development Area 3 apply in addition to the **subdivision** provisions set out in Subdivision in Rural Zones

### Policies

#### SUB-DEV3-P1 Creation of allotments in the Gabites Block Development Area

Require **subdivision** to result in **allotments** that:

1. give effect to the Gabites Block Development Structure Plan in DEV3-APPENDIX;
2. are of a size and shape that are sufficient to accommodate the anticipated use and development form of the applicable Area;
3. are serviced by reticulated **network utilities** or on-site servicing including adequate provision and access to a firefighting water supply; and
4. achieve the requirements for Gabites Block Natural Areas set out in DEV3-ECO-P2, DEV3-ECO-P3 and DEV3-ECO-P4 ;
5. achieve the requirements for **subdivision** in relation to Flood Hazards set out in DEV3-NH-P2.

#### SUB-DEV3-P2 Transport Network in the Gabites Block Development Area

Require **subdivision** to:

1. provide transport corridors in accordance with the Gabites Block Road Typologies in DEV3-APPENDIX1 to avoid unacceptable adverse effects on rural character or landscape values;
2. provide for no more than three road intersections with Maymorn Road (that are additional to the number of road intersections existing at 1 December 2021);
3. avoid providing direct **property** vehicle access onto Maymorn Road; and
4. only provide street lighting that:
  - a. is essential for safety;
  - b. supports rural character by minimising glare, light trespass and skyglow; and
  - c. uses bollard **height** lights in preference to standard **height** light poles unless standard height light poles are essential for safety.

#### SUB-DEV3-P3 Integration of network utilities in the Gabites Block Development Area

1. Only allow for the extension of the existing reticulated **water** supply network where it:
  - a. services the North-West Area; or
  - b. is approved by the Council.
2. Provide for connections to the reticulated **wastewater** network that use off-peak network capacity through on-site storage and timed **wastewater** release;
3. Require **subdivision**, development and **roads** to achieve the management of **stormwater** quality and quantity set out in DEV3-P1, DEV3-SW-P1 and DEV3-SW-P2;
4. Require the first **subdivision** of the Gabites Block Development Area to provide a **Stormwater** Management Plan prepared in accordance with SUB-DEV3-IR-3.

#### SUB-DEV3-P4 Subdivision in the Hilltops Area and Hillside Area

Provide for **subdivision** where:

1. **allotment boundaries** on hill faces do not divide existing natural edges in the landscape including spurs and ridges;
2. **building** platforms, vehicle accessways and buffer vegetation areas are identified on the **subdivision** scheme plan;
3. **building** platforms provide for built development that does not have unacceptable adverse visual effects on the skyline of the main north-south ridge when viewed from Maymorn Road or Parkes Line Road;
4. the western side of the **road** reserve along the main north-south ridge includes a buffer vegetation area that visually screens built development in the Ridgeline Protection Overlay when viewed from Maymorn Road or Parkes Line Road;
5. **building** platforms are located to prevent the appearance of linear or urban development and are visually separated from neighbouring **sites** by buffer vegetation areas and are legally protected in perpetuity;
6. **roads** and **building** platforms in the Ridgeline Protection Overlay follow the overall natural curvature of the main north-south ridge;
7. in the Hillside Area, cumulative development is managed by a minimum average **allotment** size to retain the overall pattern of openness and green slopes of the Hillside Area, particularly on the prominent south-west facing hillside; and
8. in the Hilltops Area, cumulative development is managed by a minimum average **allotment** size to achieve an overall rural residential pattern of development that responds to the landform including highly sensitive areas.

#### SUB-DEV3-P5 Maymorn Road cycle trail and walkway in the Valley Flats Area

Require the first **subdivision** in the Valley Flats Area to:

1. adjust the **boundary** of Maymorn Road to provide sufficient width in Maymorn Road for a future cycleway and walkway; and
2. provide a shared cycleway and walkway from the **site's** southern intersection with Maymorn Road to the Maymorn Train Station, including a safe pedestrian crossing of Maymorn Road, as indicated in the Gabites Block Development Area Structure Plan in DEV3-APPENDIX1.

#### SUB-DEV3-P6 Subdivision where new building platforms are created in the Gabites Block Development Area

Provide for **subdivision** that creates new **building** platforms where:

1. a geotechnical assessment confirms that the **site** is suitable for **subdivision**, use and development, and that the risk from slope instability can be avoided, remedied or mitigated; and
2. the **subdivision** will not increase or accelerate **land** instability on the **site** or adjoining **properties**.

#### SUB-DEV3-P7 Ecology in the Gabites Block Development Area

Require the first **subdivision** in the Gabites Block Development Area to provide an ecological plan that covers the following:

1. the potential adverse effects on the biodiversity values of the **Gabites Block Natural Areas** as identified in DEV3-ECO-APPENDIX1, including potential edge **effects** from any clearance around the perimeters of **Gabites Block Natural Areas**;
2. the legal mechanism (e.g consent notice on record of title) required for ongoing protection of the biodiversity values of **Gabites Block Natural Areas**;
3. opportunities for improving the **freshwater** values of the **site**, including fish passage;
4. identify potential bat habitat;
5. set out requirements to manage bats, should bats be identified in the **site**, and bat habitat be present in areas outside the **Gabites Block Natural Areas** that require vegetation clearance;

6. identify areas outside **Gabites Block Natural Areas**, that require pre-vegetation clearance survey of lizards;
7. document pre-vegetation clearance monitoring of lizards;
8. identify suitable lizard relocation areas;
9. set out requirements for any lizard relocation;
10. identify areas outside **Gabites Block Natural Areas**, that require pre-vegetation clearance monitoring of nesting indigenous birds, for vegetation clearance taking place in the nesting season September to February;
11. set out requirements for managing nesting indigenous birds affected by proposed vegetation clearance in the nesting season - September to February;
12. specify the legal mechanism (consent notice on Record of Title) for ongoing protection of bat habitat or lizard relocation areas that are outside of **Gabites Block Natural Areas** or other protected land.

## Rules

### Activities Tables

Controlled Activities			Development Area
SUB-DEV3-R1	<p><b>Boundary adjustments</b> where:</p> <ol style="list-style-type: none"> <li>1. the <b>boundary adjustments</b> does not create additional <b>allotments</b>; and</li> <li>2. compliance is achieved with: <ol style="list-style-type: none"> <li>a. SUB-DEV3-S1 ;</li> <li>b. SUB-DEV3-S2;</li> <li>c. SUB-DEV3-S3;</li> <li>d. SUB-DEV3-S4;</li> <li>e. SUB-DEV3-S5;</li> <li>f. SUB-DEV3-S9; and</li> <li>g. SUB-RUR-S2.</li> </ol> </li> </ol> <p>Matters of control are limited to:</p> <ol style="list-style-type: none"> <li>1. the design and layout of the <b>allotments</b>;</li> <li>2. the ability to accommodate the intended use including any associated <b>network utilities</b>; and</li> <li>3. the matters in: <ol style="list-style-type: none"> <li>i. SUB-DEV3-P1; and</li> <li>ii. SUB-DEV3-P4.</li> </ol> </li> </ol>	CON	Gabites Block Development Area
SUB-DEV3-R2	<p>All <b>subdivisions</b> (excluding <b>boundary adjustments</b>) where:</p> <ol style="list-style-type: none"> <li>1. Compliance is achieved with: <ol style="list-style-type: none"> <li>a. SUB-DEV3-S1;</li> <li>b. SUB-DEV3-S2;</li> <li>c. SUB-DEV3-S3;</li> <li>d. SUB-DEV3-S4;</li> <li>e. SUB-DEV3-S5;</li> <li>f. SUB-DEV3-S6 ;</li> <li>g. SUB-DEV3-S7;</li> <li>h. SUB-DEV3-S8;</li> <li>i. SUB-DEV3-S9; and</li> <li>j. SUB-RUR-S2.</li> </ol> </li> </ol> <p>Matters of control are limited to:</p> <ol style="list-style-type: none"> <li>1. the matters in: <ol style="list-style-type: none"> <li>a. SUB-DEV3-P1;</li> <li>b. SUB-DEV3-P2;</li> <li>c. SUB-DEV3-P3;</li> <li>d. SUB-DEV3-P5;</li> <li>e. SUB-DEV3-P6; and</li> <li>f. SUB-DEV3-P7.</li> </ol> </li> </ol> <p>Applications under this rule must provide the following in addition to the standard information requirements of s88(3) of the <b>RMA</b>:</p> <ol style="list-style-type: none"> <li>1. an ecological plan prepared in accordance with SUB-DEV3-IR-2; and</li> <li>2. for <b>land</b> containing a Gabites Block Natural Area, an ecological assessment in accordance with DEV3-ECO-IR-1.</li> <li>3. a stormwater management plan prepared in accordance with SUB-DEV3-IR-3.</li> </ol>	CON	North-West Area, Valley Flats Area, Station Flats Area, Hilltop Basin Area

Standards for Controlled Activities				Development Area
SUB-DEV3-S1	<b>Minimum allotment size</b>	<b>Shape factor</b>	<b>Building platform and access</b>	
	<ol style="list-style-type: none"> <li>1. 400m<sup>2</sup>;</li> <li>2. 600m<sup>2</sup>, average;</li> <li>3. 1000m<sup>2</sup>, if reticulated <b>water</b> supply is not available; and</li> <li>4. 2000m<sup>2</sup>, if reticulated <b>wastewater</b> supply is not available.</li> </ol>	12m x 12m.	N/A	North-West Area
	1. 2000m <sup>2</sup>	10m x 15m, clear of access allotments and right of way.	<b>Building</b> platforms, access, utility <b>structures</b> and <b>sewage</b> disposal fields must not be within a <b>Gabites Block Natural Area</b> .	Valley Flats Area
	<ol style="list-style-type: none"> <li>1. 1000m<sup>2</sup>, and</li> <li>2. 2000m<sup>2</sup> if reticulated <b>wastewater</b> supply is not available.</li> </ol>	10m x 15m, clear of yards, access allotments and right of way.		Stations Flats Area

	<ol style="list-style-type: none"> <li>1. 1000m<sup>2</sup>, and</li> <li>2. 2000m<sup>2</sup> if reticulated <b>wastewater</b> supply is not available.</li> </ol>	10m x 15m, clear of access allotments and right of way.	Building platforms, access, utility <b>structures</b> and sewage disposal fields must not be within a <b>Gabites Block Natural Area</b> .	Hilltop Basin Area
	<ol style="list-style-type: none"> <li>1. 2000m<sup>2</sup>, and</li> <li>2. 4000m<sup>2</sup>, minimum average.</li> </ol> <p><i>Note: For the avoidance of doubt, the 4000m<sup>2</sup> minimum average must be calculated using the gross area of the Hilltop Area, which is 18.7ha.</i></p>	10m x 15m, clear of access allotments and right of way.	<ol style="list-style-type: none"> <li>1. <b>Building</b> platforms must be identified on the <b>subdivision</b> scheme plan.</li> <li>2. Access to each building platform including the location of the vehicle crossing must be identified on the <b>subdivision</b> scheme plan.</li> <li>3. Utility <b>structures</b> and <b>sewage</b> disposal fields must be identified on the subdivision scheme plan; and</li> <li>4. <b>Building</b> platforms, access, utility <b>structures</b> and <b>sewage</b> disposal fields must not be within a <b>Gabites Block Natural Area</b>.</li> </ol>	Hilltops Area
	<ol style="list-style-type: none"> <li>1. 1ha minimum, and</li> <li>2. 2.5ha average.</li> </ol> <p><i>Note: For the avoidance of doubt, the 2.5ha average must be calculated using the gross area of the Hillside Area, which is 21.5ha.</i></p>	N/A	<ol style="list-style-type: none"> <li>1. <b>Building</b> platforms must be identified on the <b>subdivision</b> scheme plan;</li> <li>2. Access to each building platform including the location of the vehicle crossing must be identified on the <b>subdivision</b> scheme plan;</li> <li>3. Utility <b>structures</b> and <b>sewage</b> disposal fields must be identified on the <b>subdivision</b> scheme plan; and</li> <li>4. <b>Building</b> platforms, access, utility <b>structures</b> and <b>sewage</b> disposal fields must not be within a <b>Gabites Block Natural Area</b>.</li> </ol>	Hillside Area
SUB-DEV3-S2	<b>Water supply</b> <ol style="list-style-type: none"> <li>1. Where a connection to <b>Council's</b> reticulated <b>water</b> supply is available, all new <b>allotments</b> must be capable of being provided with a <b>water</b> supply connection at the allotment boundary, in accordance with the <b>Wellington Water Limited Regional Standard for Water Services December 2021</b>.</li> <li>2. Where a connection to <b>Council's</b> reticulated <b>water</b> supply is unavailable, each <b>allotments</b> must be capable of being provided with: <ol style="list-style-type: none"> <li>a. a self-sufficient potable <b>water</b> supply with a minimum volume of 38,000L; and</li> <li>b. a domestic fire sprinkler system in accordance with NZS 4541:2013 and a firefighting <b>water</b> supply in accordance with the <b>New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008</b>.</li> </ol> <p><i>Fire and Emergency New Zealand recommends that the most appropriate way to comply with the <b>New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008</b> is through the installation of fire sprinkler systems, in accordance with NZS 4541:2013.</i></p> </li> </ol>			Gabites Block Development Area
SUB-DEV3-S3	<b>Wastewater disposal</b> <ol style="list-style-type: none"> <li>1. Where a connection to <b>Council's</b> reticulated <b>water</b> supply is available, all new <b>allotments</b> must be capable of being provided with a <b>water</b> supply connection at the <b>allotment boundary</b>, in accordance with the <b>Wellington Water Limited Regional Standard for Water Services December 2021</b>.</li> <li>2. Where a connection to <b>Council's</b> reticulated <b>wastewater</b> is available all <b>allotments</b> must be serviced via separate and direct connection to a reticulated low pressure sewer network designed in accordance with Wellington Water's Pressure Sewer Design Guide Version 0 dated October 2021.</li> <li>3. Where a connection to <b>Council's</b> reticulated <b>wastewater</b> is unavailable: <ol style="list-style-type: none"> <li>a. all <b>allotments</b> must be capable of being provided with an on-site <b>wastewater</b> system that meets the requirements of <b>Section 5.2.6 of the Wellington Water Limited Regional Standard for Water Services December 2021</b>; and</li> <li>b. where <b>sewage</b> is to be <b>discharged to land</b>, the <b>land</b> must be subject to instability or inundation, or used for the disposal of <b>stormwater</b>.</li> </ol> </li> </ol>			Gabites Block Development Area
SUB-DEV3-S4	<b>Stormwater management</b> <ol style="list-style-type: none"> <li>1. Where a connection to <b>Council's</b> <b>stormwater</b> system is available, all <b>allotments</b> must be capable of being provided with a connection at the allotment boundary in accordance with the <b>Wellington Water Limited Regional Standard for Water Services December 2021</b>.</li> <li>2. Where a connection to <b>Council's</b> <b>stormwater</b> system is not available and the means of <b>stormwater</b> disposal is to ground, that area must not be subject to instability or be used for the disposal of <b>wastewater</b>. <b>Stormwater</b> management must be in accordance with the <b>Wellington Water Limited Regional Standard for Water Services December 2021</b>.</li> </ol>			Gabites Block Development Area
SUB-DEV3-S5	<b>Telecommunications and power supply</b> <ol style="list-style-type: none"> <li>1. all new <b>allotments</b> must have provision for telecommunication connections; and</li> <li>2. all new <b>allotments</b> must have provision for electricity connections.</li> </ol>			Gabites Block Development Area
SUB-DEV3-S6	<b>Roads</b> <ol style="list-style-type: none"> <li>1. <b>Roads</b> must be constructed in general accordance with the Roading Typologies in DEV3-APPENDIX1 and <b>NZS 4404:2010 Land Development and Subdivision Infrastructure</b>.</li> <li>2. Road <b>stormwater</b> management must be in accordance with the <b>Wellington Water Limited Regional Standard for Water Services December 2021</b>.</li> </ol>			Gabites Block Development Area
SUB-DEV3-S7	<b>Shared cycleway and walkway to Maymorn Station</b> <p>The shared cycle trail and walkway between the southern <b>site</b> intersection within Maymorn Road and Maymorn Station vehicle crossing must be designed having regard to:</p> <ol style="list-style-type: none"> <li>1. the indicative design drawing in the Gabites Block Development Area Structure Plan in DEV3- APPENDIX1;</li> <li>2. a safe crossing of Maymorn Road;</li> <li>3. an all-weather surface;</li> <li>4. 2.5m wide pathway; and</li> <li>5. signage.</li> </ol>			Gabites Block Development Area



SUB-DEV3-S8	<p>Geotechnical</p> <p>1. All new <b>allotments</b> must be certified by a suitably qualified geotechnical engineer confirming that:</p> <ol style="list-style-type: none"> <li>the <b>site</b> is suitable for <b>subdivision</b>, use and development;</li> <li>the risk from slope instability can be avoided, remedied or mitigated; and</li> <li>the <b>subdivision</b> will not increase or accelerate <b>land</b> instability on the <b>site</b> or adjoining <b>properties</b>.</li> </ol>	Gabites Block Development Area
SUB-DEV3-S9	<p>Access within <b>allotments</b> must meet the requirements of <b>Appendix B of the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008</b>.</p>	Gabites Block Development Area

Restricted Discretionary Activities			Development Area
SUB-DEV3-R3	<p>All <b>subdivision</b> (excluding <b>boundary adjustments</b>) where:</p> <p>1. Compliance is achieved with:</p> <ol style="list-style-type: none"> <li>SUB-DEV3-S1;</li> <li>SUB-DEV3-S2;</li> <li>SUB-DEV3-S3;</li> <li>SUB-DEV3-S4;</li> <li>SUB-DEV3-S5;</li> <li>SUB-DEV3-S6; and</li> <li>SUB-DEV3-S8;</li> <li>SUB-DEV3-S9; and</li> <li>SUB-RUR-S2.</li> </ol> <p>Matters of discretion are restricted to the matters in:</p> <ol style="list-style-type: none"> <li>SUB-DEV3-P1;</li> <li>SUB-DEV3-P2;</li> <li>SUB-DEV3-P3;</li> <li>SUB-DEV3-P4;</li> <li>SUB-DEV3-P6; and</li> <li>SUB-DEV3-P7.</li> </ol> <p>Applications under this rule must provide the following in addition to the standard information requirements of s88(3) of the RMA:</p> <ol style="list-style-type: none"> <li>a landscape and visual assessment in accordance with SUB-DEV3-IR-1;</li> <li>an ecological plan prepared in accordance with SUB-DEV3-IR-2; and,</li> <li>for <b>land</b> containing a <b>Gabites Block Natural Area</b>, an ecological assessment with DEV3-ECO-IR-1.</li> <li>a stormwater management plan prepared in accordance with SUB-DEV3-IR-3.</li> </ol>	RDIS	Hilltop Area and Hillside Area
SUB-DEV3-R4	<p><b>Boundary adjustments</b> where:</p> <p>1. Compliance is not achieved with:</p> <ol style="list-style-type: none"> <li>SUB-DEV3-R1-1;</li> <li>SUB-DEV3-S1;</li> <li>SUB-DEV3-S2;</li> <li>SUB-DEV3-S3;</li> <li>SUB-DEV3-S4;</li> <li>SUB-DEV3-S5; or</li> <li>SUB-DEV3-S9; or</li> <li>SUB-RUR-S2.</li> </ol> <p>Matters of discretion are restricted to the matters in:</p> <ol style="list-style-type: none"> <li>SUB-DEV3-P1;</li> <li>SUB-DEV3-P2;</li> <li>SUB-DEV3-P3;</li> <li>SUB-DEV3-P4; and</li> <li>SUB-DEV3-P5.</li> </ol>	RDIS	Gabites Block Development Area
SUB-DEV3-R5	<p>All <b>subdivisions</b> (excluding <b>boundary adjustments</b>) where:</p> <p>1. compliance is not achieved with:</p> <ol style="list-style-type: none"> <li>SUB-DEV3-S1;</li> <li>SUB-DEV3-S2;</li> <li>SUB-DEV3-S3;</li> <li>SUB-DEV3-S4;</li> <li>SUB-DEV3-S5;</li> <li>SUB-DEV3-S6; or</li> <li>SUB-DEV3-S8;</li> <li>SUB-DEV3-S9; or</li> <li>SUB-RUR-S2.</li> </ol> <p>Matters of discretion are restricted to the matters in:</p> <ol style="list-style-type: none"> <li>SUB-DEV3-P1;</li> <li>SUB-DEV3-P2;</li> <li>SUB-DEV3-P3;</li> <li>SUB-DEV3-P4;</li> <li>SUB-DEV3-P5; and</li> <li>SUB-DEV3-P6; and</li> <li>SUB-DEV3-P7.</li> </ol> <p>Applications under this rule must provide the following in addition to the standard information requirements of s88(3) of the RMA:</p> <ol style="list-style-type: none"> <li>an ecological plan prepared in accordance with SUB-DEV3-IR-2; and</li> <li>for <b>land</b> containing a Gabites Block Natural Area, an ecological assessment in accordance with DEV3-ECO-IR-1.</li> <li>a stormwater management plan prepared in accordance with SUB-DEV3-IR-3.</li> </ol>	RDIS	North-West Area, Valley Flats Area, Station Flats, Hilltop Basin Area

Discretionary Activities	Development
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			Area
SUB-DEV3-R6	All subdivision (excluding boundary adjustments) where:  1. compliance is not achieved with: a. SUB-DEV3-R3.	DIS	Hilltops Area and Hillside Area

## FC — Financial Contributions

### Background

Section 77E(1) of The Act authorises rules requiring financial contributions for any class of activity other than a prohibited activity.

Section 108 (9) defines financial contributions as

- a. money, or
- b. **land**, including an esplanade reserve or esplanade strip (other than in relation to a subdivision consent), but excluding Māori land within the meaning of the Te Ture Whenua Maori Act 1993 unless that Act provides otherwise; or
- c. a combination of money and **land**.

This chapter contains the requirements for financial contributions which can be imposed for subdivision and development of land. Financial Contributions referred to in this Chapter are different from, and have a different purpose than Development Contributions imposed under the Local Government Act 2002. Under section 200 of that Act, the Council cannot collect financial contributions for the same development and for the same purpose as a development contribution (and vice versa). Financial contributions are assessed, calculated, and directly related to the **effects of subdivision** and development of **land**.

### Purpose of Financial Contributions

Financial contributions received for reserves and local 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 local leisure facilities contributions may be used are as follows:

- The provision for **community facilities**, reserves, amenities and open space. Contributions toward large city-wide community infrastructure will be obtained via development contributions under the Local Government Act 2002.
- The protection and **conservation of amenity values**, and the life supporting capacity of ecosystems and **waterbodies**.
- The provision of access to identified **rivers**, streams or **lakes**.
- The protection of historical, scientific, cultural or aesthetic values of landscape features, landforms, places or **buildings**.

Financial contributions received for water, wastewater, stormwater, or transport infrastructure will be used to address the specific effects generated by a land use or **subdivision** for the following purposes:

- Upgrades to the water, wastewater, or stormwater networks.
- Footpaths, streetlighting or pedestrian shelter
- Road upgrades;
- Shared paths;
- cycle parking; or
- Offsetting any adverse effect(s) to ensure positive effects on the environment.

### Calculation of Financial Contributions

This chapter contains provisions relating to how financial contributions are assessed and calculated, including provisions related to:

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

Provisions relating to **esplanade reserves** and esplanade strips are found in the the Public Access Chapter (PA).

## Resource Management Issue

**FC-I1** *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

**FC-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

**FC-P1** *Require those developing or subdividing **land** to contribute to the provision of utilities, **community facilities**, services, transportation and amenities.*

**FC-P2** *Require those developing or subdividing land to be responsible for the fair and reasonable cost of providing all utility services within the land being subdivided or developed where the benefits accrue to the land being subdivided or developed, where such costs are not otherwise addressed by development contributions collected under the Local Government Act.*

**FC-P3** *In circumstances where the existing services outside the land being subdivided or developed are adequate but, the proposed subdivision or development will require upgrading or provision of new services and facilities, the subdivider or developer shall pay the full and actual cost of such upgrading or new utility services and facilities where such costs are not otherwise addressed by development contributions collected under the Local Government Act.*

**FC-P4** *Where Council has provided the necessary utility services in advance of land being subdivided or developed, it is necessary for owners of such land to make a fair and reasonable contribution when the land is subdivided or developed.*

- FC-P5** Require those developing or subdividing land to make a fair and reasonable contribution, in money or land, to open space and/or reserve contribution, where such costs are not otherwise addressed by the Council's Development Contributions collected under the Local Government Act.
- FC-P6** To ensure that developers make a fair and reasonable financial contribution to manage or mitigate adverse transportation or infrastructure effects arising from residential intensification activities where such costs are not otherwise addressed by development contributions collected under the Local Government Act 2002.
- FC-P7** A financial contribution may be required for any land use or subdivision application to ensure positive effects on the environment are achieved to offset any adverse effects that cannot otherwise be avoided, remedied or mitigated.

## Rules

Financial Contributions							
<b>Reserve and Local Leisure Facilities Contribution</b>							
<b>FC-R1</b> <i>Policy DC-P1</i>	<p>A Reserve and Local Leisure Facilities Contribution is required where:</p> <ol style="list-style-type: none"> <li>Any additional <b>site</b> is created as part of a <b>subdivision</b>;</li> <li>Two or more <b>residential units</b> are erected on a vacant <b>site</b>;</li> <li>One or more additional <b>residential units</b> are erected on a <b>site</b>.</li> </ol> <p>A Reserves and Local Leisure Facilities Contribution will be required in the form of money, <b>land</b> or a combination of money and <b>land</b> in accordance with the following table:</p> <table border="1"> <thead> <tr> <th>Reserves and Local Leisure Facilities Contribution (All Zones)</th> </tr> </thead> <tbody> <tr> <td><b>Money</b></td> </tr> <tr> <td>4% of market value of each additional <b>allotment</b> created</td> </tr> <tr> <td>4% of market value of the <b>net site area</b> identified for each additional <b>residential unit</b> on a <b>site</b></td> </tr> <tr> <td><b>Land</b> in lieu of money (if applicable)</td> </tr> <tr> <td><b>Council</b> will only accept <b>land</b> in lieu of money in accordance with the matters identified in DC-R3</td> </tr> </tbody> </table> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>For clarity, the amount of Reserves and Local Leisure Facilities Contribution will always be based on 4% of the market value of each additional <b>allotment</b> or where a <b>residential unit</b> is created without <b>subdivision</b>, 4% of the market value of the <b>net site area</b> identified for the <b>residential unit</b>, regardless of whether money, <b>land</b>, or a combination of money and <b>land</b> is accepted.</li> <li>Where the market value of the <b>land</b> to be accepted is less than the money contribution due, then the balance shall be paid to <b>Council</b>. Conversely, if the <b>land</b> accepted is of greater market value than the money contribution due, <b>Council</b> will compensate the developer/subdivider the balance.</li> </ul>	Reserves and Local Leisure Facilities Contribution (All Zones)	<b>Money</b>	4% of market value of each additional <b>allotment</b> created	4% of market value of the <b>net site area</b> identified for each additional <b>residential unit</b> on a <b>site</b>	<b>Land</b> in lieu of money (if applicable)	<b>Council</b> will only accept <b>land</b> in lieu of money in accordance with the matters identified in DC-R3
Reserves and Local Leisure Facilities Contribution (All Zones)							
<b>Money</b>							
4% of market value of each additional <b>allotment</b> created							
4% of market value of the <b>net site area</b> identified for each additional <b>residential unit</b> on a <b>site</b>							
<b>Land</b> in lieu of money (if applicable)							
<b>Council</b> will only accept <b>land</b> in lieu of money in accordance with the matters identified in DC-R3							
<b>FC-R2</b> <i>Policy DC-P1</i>	<p><b>Requirements for financial contributions</b></p> <ol style="list-style-type: none"> <li>All financial contributions on <b>subdivisions</b> are payable prior to the release of the completion certificate for the <b>subdivision</b>.</li> <li>All financial contributions for any additional <b>residential unit</b> or multiple <b>residential unit</b>/unit development, where a <b>subdivision</b> has not taken place, are payable prior to the issuing of the Code Compliance Certificate for Building Consent(s) for the second or more <b>residential unit</b> /unit.</li> <li>The valuation shall apply to the <b>land</b> only. For the purposes of the valuation, where the size of the <b>site</b> is larger than 1000m<sup>2</sup> the valuation will be based on a hypothetical 1000m<sup>2</sup> <b>building site</b>.</li> <li>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.</li> <li>Contributions in accordance with the above are exclusive of GST.</li> </ol> <p><b>Exemptions:</b> The following forms of <b>subdivision</b> will not be required to provide financial contributions:</p> <ol style="list-style-type: none"> <li><b>Subdivision</b> around any existing principal <b>buildings</b> lawfully established prior to 4 August 2006 that do not create any vacant <b>sites</b>.</li> <li><b>Subdivision</b> around existing a <b>residential unit(s)</b> where a <b>financial contribution</b> has been paid previously for the <b>residential unit(s)</b>.</li> <li><b>Allotments</b> set aside as reserves or for <b>conservation</b> purposes.</li> <li>Access lots.</li> <li>Rural <b>allotments</b> where there is a legal instrument preventing use of the <b>allotment</b> for residential purposes (e.g. — a <b>forestry allotment</b>).</li> <li><b>Allotments</b> created for unstaffed utility services up to 200m<sup>2</sup> in area.</li> <li><b>Boundary adjustments</b> or amalgamation of <b>allotments</b> with no resulting increase in titles.</li> </ol>						
<b>FC-R2A</b>	<p><b>Financial contribution for infrastructure and transport for residential intensification activities in residential zones and commercial and mixed use zones</b></p> <p>In all Residential or Commercial and Mixed Use Zones all residential intensification activities where two or more residential units or allotments are proposed, a financial contribution shall be a maximum contribution in cash or land to an equivalent value equal to 4% of the value of each new residential unit or allotment up to a maximum of \$10,000 per residential unit or allotment.</p> <ol style="list-style-type: none"> <li>Council recognises that the financial contribution is not appropriate in all cases and in determining whether the base maximum should be adjusted the following matters will be taken into account: <ol style="list-style-type: none"> <li>Whether there will be an increase in the intensity of use of land from that which existed before the development.</li> <li>Whether there is a change in nature and character of the use of land.</li> <li>The subsidies that council may receive from New Zealand Transport Agency or other central government agencies.</li> <li>Whether a development contribution for the same purpose applies under the Council's Development Contribution Policy.</li> </ol> </li> </ol>						
<b>FC-R2B</b>	<p><b>Financial Contributions relating to transport including roads, private ways, service lanes, accessways, footpaths, cycleways and walkways</b></p> <p>In all zones, except rural zones, the following a financial contribution will be required:</p> <ol style="list-style-type: none"> <li>The full and actual costs of providing all new roads, private ways, service lanes, accessways, facilities to access public transport, cycleways, footpaths and walkways within the land being developed or subdivided. The developer must meet the full and actual cost of providing the necessary road lighting within the land being developed.</li> <li>Where existing roads, service lanes, accessways, footpaths and walkways outside the subdivision or development are adequate to serve the existing development but the proposed development will result in such roading facilities being inadequate the developer must pay the full and actual cost for all upgrading and any new facilities.</li> </ol>						

	<p>For all Council provided services the council may elect to reduce the financial contribution from full and actual costs where the works address an existing and meaningful level of service deficit or provide significant benefits to other parties, such as other development sites.</p> <p>3. Where Council has upgraded facilities to take into account both vehicular and pedestrian traffic increases from land yet to be developed, developers of such undeveloped land shall be required to pay the full and actual costs of the upgrading and the new facilities based on trips generated by the development and taking into account the time value of money.</p>
<b>FC-R2C</b>	<p><b>Financial Contributions relating to site formation and development works, electricity, gas and telephone supply in all zones</b></p> <p>1. Within the land being subdivided or developed the subdivider or developer must pay for the full and actual cost of providing the necessary site formation and development works, electricity, gas and telephone services for the site.</p> <p>2. The subdivider or developer must pay for the full and actual cost of all site formation and development works within the land being subdivided or developed.</p> <p>3. Where site formation and development works within the land being subdivided or developed require remedial or stabilising work to be carried out on land adjoining or adjacent to the land being subdivided or developed the subdivider or developer must pay the full and actual cost of such work.</p>
<b>FC-R2D</b>	<p><b>Financial Contributions relating to water supply, disposal of waste water and stormwater for subdivision or development of land</b></p> <p>In all zones, except rural zones, the following a financial contribution will be required:</p> <p>1. Within the land being subdivided or developed the subdivider or developer must pay the full and actual cost of providing the necessary water supply, wastewater and stormwater disposal facilities for the proposed allotments or dwellings.</p> <p>2. Where the existing water supply, wastewater and/or stormwater capacity and pressure is adequate to serve existing development but the proposed subdivision will result in the capacity and/or pressure being inadequate the subdivider or developer must pay the full and actual costs for all such upgrading and new facilities.</p> <p>3. Where the Council provides the necessary water, sewage or stormwater disposal system for vacant land in advance of such land being subdivided or developed either by carrying out the necessary work the Council shall require a contribution from the subdivider or developer when such land is subdivided or developed based on the actual and full cost of providing the service to that land after taking into account the time value of money.</p> <p>4. The above provisions shall also apply to all staged subdivisions.</p>
<b>FC-R2E</b>	<p><b>Offsetting of adverse environmental effects</b></p> <p>In all Residential or Commercial and Mixed Use Zones all residential intensification activities where two or more residential units or allotments are proposed, a financial contribution may be required for the amount of money or land or both needed to offset any adverse environmental effects that cannot otherwise be avoided, remedied or mitigated.</p>

#### Guidelines for accepting land

<b>DC-R3</b> <i>Policy DC-P1</i>	<p>Generally, the contribution will be required in the form of money, however <b>Council</b>, at its complete discretion, may consider accepting a contribution of <b>land</b> instead of money, or a combination of <b>land</b> and money. <b>Land</b> may be accepted if it is designated for a reserve or if the <b>land</b> furthers <b>Council's</b> objectives relating to the City's open space network. <b>Council</b> may also accept <b>land</b> for the protection of ecological, scenic, historical or scientific values or to provide for the active or passive recreational needs of the community.</p> <p>In determining whether <b>land</b> will be accepted by <b>Council</b>, a number of matters may be taken into account, including but not limited to the following:</p> <ol style="list-style-type: none"> <li>1. The size and nature of the <b>land</b>.</li> <li>2. The topography of the <b>land</b>.</li> <li>3. Whether the <b>land</b> contributes to <b>Council's</b> objectives for the City's open space network.</li> <li>4. Whether the <b>land</b> is designated for proposed reserve purposes.</li> <li>5. Whether the <b>land</b> has been identified as a <b>Council</b> reserve in a structure plan.</li> <li>6. The accessibility of the <b>land</b> for users.</li> <li>7. The ecological, recreational, historic, scenic or scientific values associated with the <b>land</b>.</li> <li>8. The cost of acquiring and maintaining the <b>land</b>.</li> </ol>
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#### Methods

<b>DC-M1</b>	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, <b>land</b> , or a combination of both. Generally however, <b>Council</b> will require the contribution to be made in the form of money.
<b>DC-M2</b>	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	
<b>AIR-R1</b>	All activities that comply with AIR-S1	<b>PER</b>	General Residential High Density Residential Neighbourhood centre Local centre Mixed use Town centre City centre General Industrial Open Space Special Activity Development Area 1 Development Area 4

Permitted activity standards		Zone
<b>AIR-S1</b>  <i>Policies</i> AIR-P1, AIR-P2, GRZ-P3, COMZ-P1, CCZ-P3,	<b>Dust</b>  1. <b>Activities</b> shall not create a <b>dust</b> nuisance. A <b>dust</b> nuisance may occur if: a. There is visible evidence of suspended solids in the air beyond the <b>site boundary</b> . b. There is visible evidence of suspended solids, traceable from a <b>dust</b> source, settling on the ground, <b>building</b> or <b>structure</b> on a neighbouring <b>property</b> or on <b>water</b> .	General Residential High Density Residential Neighbourhood centre Local centre Mixed use Town centre City centre

GIZ-P2, OSZ-P7, SAZ-P2	General Industrial Open Space Special Activity Development Area 1 Development Area 4
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Restricted Discretionary Activities		Zones	
<b>AIR-R2</b>	Activities which do not comply with AIR-S1  Council will restrict its discretion to, and may impose conditions on: 1. <b>Height, boundary setbacks</b> and sunlight access. 2. Provision of and <b>effects</b> on utilities and/or services. 3. <b>Landscaping</b> and screening. 4. Standard, construction and layout of vehicular access. 5. Car parking. 6. <b>Effects</b> on the amenity of the surrounding area. 7. Financial contributions.	<b>DIS</b>	Open Space (excluding Speedway Area)

Discretionary Activities		Zones	
<b>AIR-R3</b>	Activities which do not comply with AIR-S1	<b>DIS</b>	General Residential High Density Residential Neighbourhood centre Local centre Mixed use Town centre City centre General Industrial Open Space (Speedway Area only) Special Activity Development Area 1 Development Area 4

Matters for Consideration		Zone	
Matters that may be relevant in the consideration of any resource consent may include the following:			
<b>AIR-MC1</b>	<b>Nuisance</b> 1. The potential impacts of noise, <b>dust</b> , glare, vibration, fumes, smoke, other discharges or pollutants or the excavation or deposition of earth.		General Residential High Density Residential Neighbourhood centre Local centre Mixed use Town centre City centre General Industrial Open Space Special Activity Development Area 1 Development Area 4
<b>AIR-MC2</b>	<b>Cumulative effects</b> 1. Whether cumulative <b>effects</b> such as pollution, risk to public safety and nuisances have been assessed.		General Residential High Density Residential Neighbourhood centre Local centre Mixed use Town centre City centre General Industrial Open Space Special Activity Development Area 1 Development Area 4

## 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
<b>AIR-AER1</b>	An acceptable level of air quality throughout the City	Resource consents and type and <b>effect</b> on air quality issues Consultation — community initiatives	<b>Council</b> records
<b>AIR-AER2</b>	The maintenance of <b>amenity values</b> 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	<b>Council</b> complaints register <b>Council</b> resource consent records



## ASW — Activities on the Surface of Water

### Background

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

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

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

### Resource Management Issue

**ASW-I1** *Activities on river surfaces have the potential to cause a reduction in water quality.*

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

### Objective

**ASW-O1** *The provision of access to waterbodies and the management of activities on waterbodies in a manner that does not result in undue adverse effects on the environment and which avoids conflict between users and with adjoining land uses.*

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

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

### Policy

**ASW-P1** *To ensure that activities on the surface of rivers within the City take place without significant adverse effects on other users and the aquatic habitat.*

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

### Rules

#### Activities Tables

Policies NATC-P1, ASW-P1

Permitted Activities			Zones
<b>ASW-R1</b>	Recreational <b>activities</b> other than motorised commercial recreation on the surface of <b>waterbodies</b>	<b>PER</b>	<i>All</i>

Discretionary Activities			Zones
<b>ASW-R2</b>	Motorised commercial recreation on the surface of <b>waterbodies</b>	<b>DIS</b>	<i>All</i>

Matters for Consideration	
Matters that may be relevant in the consideration of any resource consent may include the following:	
<b>ASW-MC1</b>	<b>Effects on water quality</b> 1. The extent to which potential impacts on water quality through contamination, sedimentation and deposition are managed to avoid, remedy or mitigate adverse <b>effects</b>
<b>ASW-MC2</b>	<b>Water-based activities</b> The <b>effects</b> of <b>noise</b> . 1. Conflict between users. 2. User and public safety. 3. <b>Effects</b> on the natural state of the <b>waterbody</b> .
<b>ASW-MC3</b>	<b>Management plans</b> 1. Any relevant provisions of the legislation under which an area is held or managed, and the relevant provisions of any management plan or Conservation Management Strategy that is operative for the area.
<b>ASW-MC4</b>	<b>Amenity values</b> 1. The potential impact on the <b>amenity values</b> of the Hutt River and its tributaries.

### Methods

- ASW-M1** District Plan provisions consisting of the following:
1. Management of the **effects** generated by **activities** on **river** surfaces.
  2. Provision of **setbacks** to act as buffer zones to protect **waterbodies** from **earthworks** and vegetation clearance.
  3. **Subdivision** requirements for **esplanade reserves** and strips along specified **waterbodies**.
  4. Management of the **effects** generated by **activities** on **river** surfaces.
  5. **Setbacks** of **buildings** from the banks of **waterbodies**.

**ASW-M2** Public education on **land** use practices that enhance **water** quality and reduce opportunities for pollution and sedimentation of **waterbodies**.

### **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
<b>ASW-AER1</b>	Minimal adverse <b>effects</b> on the City's <b>water</b> resources and the associated ecosystems and values	Type and compliance with conditions of <b>land</b> use consents  Number of <b>allotments</b> and compliance with conditions of <b>subdivision</b> consents	<b>Council</b> resource consent records and Wellington Regional Council records
<b>ASW-AER2</b>	Minimal conflict between <b>activities</b> occurring on the surface of <b>waterbodies</b>	Complaints and enforcement proceedings Consultation	<b>Council</b> and Police records and Wellington Regional <b>Council</b> records

## EW — Earthworks

### Background

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

### Resource Management Issues

**EW-11** *The potential effects of earthworks and vegetation removal on the stability of the land.*

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

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

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

**EW-12** *That earthworks and vegetation removal do not adversely affect significant natural landforms, areas of significant natural indigenous vegetation or significant habitats of indigenous fauna or areas of landscape and/or visual value as identified within the Southern Hills Overlay Area.*

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

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

**EW-13** *The potential of earthworks to alter the natural flow of surface water and to adversely affect the visual amenity of the City.*

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

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

**EW-14** *Earthworks within identified Flood Hazard Extents can increase the flood hazard risk.*

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

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

### Objectives

**EW-O1** *The promotion of development that is appropriate to the natural characteristics, landforms, and visual amenity of the City, significant areas of indigenous vegetation and habitats of indigenous fauna, is consistent with the sustainable use of land, and has regard for walking, cycling and public transport.*

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

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

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

**EW-O2** *To control earthworks within identified Flood Hazard Extents and Erosion Hazard Areas to ensure that the function of the floodplain is not reduced and unacceptable flood risk to people and property is avoided or mitigated.*

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

### Policies

**EW-P1** *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.

**EW-P2** *To avoid, remedy or mitigate the contamination, degradation and erosion of soil from **earthworks** or vegetation removal through advocating responsible **land use** practices.*

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

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.

**EW-P3** *Limit **earthworks** in the high hazard areas within identified **Flood Hazard Extents** and **Erosion Hazard Areas** to avoid an increase in risk from flood hazards to people and property.*

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

**EW-P4** *To manage **earthworks** in the low hazard areas within identified **Flood Hazard Extents** and **Erosion Hazard Areas** to reduce the flood risk to people and property.*

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

**EW-P5** *Require **earthworks** within identified **Flood Hazard Extents** and **Erosion Hazard Area** to be designed to minimise erosion and loss of sediment from the area of work to **streams** and **rivers**.*

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

**EW-P6** *Enable **earthworks** within identified **Flood Hazard Extents** and **Erosion Hazard Areas** that are directly associated with specific and planned **flood mitigation works** or floodplain management that are designed to reduce the flood risk to people and property or maintain the function of the floodplain.*

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

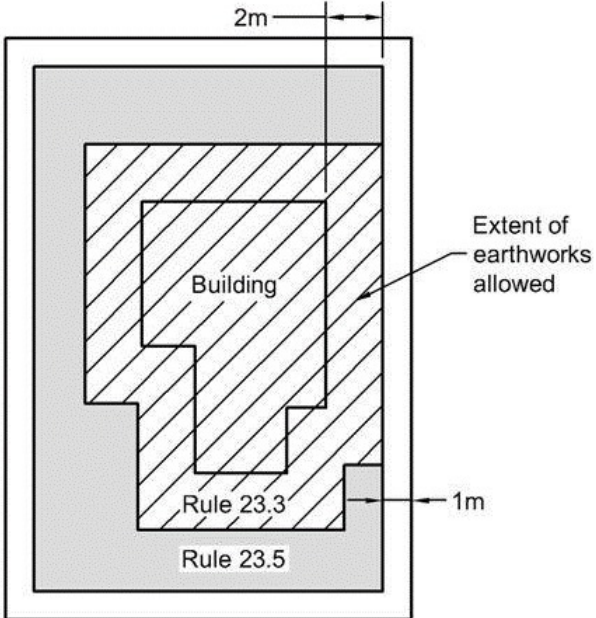
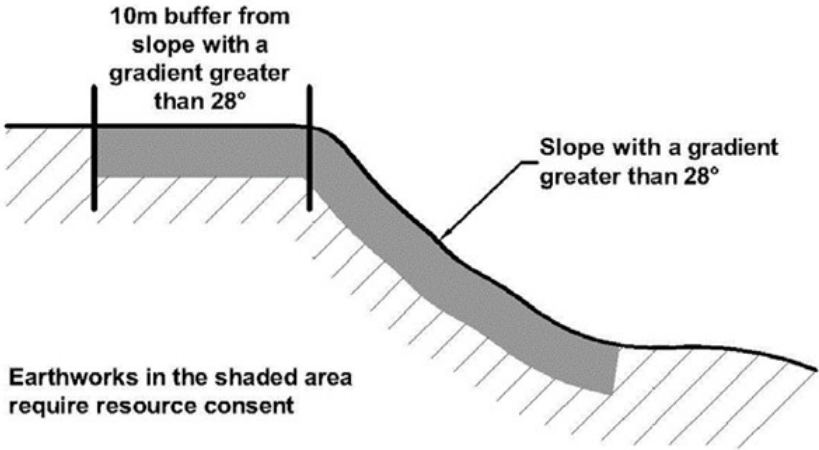
## Rules

### Activities Tables

Policies EW-P1, EW-P2, EW-P3, EW-P4, EW-P5, EW-P6, NFL-P3, ECO-P6, NU-P4

Permitted Activities		Zones	
<b>EW-R1</b>	<b>Earthworks</b> which meet the standards under EW-S1 to EW-S17.  Note: The Accidental Discovery Protocol in Appendix 2 applies to earthworks in Development Area 3.	PER	All
<b>EW-R2</b>	<b>Earthworks</b> within an area identified as Southern Hills Overlay Area which meet the standards under EW-S1 to EW-S12.	PER	All
<b>Earthworks within the Pinehaven Flood Hazard Extent</b>			
<b>EW-R3</b>	<b>Earthworks</b> within the <b>Ponding Area</b> of the Pinehaven <b>Flood Hazard Extent</b> which are directly required for the <b>building</b> platform associated with the <b>alteration and addition</b> to existing <b>buildings</b> , including new <b>accessory buildings</b> , and are less than 20m <sup>2</sup> in area, and meet the standards under EW-S14.	PER	All
<b>EW-R4</b>	<b>Earthworks</b> associated with the <b>flood mitigation works</b> within the Pinehaven <b>Flood Hazard Extent</b> , which meet the standards under EW-S13.	PER	All
<b>EW-R5</b>	<b>Earthworks</b> associated with the <b>maintenance</b> , upgrade or installation of <b>network utilities</b> within the <b>Ponding Area</b> , <b>Overflow Path</b> or <b>Stream Corridor</b> of the Pinehaven <b>Flood Hazard Extent</b> where <b>earthworks</b> are located within the legal <b>road</b> reserve and complies with standards under EW-S16.	PER	All
<b>Earthworks within the Mangaroa Flood Hazard Extent</b>			
<b>EW-R6</b>	<b>Earthworks</b> within the <b>Ponding Area</b> of the Mangaroa <b>Flood Hazard Extent</b> , except in the General Residential Zone, are a Permitted Activity where the proposal complies with the relevant zone standards for Permitted Activities and meet the standards under EW-S15.	PER	All

EW-R7	Earthworks associated with flood mitigation works within the Mangaroa Flood Hazard Extent which meet the standards under EW-S13.	PER	All
EW-R8	Earthworks associated with the maintenance, upgrade or installation of network utilities within the Overflow Path or River Corridor of the Mangaroa Flood Hazard Extent where earthworks are located within the legal road reserve, and complies with the standards under EW-S16.	PER	All

Standards for Permitted Activities		Zones
<p><b>EW-S1</b></p> <p><i>Policies EW-P1, EW-P2</i></p>	<p>1. Existing <b>ground level</b> shall not be altered by cutting by a vertical <b>height</b> of more than 1.5m, or filling by a vertical <b>height</b> of more than 0.5m.</p> <p><b>Exemption</b></p> <p>2. The above shall not apply where the area of <b>earthworks</b> for a specific <b>building</b> extends no more than 2 metres beyond the exterior foundations of the proposed <b>building</b> but no closer than 1 metre to a <b>boundary</b> and complies with an <b>earthworks plane</b> (as defined in Section 3.1) measured from a <b>height</b> of 1.5 metres at the <b>ground level boundary</b> and an angle of 45° into the <b>site</b>.</p> 	<p>General Residential High Density Residential Neighbourhood centre Local centre Mixed use Town centre City centre General Industrial Special Activity Development Area 1 Development Area 4</p>
<p><b>EW-S2</b></p> <p><i>Policies EW-P1, EW-P2</i></p>	<p>1. Existing <b>ground level</b> shall not be altered by cutting or filling by a vertical <b>height</b> of more than 1.5m.</p> <p><b>Exemption</b></p> <p>2. The above shall not apply where the area of earthworks for a specific <b>building</b> extends no more than 2 metres beyond the exterior foundations of the proposed <b>building</b> but no closer than 1 metre to a <b>boundary</b> and complies with an <b>earthworks plane</b> (as defined in Section 3.1) measured from a height of 1.5 metres at the <b>ground level boundary</b> and an angle of 45° into the <b>site</b>.</p>	<p>General Rural Rural Production Rural Lifestyle Open Space Development Area 2 Development Area 3</p>
<p><b>EW-S3</b></p> <p><i>Policies EW-P1, EW-P2</i></p>	<p>1. The physical extent of <b>earthworks</b> shall not exceed 150m<sup>2</sup> in surface area on any one <b>site</b> within any continuous 12 month period.</p> <p><b>Exemption</b></p> <p>1. In the General Residential, High Density Residential, Commercial and Mixed Use, General Industrial, Special Activity, General Rural, Rural Production and Rural Lifestyle Zones, <b>earthworks</b> exceeding the foundations of a specific <b>building</b> by more than 2 metres are exempt from the 150m<sup>2</sup> surface area limit provided that the <b>earthworks</b> beyond the 2 metre foundation line of a <b>building</b>:</p> <ol style="list-style-type: none"> <li>do not exceed a vertical cut <b>height</b> of 1.5m or a vertical fill height of 0.5m; and</li> <li>do not go closer than 1 metre to any <b>boundary</b>; and</li> <li>comply with an <b>earthworks plane</b> (as defined in Section 3.1) measured from a height of 1.5 metres at the <b>ground level boundary</b> and an angle of 45° into the <b>site</b>.</li> </ol>	All
<p><b>EW-S4</b></p> <p><i>Policies EW-P1, EW-P2</i></p>	<p>1. <b>Earthworks</b> shall not be undertaken on erosion prone land, identified as land with a gradient steeper than 28 degrees, or within 10m of a downhill slope with a gradient steeper than 28 degrees (see diagram below).</p> 	All
<b>EW-S5</b>	1. <b>Earthworks</b> shall not be undertaken within 10m of any <b>waterbody</b> (measured from the bank of the	All

<i>Policies EW-P1, EW-P2</i>	<b>waterbody</b> ), or within the 1 in 100 year flood extent of the Hutt River (as defined on the Planning Maps).	
<b>EW-S6</b>  <i>Policies EW-P1, EW-P2</i>	1. Sediment retention and run-off controls shall be implemented to ensure there is no contamination of natural water by sediment.	All
<b>EW-S7</b>  <i>Policies EW-P1, EW-P2</i>	1. <b>Earthworks</b> which are not being worked for three months or more, shall be hydroseeded or sown in order to achieve ground cover.	All
<b>EW-S8</b>  <i>Policies EW-P1, EW-P2</i>	1. <b>Earthworks</b> shall be undertaken in accordance with the relevant provisions of the <b>Code of Practice for Civil Engineering Works Exemption</b> 2. The above standards shall not apply to <b>earthworks</b> for flood mitigation purposes undertaken or approved by a local authority.	All
<b>EW-S9</b>  <i>Policies EW-P1, EW-P2</i>	1. <b>Stormwater</b> resulting from <b>earthworks</b> development is to be controlled and managed so as to avoid, remedy or mitigate adverse <b>effects</b> on other land.	All
<b>EW-S10</b>  <i>Policies NU-P4</i>	1. Within 12m of high voltage (110kV or greater) electricity <b>transmission lines</b> , <b>earthworks</b> shall not be undertaken that: a. Are at a depth greater than 300mm within 6m of the outer visible edge of a tower support <b>structure</b> ; or b. Are at a depth greater than 3m between 6m and 12m of the outer visible edge of a tower support <b>structure</b> ; or c. Create an unstable batter; or d. Result in a reduction of the existing conductor clearance distances. <b>Exemptions</b> 2. The above standard shall not apply to <b>earthworks</b> undertaken by utility operators. 3. The above standard shall not apply to normal agricultural or domestic cultivation or repair, sealing, resealing of an existing <b>road</b> , footpath or driveway. <b>Restriction on notification</b> Subject to sections 95A(2)(b), 95A(2)(c), 94A(4) and 95C of the Act, a resource consent application required due to non-compliance with this standard 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.	All
<b>EW-S11</b>  <i>Policies EW-P1, EW-P2 NFL-P3, ECO-P6</i>	<b>Earthworks</b> within an area identified as Southern Hills Overlay Area  1. Within an area identified as Southern Hills Overlay Area, existing <b>ground level</b> shall not be altered by cutting or filling by a vertical <b>height</b> of more than 2.5m.	All
<b>EW-S12</b>  <i>Policies EW-P1, EW-P2 NFL-P3, ECO-P6</i>	1. Within an area identified as Southern Hills Overlay Area, the physical extent of <b>earthworks</b> shall not exceed 300m <sup>2</sup> in surface area on any one <b>site</b> within any continuous 12 month period.	All
<b>EW-S13</b>  <i>Policies EW-P6</i>	<b>Earthworks</b> associated with flood mitigation works within the Pinehaven or Mangaroa <b>Flood Hazard Extents</b>  1. Must be undertaken by Greater Wellington Regional Council, Upper Hutt City Council or their nominated contractor and be for the express purpose of mitigating the identified flood hazard and, where applicable, achieving the design and objectives of the relevant floodplain mitigation plan.	All
<b>EW-S14</b>  <i>Policies EW-P4 EW-P5</i>	Within the Ponding Area of the Pinehaven <b>Flood Hazard Extent</b> , <b>earthworks</b> directly required for the <b>building</b> platform associated with the <b>alteration and addition</b> to existing <b>buildings</b> , including new <b>accessory buildings</b> , provided they are 20m <sup>2</sup> or less in area, must comply with the following standards:  1. <b>Earthworks</b> must be directly associated with the <b>building</b> platform of the proposed extension or alteration or new <b>accessory building</b> provided for as a permitted activity under NH-R2; and 2. The <b>earthworks</b> cannot exceed 20m <sup>2</sup> in area; and 3. The <b>earthworks</b> must not be within the <b>Stream Corridor</b> or an <b>Overflow Path</b> .	All
<b>EW-S15</b>  <i>Policies EW-P3 EW-P4 EW-P5</i>	<b>Earthworks</b> within the Ponding Area of the Mangaroa <b>Flood Hazard Extent</b> , except in the General Residential Zone, where the proposal complies with the relevant zone standards for Permitted Activities  The <b>earthworks</b> are required to comply with the following standards: 1. Must not be within the <b>Erosion Hazard Area</b> , <b>River Corridor</b> or <b>Overflow Path</b> ; and 2. Must not be located in a General Residential Zone; and 3. Complies with the relevant <b>earthworks</b> zone standards for Permitted Activities.	All
<b>EW-S16</b>  <i>Policies EW-P3 EW-P4 EW-P5 NU-P15</i>	<b>Earthworks</b> associated with the maintenance, upgrade or installation of <b>network utilities</b> within the identified Pinehaven and Mangaroa <b>Flood Hazard Extents</b> where <b>earthworks</b> are located within the legal <b>road</b> reserve  1. <b>Ground levels</b> are reinstated to those existing prior to the works; or 2. <b>Earthworks</b> are associated with the installation of underground utilities using directional drilling or thrusting techniques.	All
<b>EW-S17</b>	1. Permanent cuts must be formed at no greater than 26 degrees in soil and 55 degrees in rock; and	Development Area 3

Policies EW-P1, EW-P2	2. Filling must be completed in accordance with NZS:4431:1989 Code of practice for earth fill for residential development.	
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Restricted Discretionary Activities		Zones	
EW-R9  Policies EW-P1 EW-P2 NU-P4	<p><b>Earthworks</b> which do not meet the standards under EW-S1 to EW-S17 unless specifically identified as a Discretionary or Non-Complying Activity</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>1. Avoiding, remedying or mitigating <b>effects</b> related to the standard in question.</li> <li>2. Financial contributions.</li> <li>3. In addition to the above, within the Mount Marua Structure Plan Development Area, consistency with the Mount Marua Structure Plan.</li> </ol> <p><i>Note: The Accidental Discovery Protocol in Appendix 2 applies to earthworks in Development Area 3.</i></p>	RDIS	All
EW-R10  Policies EW-P1 EW-P2 NFL-P3, ECO-P6	<p><b>Earthworks</b> within an area identified as Southern Hills Overlay Area which do not meet any one or more of the standards under EW-S1 to EW-S10, but meet the standards under EW-S11 and EW-S12</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>1. Avoiding, remedying or mitigating effects relating to the standard in question.</li> <li>2. <b>Effects</b> on visual values.</li> <li>3. <b>Effects</b> on landscape values.</li> <li>4. <b>Effects</b> on ecological values.</li> <li>5. Measures to avoid, remedy or mitigate potential adverse <b>effects</b>.</li> <li>6. In addition to the above, within the Mount Marua Structure Plan Development Area, consistency with the Mont Marua Structure Plan.</li> </ol>	RDIS	All
Earthworks within the Pinehaven Flood Hazard Extent			
EW-R11  Policies EW-P2 EW-P3 EW-P4 EW-P5	<p>All <b>earthworks</b> not associated with permitted <b>building</b> extensions (up to 20m<sup>2</sup>) or <b>flood mitigation works</b> within the <b>Ponding Area</b> of the Pinehaven <b>Flood Hazard Extent</b>, which meet the standards under EW-S17</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>1. Height of cut or fill and area of earthworks above ground level.</li> <li>2. <b>Earthworks</b> stability.</li> <li>3. Erosion and sediment control.</li> <li>4. <b>Effect</b> on the flooding risk to people and property.</li> <li>5. Permanent surface treatment of <b>earthwork</b> area.</li> <li>6. Avoiding, remedying or mitigating <b>effects</b> related to the standard in question.</li> <li>7. Financial contributions.</li> </ol>	RDIS	All
Earthworks within the Mangaroa Flood Hazard Area			
EW-R12  Policies EW-P3 EW-P4 EW-P5	<p><b>Earthworks</b> within the <b>Ponding Area</b> (excluding the <b>Erosion Hazard Area</b>) of the Mangaroa <b>Flood Hazard Extent</b> which meet the standards under EW-S18 and where one of the following applies:</p> <ol style="list-style-type: none"> <li>1. the proposal does not meet the Permitted Activity <b>earthworks</b> standards for the relevant zone, or</li> <li>2. the proposal is within the General Residential Zone.</li> </ol> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>3. <b>Height</b> of cut or fill and area of <b>earthworks</b> above <b>ground level</b>.</li> <li>4. <b>Earthworks</b> stability.</li> <li>5. Erosion and sediment control.</li> <li>6. <b>Effect</b> on the flood risk to people and property.</li> <li>7. Permanent surface treatment of <b>earthwork</b> area.</li> <li>8. Avoiding, remedying or mitigating <b>effects</b> related to the standard in question.</li> <li>9. Financial contributions.</li> </ol>	RDIS	All
EW-R13  Policies EW-P3 EW-P4 EW-P5	<p><b>Earthworks</b> within the <b>Erosion Hazard Area</b> of the Mangaroa <b>Flood Hazard Extent</b> which meet the standards under EW-S19.</p> <p><b>Council</b> will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>1. <b>Effect</b> on slope stability and appropriateness of the works based on the provided report required by Section 2.4.10 of Part 1 of this Plan.</li> <li>2. Height of cut or fill and area of <b>earthworks</b> above <b>ground level</b>.</li> <li>3. Erosion and sediment control.</li> <li>4. <b>Effect</b> on the flood risk to people and property.</li> <li>5. Permanent surface treatment of <b>earthwork</b> area.</li> </ol>	RDIS	All

Standards for Restricted Discretionary Activities		Zones	
EW-S17  Policies EW-P2 EW-P3 EW-P4 EW-P5	<p><b>Earthworks</b> not associated with permitted <b>building</b> extensions or <b>flood mitigation works</b> within the <b>Ponding Area</b> of the Pinehaven <b>Flood Hazard Extent</b></p> <ol style="list-style-type: none"> <li>1. <b>Earthworks</b> must not be located within the <b>Stream Corridor</b> or an <b>Overflow Path</b>.</li> </ol>		All
EW-S18  Policies EW-P3 EW-P4 EW-P5	<p><b>Earthworks</b> within the <b>Ponding Area</b> (excluding the <b>Erosion Hazard Area</b>) of the Mangaroa <b>Flood Hazard Extent</b></p> <ol style="list-style-type: none"> <li>1. <b>Earthworks</b> must not be located within the <b>Erosion Hazard Area</b>, an <b>Overflow Path</b> or the <b>River Corridor</b>.</li> </ol>		All

<b>EW-S19</b>	<b>Earthworks within the Erosion Hazard Area of the Mangaroa Flood Hazard Extent</b>	<i>All</i>
<i>Policies EW-P3 EW-P4 EW-P5</i>	<ol style="list-style-type: none"> <li>Where the proposal is located within the <b>Erosion Hazard Area</b>, provision of a report by a suitability qualified and experienced person to determine the erosion risk is required in accordance with the requirements of Section 2.4.10 of Part 1 of this Plan.</li> <li><b>Earthworks</b> must not be located within the <b>River Corridor</b> or an <b>Overflow Path</b> (but includes <b>ponding areas</b> within the <b>Erosion Hazard Area</b>).</li> </ol>	

Discretionary Activities			Zones
<b>EW-R14</b>	<b>Earthworks</b> on a <b>site</b> identified in Schedule HH-SCHED1 or affecting a tree identified in TREE-SCHED1 or UTG-SCHED1.  For the purposes of this rule, the following exclusion applies: <b>Earthworks</b> undertaken by a <b>network utility operator</b> affecting a tree identified in UTG-SCHED1 when undertaken in compliance with the rules of the Urban Tree Groups (UTG) Chapter.	<b>DIS</b>	<i>All</i>
<b>EW-R15</b>	<b>Earthworks</b> within an area identified as Southern Hills Overlay Area which do not meet any one or more of the standards under EW-S11 and EW-S12.	<b>DIS</b>	<i>All</i>
<b>Earthworks within the Mangaroa Flood Hazard Area</b>			
<b>EW-R16</b>	<b>Earthworks</b> within an <b>Overflow Path</b> of the Mangaroa <b>Flood Hazard Extent</b> (excluding those associated with <b>network utilities</b> that are otherwise provided for as a Permitted Activity).	<b>DIS</b>	<i>All</i>

Non-complying Activities			Zones
<b>Earthworks within the Pinehaven Flood Hazard Extent</b>			
<b>EW-R17</b>	<b>Earthworks</b> within the Pinehaven <b>Flood Hazard Extent</b> (excluding those associated with flood protection works and <b>network utilities</b> that are otherwise provided for as permitted activities), which are within the <b>Overflow Path</b> or <b>Stream Corridor</b> .	<b>NC</b>	<i>All</i>
<b>Earthworks within the Mangaroa Flood Hazard Area</b>			
<b>EW-R18</b>	<b>Earthworks</b> within the <b>River Corridor</b> of the Mangaroa <b>Flood Hazard Extent</b> (excluding those associated with <b>network utilities</b> that are otherwise provided for as a Permitted Activity).	<b>NC</b>	<i>All</i>

Matters for Consideration	
Matters that may be relevant in the consideration of any resource consent may include the following:	
<b>EW-MC1</b>	<p><b>Earthworks</b></p> <ol style="list-style-type: none"> <li>The extent to which any cut or fill will remove existing vegetation, alter existing landforms, affect water quality, cause or contribute to land instability, soil erosion or affect existing natural features, such as <b>water bodies</b>.</li> <li>The <b>effect</b> of any cut or fill on any stands of important <b>indigenous vegetation</b>, or <b>sites, buildings</b> or places of scientific, cultural or heritage value.</li> <li>The extent to which any cut or fill can be restored or treated to resemble natural landforms.</li> <li>The extent to which the proposed <b>earthworks</b> will impact on prominent or visually sensitive features, such as ridgelines, escarpments, <b>water bodies</b>, or high visual and/or landscape value areas identified within the Southern Hills Overlay Area.</li> <li>The proposed methods and timing to avoid, remedy or mitigate potential adverse <b>effects</b> including rehabilitation, re-contouring and re-vegetation or retention of existing vegetation.</li> <li>The necessity for carrying out the work, and extent to which the <b>earthworks</b> are required.</li> <li>Whether the <b>earthworks</b> proposed increase or decrease flood hazards.</li> <li>The time period when the soil will be exposed.</li> <li>Traffic movements.</li> <li><b>Noise</b>.</li> <li><b>Dust</b>.</li> <li>The findings of any assessment prepared by a suitably qualified expert ecologist or landscape planner, either commissioned by <b>Council</b> or accompanying a resource consent application.</li> <li>The Southern Hills Environmental Management Study prepared for Upper Hutt City Council by Boffa Miskell Ltd July 2008</li> <li>Effect on the diversion or obstruction of flood waters in the <b>Overflow Path</b> and <b>Stream/River corridors</b> and proposed measures to mitigate the <b>effect</b> on the function of the floodplain.</li> <li><b>Effect</b> of the flood risk to people and property.</li> <li>In addition to the above, within the Mount Marua Structure Plan Development Area, consistency with the Mount Marua Structure Plan.</li> </ol>

<b>Advice Note</b>	For any <b>activity</b> within the <b>Stream/River Corridor</b> , <b>Overflow Path</b> , <b>Ponding Area</b> or <b>Erosion Hazard Area</b> , applicants are advised to consult the Wellington Regional Council to determine if regional consent is also required.
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## Methods

<b>EW-M1</b>	<p>District Plan provisions consisting of:</p> <ol style="list-style-type: none"> <li>Rules to control the location of <b>building</b> platforms, <b>earthworks</b> and accessways in the identified <b>Flood Hazard Extents</b> and <b>Erosion Hazard Area</b>.</li> <li>Performance standards and consent conditions to minimise the adverse <b>effects</b> of <b>earthworks</b>. These relate to: <ol style="list-style-type: none"> <li>Provision of utilities, supply of <b>water</b> and disposal of effluent.</li> <li>Landscape values, native vegetation, heritage and cultural sites.</li> <li>Managing <b>dust</b>, <b>waterbody</b> siltation, soil erosion, <b>effects</b> on ground stability and other <b>natural hazards</b>.</li> </ol> </li> <li>Management of the <b>effects</b> of <b>earthworks</b> and clearing of native vegetation by using: <ol style="list-style-type: none"> <li>Zone performance standards to establish thresholds for resource consents.</li> <li>Management plans and monitoring of ongoing operations.</li> </ol> </li> <li>The ability to impose conditions on resource consents to avoid, remedy or mitigate any adverse <b>effects</b>.</li> </ol>
<b>EW-M2</b>	Liaison with service providers and <b>network utility operators</b> .
<b>EW-M3</b>	The <b>Code of Practice for Civil Engineering Works</b> .



**EW-M4** To record known sites of potential instability on a hazard register and to supply this information, in response to requests for project information memoranda and land information memoranda and for processing resource consents.

### **Anticipated Environmental Results**

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

<b>Anticipated environmental results</b>		<b>Monitoring indicators</b>	<b>Data source</b>
<b>EW-AER1</b>	Minimal adverse <b>effects</b> on the environment from <b>subdivision</b> and <b>earthworks</b>	Effectiveness of conditions of consent and methods used in managing adverse <b>effects</b>  Complaints received about adverse <b>effects</b>	<b>Council</b> complaints register  <b>Council</b> resource consent records and monitoring compliance

## LIGHT — Light

### Objectives

**LIGHT-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

**LIGHT-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.

### Rules

Permitted Activities			Zones
<b>LIGHT-R1</b>	All <b>activities</b> complying with LIGHT-S1	<b>PER</b>	General Residential High Density Residential General Rural Rural Production Rural Lifestyle Neighbourhood centre Local centre Mixed use Town centre City centre General Industrial, Open Space (excluding Speedway Area) Special Activity Development Area 1 Development Area 2 Development Area 4
<b>LIGHT-R2</b>	All <b>activities</b> complying with LIGHT-S2	<b>PER</b>	Open Space - Speedway Area only
<b>LIGHT-R3</b>	All <b>activities</b> complying with LIGHT-S3	<b>PER</b>	Development Area 3

Standards for Permitted Activities		Zones
<b>LIGHT-S1</b>  <i>Policies</i> LIGHT P1, GRZ-P3 GRUZ-P1, RPROZ-P1, RLZ-P1 COMZ-P1, CCZ-P3, GIZ-P2 OSZ-P4 SAZ-P2	<b>Artificial light</b>  1. Light emissions from a <b>site</b> shall not exceed a measurement of 8 lux (lumens per m2) measured in both the horizontal and vertical planes, 1.5m above the ground at the <b>site boundary</b> . 2. Light emissions will be measured by an instrument that meets NZSS CP22 (1962) requirements and amendments. 3. Light emissions from a <b>site</b> shall not spill directly onto <b>roads</b> .	General Residential High Density Residential General Rural Rural Production Rural Lifestyle Neighbourhood centre Local centre Mixed use Town centre City centre General Industrial, , Open Space (excluding Speedway Area) Special Activity Development Area 1 Development Area 2 Development Area 4
<b>LIGHT-S2</b>  <i>Policies</i> OSZ-P2 OSZ-P4 OSZ-P5	<b>Artificial light</b>  1. Security or advertising lighting shall not spill directly onto neighbouring <b>properties</b> . 2. External lighting shall not spill directly onto <b>roads</b> , nor be a hazard to motorists. Light emissions will be measured by an instrument that meets NZSS CP22 (1962) requirements and amendments.	Open Space - Speedway Area only
<b>LIGHT-S3</b>  <i>Policies</i> LIGHT P1	<b>Sky Glow</b>  Outdoor artificial lighting must not exceed an upward light ratio of 3%.	Development Area 3

Restricted Discretionary Activities		Zones
<b>LIGHT-R3</b>  <i>Policies</i>	All <b>activities</b> that do not complying with permitted activity standards in LIGHT-S1  Council will restrict its discretion to, and may impose conditions on:	<b>RDIS</b>  Open Space (excluding Speedway Area)

<p>OSZ-P2 OSZ-P4</p>	<ol style="list-style-type: none"> <li>1. <b>Height, boundary setbacks</b> and sunlight access.</li> <li>2. Provision of and effects on utilities and/or services.</li> <li>3. <b>Landscaping</b> and screening.</li> <li>4. Standard, construction and layout of vehicular access.</li> <li>5. Car parking.</li> <li>6. <b>Effects</b> on the amenity of the surrounding area.</li> <li>7. Financial contributions.</li> </ol>		
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Discretionary Activities			Zones
<p><b>LIGHT-R4</b></p>	<p>All <b>activities</b> that do not complying with permitted activity standards in Light-S1</p>	<p><b>DIS</b></p>	<p><i>General Residential High Density Residential General Rural Rural Production Rural Lifestyle Neighbourhood centre Local centre Mixed use Town centre City centre General Industrial Special Activity Development Area 1 Development Area 2 Development Area 4</i></p>
<p><b>LIGHT-R5</b></p>	<p>All <b>activities</b> that do not complying with permitted activity standards in Light-S2</p>	<p><b>DIS</b></p>	<p><i>Open Space - Speedway Area only</i></p>
<p><b>LIGHT-R6</b></p>	<p>All <b>activities</b> that do not complying with permitted activity standards in LIGHT-S3</p>	<p><b>DIS</b></p>	<p><i>Development Area 3</i></p>

Matters for Consideration	
<p>Matters that may be relevant in the consideration of any resource consent, other than for a restricted discretionary activity, may include the following:</p>	
<p><b>LIGHT-MC1</b></p>	<p><b>Artificial light</b></p> <ol style="list-style-type: none"> <li>1. <b>Effects</b> on traffic safety</li> <li>2. Overspill of light onto surrounding <b>properties</b></li> <li>3. Whether the lighting will assist in the safety, security and efficient use of the open space.</li> </ol>

## PK — Papakāinga

### Background

The purpose of the **Papakāinga** Chapter is to assist **tangata whenua** in the development and use of **papakāinga** on their **ancestral land**. **Ancestral land** is land that belonged to **tīpuna/tupuna**. It was a base upon which the **hapū** was nurtured and was handed down in succession through generations by continuous occupation. This is known as **ahi kā** or **ahi kā roa**. In the context of the District Plan, **ancestral Māori land** includes **land** held under the Te Ture Whenua Māori Act 1993, Māori customary **land**, Māori freehold **land**, and **general title land** owned by Māori.

It is recognised that **tangata whenua** face barriers to developing and using their **land** in the way that fits into the principle of **Tino Rangatiratanga**, and that this is different to **land** held in European title. The emergence of these barriers can be linked to the process of **land** alienation. This process occurred alongside the introduction by the Crown of a system of **land** tenure that individualised title to **land** in a manner that did not provide for the communal approach that underpinned Māori institutions, including Māori decision-making around the traditional use and development of **land**. Over time, this has contributed to the fragmentation and loss of **land** owned by **tangata whenua**, and created barriers to the development of the land that does remain in the ownership of **tangata whenua**.

The status of **Māori land** held under Te Ture Whenua Māori Act 1993 creates unique ownership issues, demonstrating the need for **Māori land** to be treated differently to **land** under European title. The costs associated with obtaining approval for **papakāinga** development from **Council** and other organisations are an issue for **tangata whenua**. The provisions in this Chapter seek to reduce the barriers that **tangata whenua** face in the development of **papakāinga** on their **ancestral land**.

**Papakāinga** developments are developments led by Māori landowners on their **ancestral land**. These developments reconnect Māori to their **land**. **Papakāinga** development provides a pathway to sustain the social, economic and cultural well-being of **tangata whenua**. **Papakāinga** developments include housing and associated **activities** such as social, cultural, educational, recreational and **commercial activities**.

This Chapter contains the provisions that provide for the development and use of **papakāinga** by **tangata whenua** on **land** where there is a **whakapapa** or ancestral connection. In addition to providing for **papakāinga** through these provisions, the **Council** is committed to working actively with **tangata whenua** on the development of **papakāinga** through the range of other strategies and plans that it prepares and implements (including the Long Term Plan and Infrastructure Strategy).

The Objectives and Policies, rules and standards contained within this Chapter apply to **papakāinga** throughout the **City**. **Papakāinga** is specifically provided for within the following zones:

1. The **General Residential Zone**;
2. The **High Density Residential Zone**
3. The General Rural Zone;
4. The Rural Production Zone;
5. The Rural Lifestyle Zone;
6. The City Centre Zone;
7. Town Centre Zone
8. Local Centre Zone;
9. Neighbourhood Centre Zone; and
10. Mixed Use Zone.

### Objectives

#### PK-O1 Papakāinga — Papakāinga are a Taonga

To provide for traditional **papakāinga**, which are a **taonga** that:

1. empower and enable **tangata whenua** to live on their **ancestral land**;
2. provide for **tangata whenua** to maintain and enhance their traditional and cultural relationship with their **ancestral land**; and
3. are developed and used in accordance with **tikanga Māori**, while recognising that **papakāinga** may develop their own **tikanga**.

#### PK-O2 Papakāinga — Kia ora te mauri o te Whānau (Māori living as Māori)

**Oranga** is central to a thriving **whānau/hapū/iwi**. **Tangata whenua** are supported to ensure they can thrive as a Māori community living on and around their **papakāinga**.

To provide for **papakāinga** development that achieves:

1. a place where **kaupapa** and **Tikanga Māori** are in the ascendant;
2. affordable, warm, dry and safe housing for **tangata whenua**;
3. security of tenure, connection and participation for **tangata whenua** in their community; and
4. access to the services needed by **tangata whenua** to sustain their housing.

#### PK-O3 Papakāinga — Provide for the sustained occupation of ancestral land

To provide for the sustained occupation of **ancestral land** by **tangata whenua**, through **papakāinga** development that provides for the **land** to be held and managed for the benefit of current and future generations

#### PK-O4 Papakāinga — Provide for the development of land owned by Tangata Whenua

To provide for the connection between **tangata whenua** and their **ancestral land** through providing for the development of **papakāinga** on **land** owned by **tangata whenua**.

#### PK-O5 Papakāinga — Working in partnership with Tangata Whenua to exercise their Tino Rangatiratanga

To work in partnership with **tangata whenua** to exercise their **tino rangatiratanga** through the development of **papakāinga**, by providing maximum flexibility for **tangata whenua** to develop and live on their **ancestral land**, within the limitations of the **site**.

#### PK-O6 Papakāinga — Increasing the visibility of Tangata Whenua through the design of papakāinga

To increase the visibility of **tangata whenua** through **papakāinga** design that is led by **tangata whenua** and guided by **tikanga Māori**.

#### PK-O7 Papakāinga — Implementing Te Ao Māori and demonstrating Kaitiakitanga in papakāinga development

To protect and enhance ecological, cultural and environmental and indigenous values through the design, development and use of **papakāinga**.

## Policies

### PK-P1 Providing for papakāinga on Māori owned land

**Papakāinga** will be:

1. provided for on **land** held under *Te Ture Whenua Māori Act 1993*; and
2. allowed on **general title land** where it can be demonstrated that there is a **whakapapa** or ancestral connection to the **land**, and the **land** will remain in Māori ownership.

### PK-P2 Papakāinga development to be led by Tangata Whenua

The design and development of **papakāinga** will be led by **tangata whenua**.

### PK-P3 Location, extent and design of papakāinga

The location, extent and design of **papakāinga**, including extensions to existing **papakāinga**, will be guided by kaupapa Māori in accordance with **tikanga Māori**.

### PK-P4 Maximum scale of papakāinga development

The maximum intensity and scale of **papakāinga** development will be determined by the limitations of the site, including:

1. adequate provision of access on-site or off-site infrastructure to serve the **papakāinga**; and
2. adverse effects on adjoining properties and the environment are avoided, remedied or mitigated;

while recognising that **papakāinga** may contain activities of a character, scale, intensity or range that are not provided for in the surrounding area.

### PK-P5 Non-residential aspects of papakāinga

Social, cultural, educational, recreation and **commercial activities** will be provided for as part of a **papakāinga**, where they:

1. are consistent with **tangata whenua** aspirations for the **papakāinga**; and
2. are of a scale, character and intensity that are consistent with kaupapa, kawa and **tikanga Māori**.

**Note:** refer to the commercial and mixed use chapters for objectives and policies on **commercial activities** outside of commercial and mixed use zones.

### PK-P6 Papakāinga Design Guides and Development Plans

The **Council** will actively partner with **tangata whenua** to prepare **papakāinga** design guides that are clearly underpinned by kaupapa Māori. The guidelines should draw on traditional **land** use and other environmental features distinctive to the **takiwā**. As an **ecosystem** it should give expression to the **whānau/hapū/iwi** traditional **papakāinga**.

**Tangata whenua** will be encouraged to prepare development plans for **papakāinga** that are consistent with these design guides.

**Notes:**

1. Where these Objectives and Policies are relevant to the consideration of a resource consent application, the **Council** will seek advice from the relevant **iwi authority** and will rely on this advice. The matters that **Council** will seek advice from **iwi authorities** on include:
  - a. where the **papakāinga** is on **general title land**, whether the applicant has demonstrated a **whakapapa** or ancestral connection to the **land**;
  - b. any other matter related to **tikanga Māori**.
2. Subject to the requirements of section 33 of the Resource Management Act 1991, the **Council** is able to transfer its powers to the relevant **iwi authority** for the rohe in which the **land** is located.
3. Provisions in other chapters of the Plan may also be relevant.

## Rules

### Zone Rules and District-wide matters

**Papakāinga** shall comply with the rules within the relevant zone chapter for buildings and structures within proximity to high voltage (110kV or greater) electricity transmission lines, and shall comply with all 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 - Historical 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

Permitted Activities		Zones
PK-R1	<p><b>Papakāinga</b> on land held under Te Ture Whenua Māori Act 1993 where:</p> <ol style="list-style-type: none"> <li>Any <b>building</b> must comply with the relevant zone standards for <b>building height, height in relation to boundary, yard setbacks and building coverage</b> where specified in the relevant zone chapter.</li> <li>The <b>gross floor area</b> of all <b>commercial activities</b> must not exceed the lesser of 20% of the area of the subject <b>site</b>, or 500m<sup>2</sup>.</li> </ol>	<p><b>PER</b></p> <p>General residential High density residential General Rural Rural production Rural lifestyle Neighbourhood centre Local centre Mixed use Town centre City centre</p>

Restricted Discretionary Activities		Zones
PK-R2	<p><b>Papakāinga</b> on <b>general title land</b> where:</p> <ol style="list-style-type: none"> <li>The applicant is a member of Ngāti Toa Rangatira, Port Nicholson Block Settlement Trust, Wellington Tenth Trust, or Palmerston North Māori Reserve Trust. Council will restrict its discretion to, and may impose conditions on: <ol style="list-style-type: none"> <li>Whether the applicant has demonstrated their <b>whakapapa</b> or ancestral connection to the <b>land</b>;</li> <li>Evidence of appropriate legal mechanism(s) to ensure that <b>land</b> is maintained in Māori ownership.</li> <li>The matters contained in the Code Civil Engineering Works.</li> <li>The matters contained in the Medium and High Density Design Guide in Appendix 1.</li> </ol> </li> </ol> <p><b>Restriction on notification:</b> Public notification of an application for resource consent under this Rule is precluded.</p> <p><b>Notes:</b></p> <ol style="list-style-type: none"> <li>For resource consent applications under this rule, the <b>Council</b> will seek advice from the relevant <b>iwi authority</b> and will rely on this advice. The matters that <b>Council</b> will seek advice from <b>iwi authorities</b> on include: <ol style="list-style-type: none"> <li>where the <b>papakāinga</b> is on <b>general title land</b>, whether the applicant has demonstrated a <b>whakapapa</b> or ancestral connection to the <b>land</b>; and</li> <li>any other matter related to <b>tikanga Māori</b>.</li> </ol> </li> </ol>	<p><b>RDIS</b></p> <p>General residential High density residential General Rural Rural production Rural lifestyle Neighbourhood centre Local centre Mixed use Town centre City centre</p>

Discretionary Activities		Zones
PK-R3	<p><b>Papakāinga</b> on land held under Te Ture Whenua Māori Act 1993 where compliance is not achieved with one or more of the standards under rule PK-R1.</p> <p><b>Restriction on notification:</b> Except where compliance with rule PK-R1 standard (2) is not met, public notification of an application for resource consent under this rule is precluded.</p>	<p><b>DIS</b></p> <p>General residential High density residential General Rural Rural production Rural lifestyle City centre Town centre Local centre Neighbourhood centre Mixed use</p>
PK-R4	<p><b>Papakāinga</b> on <b>general title land</b> where compliance is not achieved with one or more of the permitted <b>activity</b> standards set out under Rule PK-R1.</p> <p><b>Restriction on notification</b> Except where compliance with rule PK-R1 standard (2) is not met, public notification of an application for resource consent under this Rule is precluded.</p> <p><b>Notes:</b></p> <ol style="list-style-type: none"> <li>For resource consent applications under this rule, the <b>Council</b> will seek advice from the relevant <b>iwi authority</b> and will rely on this advice. The matters that <b>Council</b> will seek advice from <b>iwi authorities</b> on include: <ol style="list-style-type: none"> <li>where the <b>papakāinga</b> is on <b>general title land</b>, whether the applicant has demonstrated a <b>whakapapa</b> or ancestral connection to the <b>land</b>; and</li> <li>any other matter related to <b>tikanga Māori</b>.</li> </ol> </li> </ol>	<p><b>DIS</b></p> <p>General residential High density residential General Rural Rural production Rural lifestyle City centre Town centre Local centre Neighbourhood centre Mixed use</p>

## 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-I1** *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-I2** *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 and High Density Residential Zones 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 and **High Density Residential Zones**. 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 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	PER All — except for Open

	<b>Organised Fireworks Display</b> at Trentham Memorial Park) which complies with the <b>noise</b> and vibration standards in NOISE-S1 to NOISE-S4.		Space - Speedway Area
<b>NOISE-R2</b>	Any <b>activity</b> within the Speedway Area of the Open Space Zone and that complies with NOISE-S5	<b>PER</b>	OSZ - Speedway Area only
<b>NOISE-R3</b>	<b>Organised Fireworks Display</b> at Trentham Memorial Park that complies with NOISE-S6	<b>PER</b>	OSZ — Trentham Memorial Park only

**Standards for Permitted Activities**

<b>NOISE-S1</b>  <i>Policies</i> NOISE-P1, NOISE-P2	<b>Noise</b> from construction and demolition				
	1. The maximum <b>noise</b> levels from construction -or demolition <b>activities</b> , measured at or within the <b>boundary</b> of any <b>site</b> (other than the source <b>site</b> ) in Residential and Open Space Zones, and immediately outside <b>residential units</b> in the General Rural, Rural Production, Rural Lifestyle and Settlement Zones, shall not exceed the following levels:				
	<b>Mon to Sat 7:00am - 7:00pm</b>		<b>All other times, Sundays &amp; public holidays</b>		
	LeqdBa	LmaxdBA	LeqdBa	LmaxdBA	
	<b>75</b>	<b>90</b>	<b>45</b>	<b>75</b>	
<b>Notes</b> <ul style="list-style-type: none"> <li>• <b>Noise</b> levels shall be measured in accordance with the requirements of NZS 6803:1999 Acoustics — Construction Noise.</li> <li>• The definitions of dBA, Leq and Lmax are those found in NZS 6803:1999.</li> </ul>					
<b>NOISE-S2</b>  <i>Policies</i> NOISE-P1 NOISE-P2	<b>Noise</b> from temporary military training				
	1. <b>Temporary military training activities</b> are permitted in all zones subject to the following <b>noise</b> limits not being exceeded at any point within 20m of a <b>residential unit</b> , residential institution or <b>educational facility</b> :				
	<b>Time of day</b>	<b>L10dBA</b>		<b>LmaxdBA</b>	
	<b>6am — 7.30am</b>	60		75	
	<b>7.30am — 6pm</b>	75		90	
<b>6pm — 8pm</b>	70		85		
<b>8pm — 6am</b>	55		70		
In addition, all <b>temporary military training activities</b> 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 <b>residential unit</b> , residential institution or <b>educational facility</b> .					
<b>NOISE-S3</b>  <i>Policies</i> NOISE-P1 NOISE-P2	<b>Noise</b> from all other <b>activities</b>				
	1. The following <b>noise</b> rules shall not apply to: <ol style="list-style-type: none"> <li>Normal agricultural and <b>forestry</b> practices undertaken for a limited duration.</li> <li>Normal <b>residential activities</b> such as lawn mowing.</li> <li><b>Noise</b> generated by sirens and alarms used by emergency services.</li> </ol>				
	2. All <b>activities</b> , other than those specified above, shall not exceed the following <b>noise</b> standards:				
		<b>Mon to Sat 7:00am — 7:00pm</b>		<b>All other times, Sundays &amp; public holidays</b>	
	<b>dBA</b>	<b>L10</b>	<b>Lmax</b>	<b>L10</b>	<b>Lmax</b>
	Maximum <b>noise</b> levels measured at or within the <b>boundary</b> of any <b>site</b> (other than the source <b>site</b> ) in the General Residential, High Density Residential, General Rural, Rural Production, Rural Lifestyle and Open Space Zones.	50	-	40	70
	Maximum <b>noise</b> levels measured at or within the <b>boundary</b> of any <b>site</b> (other than the source <b>site</b> ) in the Commercial and Mixed Use, Industrial and Special Activity Zones.	65	-	45	75
	3. The following standards apply to the Business Industrial Land on Eastern Hutt Road				
		<b>Day-time 7:00am — 9:00pm</b>		<b>Night-time 9:00pm — 7:00am</b>	
	<b>dBA</b>	<b>L10</b>	<b>Lmax</b>	<b>L10</b>	<b>Lmax</b>
Maximum <b>noise</b> levels from <b>activities</b> in the General Industrial Zone located on Eastern Hutt Road measured at or within the <b>boundary</b> of any <b>site</b> : <ol style="list-style-type: none"> <li>In the General Residential Zone;</li> <li>In the Residential</li> </ol>	50	-	40	70	



	<p>Conservation Precinct and in the General Rural Zone, but assessed no closer than 100m from the zone <b>boundary</b> of the General Industrial zone;</p> <p>3. In the High Density Residential Zone.</p>																																																
	<p>Maximum <b>noise</b> levels from <b>activities</b> in the General Industrial zone on Eastern Hutt Road* measured at or within the <b>boundary</b> of any <b>site</b> (other than the source <b>site</b>) in the General Industrial zone on Eastern Hutt Road and at or within the <b>boundary</b> of any <b>site</b> within a Commercial and Mixed Use zone.</p>	<p>65</p>	<p>-</p>	<p>65</p>	<p>-</p>																																												
<p><b>Exemption</b>                  * Except that primary warehousing operations including:                  1. Truck movements on <b>sites</b> and on access <b>roads</b>; and                  2. <b>Loading</b> and unloading <b>activities</b> —                  shall be exempt from the <b>noise</b> rules only as they apply to receiving <b>sites</b> within the General Industrial zone on Eastern Hutt Road.</p>																																																	
<p><b>Notes</b></p> <ul style="list-style-type: none"> <li>• <b>Noise</b> 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.</li> <li>• <b>Noise</b> levels shall be measured with a sound level meter complying with International Standard IEC 60651 (1979): Sound Level Meters, Type 2.</li> <li>• Adjustments for <b>special audible characteristics</b>, if present, as provided for in clauses 4.3 and 4.4 of NZS 6802:1991, shall apply and will have the <b>effect</b> of imposing a maximum permitted <b>noise</b> level 5dBA more stringent than the L10 levels stated above. This condition shall not apply to impulse <b>noise</b> emissions arising from firing and detonation <b>activities</b> at the Trentham Ranges.</li> <li>• The definitions of dBA, dBC, L10 and Lmax are those found in NZS 6802:1991.</li> </ul>																																																	
<p><b>NOISE-S4</b></p> <p><i>Policies</i>                  NOISE-P1                  NOISE-P2</p>	<p><b>Vibration standards</b></p> <ol style="list-style-type: none"> <li>1. Vibration from any <b>site</b> due to blasting shall not exceed a <b>peak particle velocity</b> of 5mm/sec measured in the frequency range 3-12Hz at any point within 20m of a <b>residential unit</b>, residential institution or <b>educational facility</b>.</li> <li>2. Airblast overpressure from blasting shall not exceed a peak sound pressure level of 120dBc at any point within 20m of a <b>residential unit</b>, residential institution or <b>educational facility</b>.</li> <li>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.</li> <li>4. The measurements shall be assessed in accordance with the requirements of the Australian Standard AS 2187.2 1993: Explosives — Storage, transport and use.</li> </ol>																																																
<p><b>NOISE-S5</b></p> <p><i>Policies</i>                  NOISE-P3                  OSZ-P3                  OSZ-P4                  OSZ-P5</p>	<p><b>Noise within the Speedway Area of the Open Space Zone</b></p> <table border="1" data-bbox="306 1310 1463 1892"> <thead> <tr> <th rowspan="2">Activity</th> <th colspan="2">Mon to Sat 7:00am - 7:00pm except where stated otherwise</th> <th colspan="2">All other times, and Sundays and public holidays except where stated otherwise</th> </tr> <tr> <th>L10</th> <th>LMAX</th> <th>L10</th> <th>LMAX</th> </tr> </thead> <tbody> <tr> <td>Racing <b>activities</b> on non-race days</td> <td>55</td> <td>70</td> <td>40</td> <td>70</td> </tr> <tr> <td>Racing <b>activities</b> on race days</td> <td>Mon to Fri 7.30pm-10.30pm 70</td> <td>Mon to Fri 7.30pm-10.30pm 85</td> <td>70</td> <td>85</td> </tr> <tr> <td>Practice racing sessions on non race days</td> <td>10.00am-7.00pm 70</td> <td>10.00am-7.00pm 85</td> <td>70</td> <td>85</td> </tr> <tr> <td>Practice racing sessions on race days</td> <td>10.00am-7.00pm 70</td> <td>10.00am-7.00pm 85</td> <td>10.00am-7.30pm 70</td> <td>10.30am-7:30pm 85</td> </tr> <tr> <td>Track grading</td> <td>Mon to Fri 9.00pm-7.00am 55</td> <td>Mon to Fri 9.00am-7.00pm 70</td> <td>55</td> <td>-</td> </tr> <tr> <td>Use of amplified music and public address system on any day</td> <td>65</td> <td>80</td> <td>65</td> <td>80</td> </tr> <tr> <td><b>Activities</b> other than those outlined above on any day</td> <td>55</td> <td>70</td> <td>55</td> <td>70</td> </tr> </tbody> </table> <p><b>Exemptions</b></p> <ol style="list-style-type: none"> <li>1. <b>Organised fireworks displays</b> at Te Marua Speedway                         <ol style="list-style-type: none"> <li>a. <b>Organised fireworks displays</b> undertaken on the Speedway <b>site</b> are exempt from the <b>noise</b> and vibration standards applicable to the Speedway <b>site</b> 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 <b>organised fireworks display</b> may be undertaken between 12:00 midnight and 12:15am on New Years Day.</li> <li>b. No later than 3 days before the undertaking of an <b>organised fireworks display</b>, a <b>sign</b> shall be placed on the Speedway <b>site</b>. The <b>sign</b> shall state the date, location and time of the display and shall be placed on the <b>site</b> so that it can be seen from outside of the <b>site</b> 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.</li> </ol> </li> </ol>					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 <b>activities</b> on non-race days	55	70	40	70	Racing <b>activities</b> 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	<b>Activities</b> other than those outlined above on any day	55	70	55	70
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	<p>c. The operator arranging the <b>organised fireworks display</b> shall consult with and notify the Upper Hutt Chief Fire Officer of the <b>organised fireworks display</b> a minimum of three (3) working days prior to the event.</p> <p><b>Notes</b></p> <ul style="list-style-type: none"> <li>• Racing <b>activities</b> refers to motorsport for racing, performance and exhibition.</li> <li>• Practice racing sessions refers to the practice or training necessary to undertake motorsport for racing, performance and exhibition.</li> <li>• All <b>noise</b> readings shall be undertaken in accordance with the provisions for <b>noise</b> measurement set out in Rule NOISE-S3.</li> <li>• Notice of race days (including days programmed in the event of bad weather or other unforeseen circumstances) shall be submitted to <b>Council</b> no less than one month before the speedway season begins.</li> <li>• <b>Council</b> shall be advised of dates altered prior to the event because of weather or other unforeseen circumstances.</li> </ul>
<p><b>NOISE-S6</b></p> <p><i>Policies</i> NOISE-P3 OSZ-P3 OSZ-P4</p>	<p><b>Organised fireworks display at Trentham Memorial Park</b></p> <ol style="list-style-type: none"> <li>1. One <b>organised fireworks display</b> may be undertaken at Trentham Memorial Park in any calendar year. Such an event is exempt from the <b>noise</b> and vibration standards provided for 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.</li> <li>2. No later than 3 days before the undertaking of an <b>organised fireworks display</b>, a sign shall be placed on the Trentham Memorial Park site. The <b>sign</b> shall state the date, location and time of the display and shall be placed on the <b>site</b> 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.</li> <li>3. The operator arranging the <b>organised fireworks display</b> shall consult with and notify the Upper Hutt Chief Fire Officer of the <b>organised fireworks display</b> a minimum three (3) working days prior to the event.</li> </ol>

<b>Advice Notes</b>	
<ul style="list-style-type: none"> <li>• <b>Noise</b> standards which relate specifically to <b>Temporary Events</b> are specified in the Temporary Activities (TEMP) Chapter and are not subject to the <b>noise</b> and vibration standards of this Chapter.</li> <li>• <b>Noise</b> insulation requirements relating to development in the <b>Wallaceville Structure Plan Development Area</b> are located in the Development Area 1 (DEV1) Chapter.</li> </ul>	

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

Non-complying Activities			Zones
<b>NOISE-R6</b>	Any <b>activity</b> (except <b>temporary events, activities</b> occurring in the Speedway Area, and an <b>Organised Fireworks Display</b> at Trentham Memorial Park) which does not comply with the <b>noise</b> and vibration standards S1 to NOISE-S4.	<b>NC</b>	All — except for Open Space - Speedway Area

<b>Matters for Consideration</b>			
Matters that may be relevant in the consideration of any resource consent may include the following:			
<b>NOISE-MC1</b>	<b>Noise</b> and vibration		
	<ol style="list-style-type: none"> <li>1. 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.</li> <li>2. The nature and location of nearby <b>activities</b> and the <b>effects</b> they may experience.</li> <li>3. The topography of the <b>site</b>, and the neighbouring areas, and any influence this may have on <b>noise</b> or vibration transmission.</li> <li>4. The <b>effects</b> on <b>residential activities</b>, particularly night time <b>effects</b>.</li> <li>5. Any opportunities to avoid, remedy or mitigate the <b>noise</b> or vibration.</li> <li>6. The effectiveness of, and in particular the certainty provided by, any conditions or controls that might be imposed on the <b>activity</b>.</li> </ol>		
<b>NOISE-MC2</b>	Speedway Area		
	<ol style="list-style-type: none"> <li>1. Maintenance of residential amenity levels.</li> <li>2. Maintaining <b>noise</b> standards within the time frames and adhering to the schedule of fixtures.</li> <li>3. Avoidance of <b>dust</b> nuisance.</li> </ol>		

**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
<b>NOISE-AER1</b>	A built environment which supports the health and safety of the City’s residents	Resource consents and type and <b>effect</b> on health and safety issues  Consultation and community initiatives
<b>NOISE-AER2</b>	An acceptable level of <b>noise</b> throughout the City	Effectiveness of conditions of consents and methods used in managing the adverse <b>effects</b> of <b>Noise</b>  <b>Council</b> complaints register Ambient <b>noise</b> level testing Community opinion

		<b>Effects of noise on the environment</b>	
<b>NOISE-AER3</b>	The maintenance of <b>amenity values</b> 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	<b>Council</b> complaints register <b>Council</b> resource consent records
<b>NOISE-AER4</b>	Minimising the adverse <b>effects of activities</b> on open spaces	Complaints received about adverse <b>effects</b>  Resource consent conditions  Changes in <b>noise</b> levels and other environmental <b>effects</b>	Complaints register <b>Council</b> records  <b>Noise</b> surveys
<b>NOISE-AER5</b>	Compatible co-existence between speedway users and the surrounding residents	Complaints received about adverse <b>effects</b>  Changes in <b>noise</b> levels and other environmental <b>effects</b>	Complaints register  Complaints

## SIGN — Signs

### Introduction to Signs

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

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

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

### Issue

**SIGN-I1** *The potential reduction of the City's high standard of environmental amenity as a result of inappropriate development or inadequate protection from activities.*

Without adequate management to maintain or enhance a level of amenity appropriate to an area, the environmental quality of the City could be reduced. This could be as a result of inappropriate **signs**.

### Objective

**SIGN-O1** *Signs in the district:*

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

### Policies

**SIGN-P1** *Manage the number, size and design of **signs** in the Open Space Zones, Rural Zones, and Residential Zones to maintain the character and **amenity values** of these zones.*

**SIGN-P2** *Provide for a range of **signs** in the Commercial and Mixed Use Zones, and Special Activity Zones that support business identification and advertising, while:*

1. maintaining the character and **amenity values** of these zones; and
2. ensuring that the character and **amenity values** of adjoining residential zones are not adversely affected by **signs** in these locations; and
3. allowing the consolidation of **signs** to convey information about multiple businesses or tenancies.

**SIGN-P3** *Ensure that the location and design of **signs** is provided for in a way that:*

1. is compatible with the **site**, or **building** on which it is placed, and is of a scale that is appropriate for what the **sign** is identifying or advertising; and
2. maintains the character and visual **amenity values** of the **site** and surrounding area, and does not result in additional visual clutter or dominate the skyline; and
3. integrates with the elevation of the **building** to which it is attached including verandas, roofline and architectural features; and
4. manages any moving, digital or changing **signs**, and illuminated **signs** to protect residential amenity and to not compromise the safety of transport network users; and
5. limits **signs** which are not situated on the **site** to which they relate and when considering proposals for such **signs** have regard to the following:
  - a. The need for the **sign** to be located away from the **site**, including any constraints relating to the location of the businesses, which creates a need for off-site **signs**, and
  - b. The capacity for the **site** and surrounding **environment** to accommodate the **sign**, and for character and **amenity values** to be maintained; and
  - c. Any adverse **effects** on transport safety and/or efficiency, or transport benefits in providing for the **sign** to be located away from the **site**.

**SIGN-P4** *1. Enable **temporary signs** which meet standards as a permitted activity; and*  
*2. Provide for the consideration of **temporary signs** of longer than two months duration or above 3m<sup>2</sup> in size where **amenity values** are maintained and the safety of **road** users is not compromised.*

**SIGN-P5** *Ensure that **signs** located within, or visible from, the **road** corridor do not interfere with the safe and efficient use of all **roads** (including State Highways), pedestrian footpaths, and cycleways.*

### Rules

Permitted Activities			Zone
<b>SIGN-R1</b>	Any <b>health and safety sign</b> .	PER	All
<b>SIGN-R2</b>	Any <b>temporary sign</b> which complies with permitted standard SIGN-S1.	PER	All
<b>SIGN-R3</b>	Any <b>sign</b> (other than a <b>temporary sign</b> ) which complies with permitted standards SIGN-S2 — SIGN-S6.	PER	All

Standards for Permitted Activities		Zones
<b>SIGN-S1</b>	<p><b>Temporary signs</b> in all zones</p> <ol style="list-style-type: none"> <li>1. The maximum area of any one <b>temporary sign</b> shall not exceed 3m<sup>2</sup>.</li> <li>2. In residential zones, the maximum total area of all <b>temporary signs</b> on a <b>site</b> shall not exceed 4.5m<sup>2</sup>.</li> <li>3. The maximum duration for any <b>temporary sign</b> shall not exceed 2 months.</li> <li>4. Is not a digital <b>sign</b> or incorporates movement or changing content</li> <li>5. The <b>sign</b> complies with the luminance standards at SIGN-S6 (i) where visible from the <b>road</b> network.</li> </ol> <p><b>Advice notes:</b></p>	All

	<ul style="list-style-type: none"> <li>There are no duration standards for <b>signs</b> advertising real estate.</li> <li>Refer to <b>Council</b> bylaws for any specific requirements for <b>temporary signs</b>, including for <b>signs</b> advertising real estate.</li> </ul>	
<b>SIGN-S2</b>	<p><b>Signs</b> in General Residential Zones, <b>High Density Residential Zones</b>, General Rural Zones, Rural Production Zones, Rural Lifestyle Zones and Open Space Zones and in Development Area 1 (except for the Gateway Precinct) and Development Area 2:</p> <ol style="list-style-type: none"> <li>In Residential Zones and Rural Zones, a maximum of one <b>sign</b> per <b>site</b>, visible in any one direction.</li> <li>In Open Space Zones there shall be no more than one freestanding <b>sign</b> per 100m of <b>road</b> frontage.</li> <li>The maximum area of any <b>sign</b> visible in any one direction shall not exceed: <ol style="list-style-type: none"> <li>1.5m<sup>2</sup> in Residential Zones;</li> <li>3.0 m<sup>2</sup> in Rural Zones;</li> <li>In Open Space Zones: <ol style="list-style-type: none"> <li>4.5m<sup>2</sup> for free-standing <b>signs</b>,</li> <li>3m<sup>2</sup> for any <b>sign</b> attached to a <b>building</b>;</li> <li>0.5m<sup>2</sup> for <b>signs</b> used for marking tracks; and</li> <li>2m<sup>2</sup> for <b>signs</b> providing interpretation or identification.</li> </ol> </li> </ol> </li> <li>The maximum <b>height</b> above <b>ground level</b> of any part of a free-standing <b>sign</b> above <b>ground level</b> shall not exceed 3 metres.</li> <li>No <b>sign</b> shall extend beyond the elevation of the <b>building</b> to which it is attached, or extend above the roofline of the <b>building</b>.</li> <li>The maximum width of any free-standing <b>sign</b> shall not exceed 2 metres.</li> <li>In Residential Zones, <b>signs</b> on <b>buildings</b> must not cover any windows.</li> <li>In Open Space Zones, <b>signs</b> not directly visible from any public <b>road</b> or the <b>boundary</b> of any residential zone are not limited in size and number.</li> <li>No illumination (internal or external) of <b>signs</b> in the Residential and Rural zones.</li> <li>No illumination (internal or external) of <b>signs</b> in the Open Space zone.</li> </ol>	<i>General Residential High Density Residential General Rural Rural Production Rural Lifestyle Open Space Development Area 1 (excluding Gateway Precinct) Development Area 2</i>
<b>SIGN-S3</b>	<p>Free-Standing <b>Signs</b> in Commercial and Mixed Use Zones, General Industrial Zones and Special Activity Zones and in the Gateway Precinct of Development Area 1</p> <ol style="list-style-type: none"> <li>The number of free-standing <b>signs</b> on a <b>site</b> visible in any one direction shall not exceed: <ol style="list-style-type: none"> <li>One <b>sign</b> per <b>site</b> on <b>sites</b> with <b>road</b> frontages less than 50m; or</li> <li>Two <b>signs</b> per <b>site</b> where the <b>road</b> frontage exceeds 50m.</li> </ol> </li> <li>The maximum <b>height</b> above <b>ground level</b> of any part of a free-standing <b>sign</b> above <b>ground level</b> shall not exceed: <ol style="list-style-type: none"> <li>8m in Commercial and Mixed Use Zones.</li> <li>9m in General Industrial and Special Activity Zones.</li> </ol> </li> <li>The maximum width of any free-standing <b>sign</b> shall not exceed 2m.</li> <li>The maximum area of any free-standing <b>sign</b>, visible in any one direction shall not exceed 7.5m<sup>2</sup></li> <li>In General Industrial Zones, free-standing <b>signs</b> greater than 4 metres in <b>height</b> on any <b>site</b> must be located a minimum distance of 15m from any other free-standing <b>sign</b> that is greater than 4m in <b>height</b> on an adjoining <b>site</b>; and</li> <li><b>Signs</b> on <b>land</b> identified in the Neighbourhood Centre Zone in NCZ-Figure1 one free-standing <b>sign</b> per <b>site</b> visible in any one direction with a maximum area of 7.5m<sup>2</sup>.</li> <li>No illumination (internal or external) of <b>signs</b> in the Commercial and Mixed Use, and General Industrial zones within 10m of a General residential or <b>High Density Residential zone boundary</b>.</li> </ol>	<i>Neighbourhood centre Local centre Mixed use Town centre City centre General Industrial Special Activity Development Area 1 (Gateway Precinct only) Development Area 4</i>
<b>SIGN-S4</b>	<p><b>Signs on buildings</b> and other <b>structures</b> in Commercial and Mixed Use, and General Industrial and Special Activity Zones and in the Gateway Precinct of Development Area 1</p> <ol style="list-style-type: none"> <li>No <b>sign</b> shall extend beyond the elevation of the <b>building</b> or beyond the <b>height</b> of the <b>structure</b> to which it is to be attached to, or extend above the roofline of the <b>building</b>, except where: <ol style="list-style-type: none"> <li>The <b>sign</b> is positioned at 90 degrees to the front elevation of the <b>building</b>; and</li> <li>must not extend from the wall by more than 1m.</li> </ol> </li> <li>The maximum area of any single <b>sign</b> is: <ol style="list-style-type: none"> <li>5m<sup>2</sup> for Commercial and Mixed Use Zones, and Special Activity Zones;</li> <li>10m<sup>2</sup> for General Industrial Zone.</li> </ol> </li> <li>the total area of all combined <b>signs</b> on any elevation does not exceed 30% of the total area of the <b>building</b> elevation or <b>structure</b>.</li> <li>For <b>signs</b> located above a <b>building</b>'s ground floor level there shall be a minimum horizontal separation distance of 5 metres between signs on the same floor level.</li> <li>Any <b>sign</b> located on the parapet of a <b>building</b> shall not exceed an area of 5m<sup>2</sup>, or an area of 30% of the total area of the parapet, whichever is the lesser.</li> <li>The maximum <b>height</b> above <b>ground level</b> of any <b>sign</b> located on the fascia of a veranda must not exceed a <b>height</b> of: <ol style="list-style-type: none"> <li>0.6 metres; or</li> <li>where the <b>height</b> of the fascia is 0.6m or greater, an additional 25% of the fascia <b>height</b>.</li> </ol> </li> <li><b>Signs</b> below verandas which overhang pedestrian pathways, must have a minimum clearance of 2.5m above <b>ground level</b>.</li> <li><b>Signs</b> must; <ol style="list-style-type: none"> <li>not have changing content;</li> <li>not be in a digital format;</li> <li>be situated on the <b>site</b> to which the <b>sign</b> relates; and,</li> <li>have no illumination (internally or externally) of <b>signs</b> in the Commercial and Mixed Use and General Industrial zones within 10m of a General Residential or <b>High Density Residential zone boundary</b>.</li> </ol> </li> <li>In the General-Industrial zone on Eastern Hutt Road identified in GIZ-Figure2: <ol style="list-style-type: none"> <li>no <b>sign</b> shall be located within 6m of Eastern Hutt Road.</li> <li>no <b>sign</b> shall be located on the elevation of any <b>building</b> facing Eastern Hutt Road.</li> <li>there shall be a maximum of one free-standing <b>sign</b> which may be located at the <b>road</b> entrance to the General-Industrial Zone and it shall not exceed a face area of 20m<sup>2</sup> visible from any one direction; or be more than 9m above ground level.</li> </ol> </li> <li>On <b>land</b> identified in the Neighbourhood Centre Zone at Riverstone Terrace in NCZ-Figure1, the area of any <b>signs</b> attached to <b>buildings</b> shall not exceed a total area of 7.5m<sup>2</sup>.</li> </ol>	<i>Neighbourhood centre Local centre Mixed use Town centre City centre General Industrial Special Activity Development Area 1 (Gateway Precinct only) Development Area 4</i>
<b>SIGN-S5</b>	<p><b>Signs</b> for direction of traffic on a <b>site</b> in Commercial and Mixed Use, General Industrial and Special Activity Zones and in the Gateway Precinct of Development Area 1</p> <ol style="list-style-type: none"> <li>The maximum vertical dimension of the <b>sign</b> shall not exceed 1.2m</li> <li>The maximum area of the <b>sign</b>, visible in any one direction, shall not exceed 1m<sup>2</sup>.</li> </ol>	<i>Neighbourhood centre Local centre Mixed use Town centre City centre</i>

	3. The content of the <b>sign</b> must be limited to directional purposes.	<i>General Industrial Special Activity Development Area 1 (Gateway Precinct only)</i>							
<b>SIGN-S6</b>	<p>Traffic safety - All signs</p> <ol style="list-style-type: none"> <li>No <b>sign</b> shall be located so that it obstructs or obscures any traffic <b>sign</b> or signal, or any official <b>road sign</b>, whether they are for regulatory, warning or advisory purposes.</li> <li>No <b>sign</b> shall resemble any traffic <b>sign</b> or traffic signal, whether they are for regulatory, warning or advisory purposes.</li> <li>No <b>sign</b> may restrict the line of sight to any intersection, bend or corner on a <b>road</b>, and; <ol style="list-style-type: none"> <li>Within a legal <b>road</b> with a posted speed environment of &lt;70km/h no <b>signs</b> shall be located 100m from an intersection and/or permanent regulatory or warning or advisory <b>sign</b> and/or traffic signal, and/or pedestrian crossing</li> <li>Within a legal <b>road</b> with a posted speed environment of &gt;70km/h no <b>signs</b> shall be located 200m from an intersection and/or permanent regulatory or warning or advisory sign and/or traffic signal, and/or pedestrian crossing</li> </ol> </li> <li>No <b>sign</b> shall incorporate reflective materials.</li> <li><b>Signs</b> located over a pedestrian pathway, including free-standing <b>signs</b> and below verandas, should have a minimum clearance of 2.5 metres when measured from <b>ground level</b>.</li> <li>Where any <b>sign</b> is visible from the State Highway and the speed limit is 70km/hr or greater, the <b>sign</b> shall: <ol style="list-style-type: none"> <li>Have a minimum letter <b>height</b> of 160 mm;</li> <li>Contain no more than six words and no more than 40 characters; and</li> <li>Be located so as to provide an unrestricted view of the <b>road</b> to the motorist for a minimum distance of 180 metres.</li> </ol> </li> <li>Is not a digital <b>sign</b> or incorporates movement or changing content visible from a state highway or <b>road</b></li> <li>No <b>sign</b> will include any flashing and/or revolving lights</li> <li>All illuminated <b>signs</b> visible from the transport network must be designed, installed and maintained to ensure they do not exceed the following luminance standards: <b>Table: Maximum luminance</b></li> </ol> <table border="1"> <thead> <tr> <th></th> <th>Low Light Environment (Rural &amp; Rural residential areas)</th> <th>Medium Light Environment (Suburban &amp; Urban Areas)</th> </tr> </thead> <tbody> <tr> <td>Maximum Candelas per Square Meter (cd/m<sup>2</sup>)</td> <td>150</td> <td>300</td> </tr> </tbody> </table> <p><b>Advice Notes:</b></p> <ul style="list-style-type: none"> <li>For <b>signs</b> which are on or over any State Highway, it is advised to check relevant New Zealand Transport Agency Bylaws and regulations for specific requirements, such as location and design, including materials.</li> <li>It is also advised to check the Upper Hutt City Council Control of Temporary Signs Bylaw 2018 to ensure all <b>signs</b> comply with <b>Council's</b> specific requirements.</li> </ul>		Low Light Environment (Rural & Rural residential areas)	Medium Light Environment (Suburban & Urban Areas)	Maximum Candelas per Square Meter (cd/m <sup>2</sup> )	150	300		
	Low Light Environment (Rural & Rural residential areas)	Medium Light Environment (Suburban & Urban Areas)							
Maximum Candelas per Square Meter (cd/m <sup>2</sup> )	150	300							

Restricted Discretionary Activities			Zone
<b>SIGN-R4</b>	<p>Any <b>temporary sign</b> which does not comply with permitted standard in SIGN-S1.</p> <p><b>Council</b> shall restrict its discretion to, and may impose conditions on, the matters listed below where any of the above standards are not met:</p> <ol style="list-style-type: none"> <li><b>Transport Safety — All signs</b> <ol style="list-style-type: none"> <li>Whether there would be any adverse <b>effects</b> on traffic, cyclist or pedestrian safety, and the efficiency of the surrounding transport network due to: <ol style="list-style-type: none"> <li>The illumination or glare from digital <b>signs</b> resulting in distraction to <b>road</b> users (note: see standard SIGN-S6 (9) for guidance on illumination levels) including consideration of the effect where the minimum dwell time of 10 seconds and maximum transition time of 0.5 seconds is not met;</li> <li>The potential for obstruction, confusion or distraction in the observance of traffic directions, controls or conditions; and</li> <li>The potential for obstruction of sightlines to intersections, corners, bends in <b>roads</b> and vehicle and pedestrian entrances.</li> </ol> </li> <li>Whether due to the siting and design of the <b>sign</b>, there are any transport safety benefits for the <b>site</b> and surrounding transport network.</li> </ol> </li> <li><b>Temporary signs</b> <ol style="list-style-type: none"> <li>Whether the information being displayed relates to the business or <b>activity</b> on the <b>site</b>.</li> <li>The need for the business or <b>activity</b> to identify or promote itself beyond the specified duration.</li> <li>Whether the <b>signs</b> would impact on residential amenity due to the location and design of the <b>sign</b> or proximity to <b>residential activities</b>; and</li> <li>Any mitigation measures which are proposed to be implemented that would lessen the impact of the <b>sign</b>.</li> <li>Whether the <b>sign</b> is compatible with the visual street scene character of the area in which it is situated.</li> </ol> </li> </ol>	<b>RDIS</b>	<i>All</i>
<b>SIGN-R5</b>	<p>Any <b>sign</b> (other than a <b>temporary sign</b>) which does not comply with one or more of the permitted standards at SIGN-S2 to SIGN-S5.</p> <p><b>Council</b> shall restrict its discretion to, and may impose conditions on, the matters listed below where any of the above standards are not met:</p> <ol style="list-style-type: none"> <li><b>All signs other than temporary signs</b> <ol style="list-style-type: none"> <li>Whether the <b>sign</b> is in scale with the associated <b>activities</b> or <b>building</b> development and is compatible with the visual character of the area in which it is situated.</li> <li>Effect of the <b>sign</b> on the appearance of the <b>building</b> to which it is attached due to: <ol style="list-style-type: none"> <li>The proportion of the <b>sign</b> to the <b>building</b> elevation; and</li> <li>The location and design of the <b>sign</b>, including the colour, display, materials, and how the <b>sign</b> relates to any <ol style="list-style-type: none"> <li>architectural features on the <b>building</b>; and</li> <li>The number of <b>signs</b> on the <b>building</b>.</li> </ol> </li> </ol> </li> <li>Whether the <b>sign</b> results in additional clutter of <b>signs</b> on the <b>building</b> or <b>site</b>.</li> <li>Whether the <b>sign</b>, will result in a more consolidated or coordinated <b>sign</b> display on the <b>building</b> or <b>site</b>.</li> <li>Whether there are any special circumstances or <b>functional need</b> for proposed <b>signs</b></li> </ol> </li> </ol>	<b>RDIS</b>	<i>All</i>

	<p>including operational, directional or safety reasons;</p> <p>f. Whether vegetation or <b>landscaping</b> would mitigate the visual impact of the <b>sign</b>.</p> <p>g. Whether the <b>sign</b> would impact on residential amenity due to its location and design or proximity to <b>residential activities</b> including any <b>effects</b> of illumination or glare on adjoining residential <b>properties</b>.</p> <p>h. The extent to which the <b>sign</b> is clear and legible.</p>		
<b>SIGN-R6</b>	<p>Any <b>sign</b> (other than a <b>temporary sign</b>) which does not comply with one or more of the permitted standards at SIGN-S6.</p> <p><b>Council</b> shall restrict its discretion to, and may impose conditions on, the matters listed below where the above standard is not met:</p> <p><b>1. Transport Safety</b></p> <p>a. Whether there would be any adverse <b>effects</b> on traffic, cyclist or pedestrian safety, and the efficiency of the surrounding transport network due to:</p> <p>i. The illumination or glare from digital <b>signs</b> resulting in distraction to <b>road</b> users (note: see standard SIGN-S6 (9) for guidance on illumination levels) including consideration of the effect where the minimum dwell time of 10 seconds and maximum transition time of 0.5 seconds is not met;</p> <p>ii. The potential for obstruction, confusion or distraction in the observance of traffic directions, controls or conditions; and</p> <p>iii. The potential for obstruction of sightlines to intersections, corners, bends in <b>roads</b> and vehicle and pedestrian entrances.</p> <p>b. Whether due to the siting and design of the <b>sign</b>, there are any transport safety benefits for the <b>site</b> and surrounding transport network.</p>	<b>RDIS</b>	<i>All</i>
<b>SIGN-R7</b>	<p>Any part of the <b>sign</b> (including <b>temporary signs</b>) which incorporates movement or changing content, and digital <b>signs</b>.</p> <p><b>Council</b> shall restrict its discretion to, and may impose conditions on, the matters listed below where any of the above standards are not met:</p> <p><b>1. All signs other than temporary signs</b></p> <p>a. Whether the <b>sign</b> is in scale with the associated <b>activities</b> or <b>building</b> development and is compatible with the visual character of the area in which it is situated.</p> <p>b. Effect of the <b>sign</b> on the appearance of the <b>building</b> to which it is attached due to:</p> <p>i. The proportion of the <b>sign</b> to the <b>building</b> elevation; and</p> <p>ii. The location and design of the <b>sign</b>, including the colour, display, materials, and how the <b>sign</b> relates to any</p> <p>iii. architectural features on the <b>building</b>; and</p> <p>iv. The number of <b>signs</b> on the <b>building</b>.</p> <p>c. Whether the <b>sign</b> results in additional clutter of <b>signs</b> on the <b>building</b> or <b>site</b>.</p> <p>d. Whether the <b>sign</b>, will result in a more consolidated or coordinated <b>sign</b> display on the <b>building</b> or <b>site</b>.</p> <p>e. Whether there are any special circumstances or <b>functional need</b> for proposed <b>signs</b> including operational, directional or safety reasons;</p> <p>f. Whether vegetation or <b>landscaping</b> would mitigate the visual impact of the <b>sign</b>.</p> <p>g. Whether the <b>sign</b> would impact on residential amenity due to its location and design or proximity to <b>residential activities</b> including any <b>effects</b> of illumination or glare on adjoining residential <b>properties</b>.</p> <p>h. The extent to which the <b>sign</b> is clear and legible.</p> <p><b>2. Transport Safety — All signs</b></p> <p>a. Whether there would be any adverse <b>effects</b> on traffic, cyclist or pedestrian safety, and the efficiency of the surrounding transport network due to:</p> <p>i. The illumination or glare from digital <b>signs</b> resulting in distraction to <b>road</b> users (note: see standard SIGN-S6 (9) for guidance on illumination levels) including consideration of the effect where the minimum dwell time of 10 seconds and maximum transition time of 0.5 seconds is not met;</p> <p>ii. The potential for obstruction, confusion or distraction in the observance of traffic directions, controls or conditions; and</p> <p>iii. The potential for obstruction of sightlines to intersections, corners, bends in <b>roads</b> and vehicle and pedestrian entrances.</p> <p>b. Whether due to the siting and design of the <b>sign</b>, there are any transport safety benefits for the <b>site</b> and surrounding transport network.</p>	<b>RDIS</b>	<i>All</i>

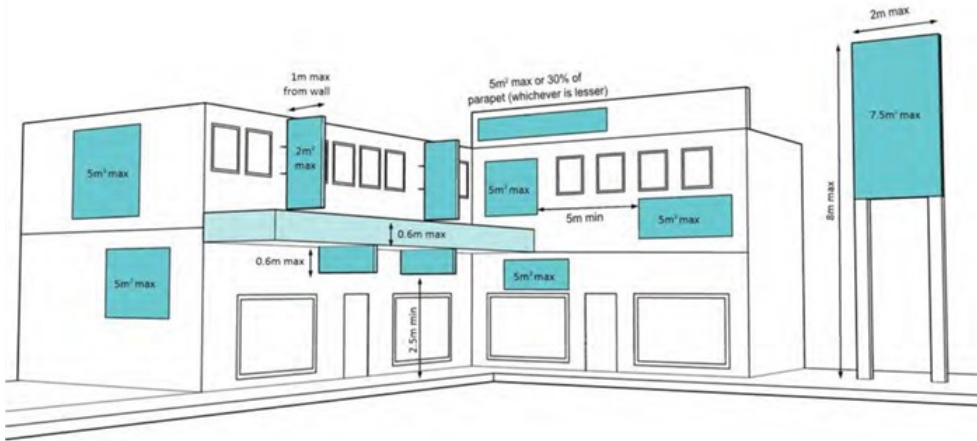
Discretionary Activity			Zone
<b>SIGN-R8</b>	Any <b>sign</b> (other than a <b>temporary sign</b> ) which is not situated on a <b>site</b> to which the <b>sign</b> relates.	<b>DIS</b>	<i>All</i>

Exemptions
<p>The following exemptions apply:</p> <ol style="list-style-type: none"> <li><b>Signs</b> that are expressly permitted under the <b>Council's</b> bylaw for <b>signs</b>.</li> <li>The permitted activity standards SIGN-S1 to SIGN-S6 do not apply to <b>Health and Safety Signs</b> under SIGN-R1.</li> <li>Any official regulatory or transport network <b>sign</b>.</li> <li><b>Signs</b> located on the interior of a <b>building</b> unless the <b>sign</b> is for external display from the interior surface of any window or door.</li> </ol>

Advice Notes
<ul style="list-style-type: none"> <li><b>Activities</b> listed in the activity status table are identified as permitted (P), restricted discretionary (RD) or discretionary (D) activities. For those <b>activities</b> listed as RD, discretion is restricted to the identified matters of discretion listed in the standards.</li> <li>The rules apply in all zones unless otherwise stated. <b>Activities</b> are also subject to rules in the relevant chapter.</li> <li>The rules that relate to <b>signs</b>, other than <b>temporary signs</b>, in the heritage covenant area in the Gateway Precinct of the <b>Wallaceville Structure Plan Development Area</b> are contained in DEV1 Wallaceville Structure Plan Development Area.</li> <li>For <b>signs</b> proposed in the <b>road</b> reserve, the adjoining Zone rules apply.</li> </ul>

- SIGN-Figure1 shows location and size requirements for **signs** in the Commercial and Mixed Use Zones. The diagram supports the rules but where there is a conflict in the wording of the rules and the diagram, the rules prevail.
- Where a **sign** is located within the state highway corridor, the express permission is required from the New Zealand Transport Agency as the **road** controlling authority.
- Refer to the National Environmental Standards for Electricity Transmission Activities Regulations 2009 for standards for **signs** on support **structures** of existing transmissions **lines**.
- Proposals for **signs** under SIGN-R8 must include an assessment against the relevant policies including, but not limited to, the criteria of Policy SIGN-P3 (5).

SIGN-FIGURE1





## 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:
1. social interactions are facilitated, or;
  2. cultural and artistic expression is promoted, or;
  3. economic **activity** is stimulated in the Upper Hutt district.

### Rules

Permitted Activities			Zones
TEMP-R1	Temporary events which comply with all Permitted Activity Standards TEMP-S1 to TEMP-S6.	PER	All

Standards for Permitted Activities			Zones
TEMP-S1	<p><b>Hours of Operation</b></p> <ol style="list-style-type: none"> <li>1. All <b>temporary events</b> shall only be operated between the following times:               <ol style="list-style-type: none"> <li>a. Sporting events:                   <ol style="list-style-type: none"> <li>i. Sunday to Thursday (inclusive): 7am to 10pm</li> <li>ii. Friday to Saturday: 7am to 11pm</li> </ol> </li> <li>b. All other events:                   <ol style="list-style-type: none"> <li>i. Monday to Thursday: 9am to 10pm</li> <li>ii. Friday to Saturday: 9am to 11pm</li> </ol> </li> </ol> </li> </ol> <p><b>Exemptions:</b></p> <ol style="list-style-type: none"> <li>2. On December 31<sup>st</sup> of any calendar year the finish time may be extended to 1am the following day.</li> <li>3. <b>Event Overnighting</b> which is permitted under TEMP-S6.</li> <li>4. Any <b>temporary event</b> located in a <b>community facility building</b>.</li> </ol> <p><b>Advice Note:</b></p> <ul style="list-style-type: none"> <li>• <b>Community facilities</b> are defined in Section 3.1. The rule therefore includes such places as libraries, halls, art galleries, schools etc.</li> </ul>		All
TEMP-S2	<p><b>Event Duration</b></p> <ol style="list-style-type: none"> <li>1. The duration of a <b>temporary event</b> shall not exceed 6 consecutive days, and the <b>site</b> shall not be occupied for a consecutive 10 day period, when including set-up and pack-up time.</li> </ol> <p><b>Exemptions:</b></p> <ol style="list-style-type: none"> <li>2. <b>Event Overnighting</b> shall not be considered under this rule; and</li> <li>3. Any temporary event located at a community facility building.</li> </ol> <p><b>Advice Note:</b></p> <ul style="list-style-type: none"> <li>• <b>Community facilities</b> are defined in Section 3.1. The rule therefore includes such places as libraries, halls, art galleries, schools etc.</li> </ul>		All
TEMP-S3	<p><b>Outdoor Amplified Noise</b></p> <ol style="list-style-type: none"> <li>1. Any outdoor amplified sound from a <b>temporary event</b> (including sound testing) which exceeds 65 dB LAeq (5 mins) shall:               <ol style="list-style-type: none"> <li>a. Be emitted for a maximum of 6 hours per day between the following hours:                   <ol style="list-style-type: none"> <li>i. Sunday to Thursday (inclusive): 9am to 10pm</li> <li>ii. Friday and Saturday: 10am to 11pm; and</li> </ol> </li> <li>b. Be emitted for a consecutive period of no more than 3 days per event <b>site</b>, and</li> <li>c. Be emitted for no more than a total of 3 days over any 17 day period, from a single <b>site</b>.</li> </ol> <p>When measured:</p> <ol style="list-style-type: none"> <li>d. At any point within the <b>boundary</b> of any <b>site</b> (other than the source <b>site</b>(s)) within a General-Residential or <b>High Density Residential zone</b>; and</li> <li>e. At any point within the <b>notional boundary</b> of any <b>residential unit</b> on a <b>site</b> (other than the source <b>site</b>(s)) within a General Rural, Rural Production or Rural Lifestyle zone; and</li> <li>f. At any point within the <b>boundary</b> of any <b>site</b> (other than the source <b>site</b>(s)) occupied by a hotel, motel, motor camp, <b>early childhood centre</b>, school or <b>educational facility</b>, health care facility or aged care</li> </ol> </li> </ol>		All

	<p>facility within any zone.</p> <p><b>Exemptions:</b></p> <ol style="list-style-type: none"> <li>On December 31<sup>st</sup> of any calendar year the finish time may be extended to 1am the following day; and</li> <li>All <b>activities</b> occurring at the Speedway Area (including <b>temporary events</b>) shall be subject to specific rules pertaining to the Speedway Area in the Open Space Zone (OSZ) and the Noise (NOISE) Chapters.</li> </ol>	
TEMP-S4	<p><b>Non-amplified Noise</b></p> <ol style="list-style-type: none"> <li>Any <b>noise</b> resulting from a <b>temporary event</b> (other than amplified sound) must not exceed: <ol style="list-style-type: none"> <li>70db <b>LAeq</b> (15 min)</li> <li>85 db <b>LAm</b></li> </ol> <p>When measured:</p> <ol style="list-style-type: none"> <li>At any point within the <b>boundary</b> of any <b>site</b> (other than the source <b>site/s</b>) within a General-Residential or <b>High Density Residential zone</b>; and</li> <li>At any point within the <b>notional boundary</b> of any <b>residential unit</b> on a <b>site</b> (other than the source <b>site/s</b>) within a General Rural, Rural Production or Rural Lifestyle zone; and</li> <li>At any point within the <b>boundary</b> of any <b>site</b> (other than the source <b>site/s</b>) occupied by a hotel, motel, motor camp, <b>early childhood centre</b>, school or <b>educational facility</b>, health care facility or aged care facility within any zone.</li> </ol> </li> <li>Any such <b>noise</b> shall also be pursuant to the general hours of operation in TEMP-S1. <ol style="list-style-type: none"> <li>Any <b>noise</b> outside these permitted hours of operation associated with the set-up and pack-up times shall comply with the relevant <b>noise</b> standards in the Noise Chapter (NOISE).</li> </ol> </li> </ol> <p><b>Exemptions:</b></p> <ol style="list-style-type: none"> <li><b>Noise</b> produced by crowds;</li> <li>All <b>activities</b> occurring at the Speedway Area (including <b>temporary events</b>) shall be subject to specific rules for the Speedway Area outlined in the Open Space Zone (OSZ) and the Noise (NOISE) Chapters; and</li> <li><b>Organised fireworks displays</b> undertaken at Trentham Memorial Park shall be subject to the specific provisions in NOISE-R3 and NOISE-S6.</li> </ol>	All
TEMP-S5	<p><b>Light Spill</b></p> <ol style="list-style-type: none"> <li>All artificial light sources from <b>temporary events</b> shall be directed away from residential <b>units</b> and any <b>road</b> with a posted speed limit of greater than 70km/h.</li> </ol>	All
TEMP-S6	<p><b>Overnighting of Event Staff</b></p> <ol style="list-style-type: none"> <li>The overnighting of up to 20 event staff, provided that: <ol style="list-style-type: none"> <li>Overnighting facilities are located at least 50m from the formation of any legal <b>road</b> and <b>residential unit</b>;</li> <li>Any supporting ablution facilities are located at least 30m from the formation of any legal <b>road</b>, or <b>residential unit</b>;</li> <li>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"> <li>Overnighting facilities and any supporting ablution facilities are located at least 15m from the formation of any legal <b>road</b>, and at least 30m from any <b>residential unit</b>;</li> </ol> </li> <li>When located at The Green Space (Sec 1 SO 35740 and Lots 43 to 47 DP 1336): <ol style="list-style-type: none"> <li>Overnighting facilities or supporting ablution facilities are to be located at least 5m from the formation of legal <b>road</b> (except Criterion Lane), from any adjoining .</li> </ol> </li> <li>Ablution facilities are provided to cater for all anticipated attendees.</li> </ol> </li> </ol> <p><b>Exemptions:</b></p> <ol style="list-style-type: none"> <li>Permanent ablution facilities already available on-site are not subject to <b>setback</b> provisions.</li> </ol> <p><b>Advice Notes:</b></p> <ul style="list-style-type: none"> <li>Any overnighting or ablution <b>structures</b> may be subject to the definition of <b>'Building'</b> under Section 3.1 and the corresponding <b>waterbody setback</b> under Rules NATC-R3 and ASW-R3.</li> <li><b>Event overnighting</b> is subject to the corresponding definition under Section 3.1 and General <b>Noise</b> Provisions in the Noise Chapter (NOISE).</li> </ul>	All

Controlled Activities			Zone
TEMP-R2	<p><b>Temporary Events</b> which do not comply with TEMP-S6 but do comply with TEMP-S7.</p> <p>The matters <b>Council</b> seek to control are as follows:</p> <ol style="list-style-type: none"> <li>The hours of operation;</li> <li><b>Site</b> access;</li> <li>The area of occupation;</li> <li>Location and number of ablution facilities;</li> <li><b>Noise effects</b>;</li> <li>The appointment of a designated site manager and be provided their contact details.</li> </ol>	CON	All

Standards for Controlled Activities		Zones
TEMP-S7	<p><b>Overnighting of Event Attendees</b></p> <ol style="list-style-type: none"> <li>The overnighting of 30 event attendees or less is a Controlled Activity, provided that: <ol style="list-style-type: none"> <li>overnighting facilities are located at least 50m from the formation of any legal <b>road</b> and <b>residential unit</b>;</li> <li>any supporting ablution facilities are located at least 30m from the formation of any legal <b>road</b>, or <b>residential unit</b>;</li> <li>The <b>site</b> has not been occupied for this purpose more than 3 times within the last 12 months of receiving the application;</li> <li>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"> <li>Overnighting facilities and any supporting ablution facilities are located at least 15m from the formation of any legal <b>road</b>, and at least 30m from any residential <b>residential unit</b>.</li> </ol> </li> <li>When located at The Green Space (Sec 1 SO 35740 and Lots 43 to 47 DP 1336):</li> </ol> </li> </ol>	All

	<p>i. Overnighting facilities or supporting ablution facilities are to be located at least 5m from the formation of legal <b>road</b> (except Criterion Lane), from any adjoining <b>site</b>.</p> <p>f. Ablution facilities are provided to cater for all anticipated attendees.</p> <p><b>Exemptions:</b></p> <ol style="list-style-type: none"> <li>2. Permanent ablution facilities already available on-site are not subject to <b>setback</b> provisions;</li> <li>3. <b>Temporary Events</b> located in Kaitoke <b>Regional Park</b>; and</li> <li>4. When attendees overnight at established camping grounds.</li> </ol> <p><b>Advice Notes:</b></p> <ul style="list-style-type: none"> <li>• Any overnighting or ablution <b>structures</b> may be subject to the definition of <b>Building</b> under Section 3.1 and the corresponding <b>waterbody setback</b> under Rule NATC-R1.</li> <li>• <b>Event overnighting</b> is subject to the corresponding definition under Section 3.1 and General <b>Noise</b> Provisions in the Noise (NOISE) Chapter.</li> </ul>	
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Restricted Discretionary Activities			Zone
TEMP-R3	<p>Any <b>temporary event</b> which does not comply with Permitted Standard TEMP-S1.</p> <p><b>Council</b> shall restrict its discretion to the following matters:</p> <ol style="list-style-type: none"> <li>1. The nature of the event and hours of operation;</li> <li>2. The anticipated level of disruption to residents, considering:               <ol style="list-style-type: none"> <li>a. The density, proximity, and nature of housing surrounding the <b>site</b>; and</li> <li>b. Any existing or proposed buffer between the event and residential occupation likely to mitigate adverse <b>effects</b>; and</li> </ol> </li> <li>3. Adverse <b>effects</b> the event may have on parking, and the safety and efficiency of the roading network; and</li> <li>4. The reoccurrence of the event.</li> </ol>	RDIS	All
TEMP-R4	<p>Any <b>temporary event</b> which does not comply with Permitted Standard TEMP-S2 but does comply with TEMP-S8.</p> <p><b>Council</b> shall restrict its discretion to the following matters:</p> <ol style="list-style-type: none"> <li>1. The nature of the <b>temporary event</b> and hours of operation;</li> <li>2. Cumulative <b>effects</b> associated with occupation of the <b>site</b>;</li> <li>3. Sensitivity of the <b>site</b> to occupation in terms of:               <ol style="list-style-type: none"> <li>i. The density, proximity, and nature of housing surrounding the <b>site</b>;</li> <li>ii. Any existing or proposed buffer between the <b>temporary event</b> and residential occupation likely to mitigate adverse <b>effects</b>;</li> <li>iii. Impacts on the local natural and physical <b>environment</b>; and</li> </ol> </li> <li>4. Adverse <b>effects</b> the <b>temporary event</b> may have on parking, and the safety and efficiency of the roading network.</li> </ol>	RDIS	All
TEMP-R5	<p>Any <b>temporary event</b> which does not comply with Permitted Standard TEMP-S3 or TEMP-S4 but complies with TEMP-S9.</p> <p><b>Council</b> shall restrict its discretion to the following matters:</p> <ol style="list-style-type: none"> <li>1. The nature of the <b>temporary event</b> and operating hours;</li> <li>2. The level and nature of <b>noise</b> emitted as part of the <b>temporary event</b>;</li> <li>3. The anticipated level of disruption to residence, considering:               <ol style="list-style-type: none"> <li>a. The density, proximity, and nature of housing surrounding the <b>site</b>; and</li> <li>b. Any existing or proposed buffer between the <b>temporary event</b> and residential occupation likely to mitigate adverse <b>effects</b>; and</li> </ol> </li> <li>4. The reoccurrence of the <b>temporary event</b>.</li> </ol>	RDIS	All
TEMP-R6	<p>Any <b>temporary event</b> which does not comply with Permitted Standard TEMP-S5.</p> <p><b>Council</b> shall restrict its discretion to the following matters:</p> <ol style="list-style-type: none"> <li>1. The nature, type, duration and, location of the light source and its consequential adverse <b>effects</b> on residential amenity; and</li> <li>2. Adverse <b>effects</b> on traffic safety.</li> </ol>	RDIS	All
TEMP-R7	<p>Any <b>temporary event</b> which does not comply with Permitted Standard TEMP-S7 but does comply with TEMP-S10.</p> <p><b>Council</b> shall restrict its discretion to the following matters:</p> <ol style="list-style-type: none"> <li>1. The anticipated level of disruption to residence, considering:               <ol style="list-style-type: none"> <li>i. The density, proximity, and nature of housing surrounding the <b>site</b>; and</li> <li>ii. Any existing or proposed buffer between the <b>temporary event</b> and residential occupation likely to mitigate adverse <b>effects</b>.</li> </ol> </li> <li>2. Adverse <b>effects</b> the <b>temporary event</b> may have on parking, and the safety and efficiency of the roading network;</li> <li>3. The reoccurrence of the <b>temporary event</b>;</li> <li>4. Adverse <b>effects</b> on visual amenity, including:               <ol style="list-style-type: none"> <li>i. <b>Site</b> dominance;</li> <li>ii. Public visibility; and</li> <li>iii. Maintenance of the <b>site</b> as its intended, permanent, use.</li> </ol> </li> <li>5. The availability of ablution facilities</li> </ol>	RDIS	All

Standards for Restricted Discretionary Activities		Zone
TEMP-S8	<p><b>Event Duration</b></p> <ol style="list-style-type: none"> <li>1. Any event will not be conducted for a consecutive period of over 15 days, and shall not occupy a <b>site</b> for a consecutive period of over 19 days, when including set-up and pack-up times; and</li> <li>2. Any single event shall not exceed 6 consecutive days or a 10 day period on a <b>site</b>, when including set-up and pack-up times, more than 3 times over a 12 month period.</li> </ol>	All
TEMP-S9	<p><b>Overnighting of Event Attendees</b></p>	All

	<p>1. Any overnighting shall be limited to only:</p> <ol style="list-style-type: none"> <li>100 people, comprised of a mix of attendees and event staff; and</li> <li>Overnighting at a single <b>site</b> for a consecutive period of no more than 3 nights.</li> </ol>	
<b>TEMP-S10</b>	<p><b>Noise</b></p> <p>1. Any <b>noise</b> from any <b>temporary event</b> which exceeds 80 dB <b>L<sub>Aeq</sub></b> (5 mins) or 85dB <b>L<sub>Amax</sub></b>. When measured:</p> <ol style="list-style-type: none"> <li>At any point within the <b>boundary</b> of any <b>site</b> (other than the source <b>site/s</b>) within a General Residential or <b>High Density Residential zone</b>; and</li> <li>At any point within the <b>notional boundary</b> of any <b>residential unit</b> on a <b>site</b> (other than the source <b>site/s</b>) within a General Rural, Rural Production or Rural Lifestyle zone; and</li> <li>At any point within the <b>boundary</b> of any <b>site</b> (other than the source <b>site/s</b>) occupied by a hotel, motel, motor camp, <b>early childhood centre</b>, school or education facility, health care facility or aged care facility within any zone.</li> </ol> <p><b>Exemptions:</b></p> <ol style="list-style-type: none"> <li><b>Noise</b> produced by crowds;</li> <li>All <b>activities</b> occurring at the Speedway Area (including <b>temporary events</b>) shall be subject to specific rules pertaining to the Speedway Area in the Open Space Zone (OSZ) and the Noise (NOISE) Chapters; and</li> <li><b>Organised fireworks displays</b> undertaken at Trentham Memorial Park shall be subject to the specific provisions in NOISE-R3 and NOISE-S6.</li> </ol>	<i>All</i>

<b>Discretionary Activities</b>			<b>Zone</b>
<b>TEMP-R8</b>	Any <b>temporary event</b> which does not comply with TEMP-S8 or TEMP-S9.	<b>DIS</b>	<i>All</i>

<b>Non-complying Activities</b>			<b>Zone</b>
<b>TEMP-R9</b>	Any <b>temporary event</b> which does not comply with TEMP-S10.	<b>NC</b>	<i>All</i>

## GRZ — General Residential Zone

### Background

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. These residential areas make an important contribution towards a well-functioning urban environment; however it is important to recognise that the past character, densities and styles of residential development currently enjoyed by the community will develop and change over time in response to the diverse and changing needs of the community and future generations. It is also important to note that there are areas within the Zone where permitted development may be modified or limited by **qualifying matter areas**.

Demand for higher density residential development is increasing in the City. 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.

A mix of housing densities are provided for, with medium density housing enabled across the **General Residential Zone** by the incorporation of the **Medium Density Residential Standards**. The development of **papakāinga** is also provided for within the Zone.

Within the **General Residential Zone** the **Indigenous Biodiversity Precinct** reflects the significant indigenous vegetation and habitats that have been identified in the area. The Precinct encourage the protection and retention of indigenous biodiversity values..

It is anticipated that the character, form and amenity of residential areas within the **General Residential Zone** will change over time. These changes may be significant and may detract from **amenity values** appreciated by the community but may improve the **amenity values** appreciated by other people and future generations, including by providing for increased and varied housing densities and types. To help manage this change, the Medium and High Density Design Guide in Appendix 1 promotes a high standard of urban design are included in the District Plan. It is anticipated this will encourage new development to make a positive contribution toward the evolving character of the **General Residential Zone**.

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**.

### Objectives

**GRZ-01** *The promotion of a high quality residential **environment** that is consistent with the planned urban built form of the residential areas, and provides a choice of living styles and types while recognising that character and **amenity values** develop and change over time.*

**GRZ-02** **Well-functioning Urban Environments**

*A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.*

[s80H(1)(a)(ii) note: this provision incorporates the objectives in clause 6 of Schedule 3A.]

**GRZ-03** **Housing Variety**

*A **relevant residential zone** provides for a variety of housing types and sizes that respond to—*

- housing needs and demand; and*
- the neighbourhood's planned urban built character, including 3-storey buildings.*

[s80H(1)(a)(ii) note: this provision incorporates the objectives in clause 6 of Schedule 3A.]

**GRZ-04** *There is no increase in the peak demand on stormwater management systems and increase in flooding from new **buildings** and development.*

### Policies

**GRZ-P1A** *Enable a variety of housing types with a mix of densities within the **General Residential Zone**, including 3-storey attached and detached **dwellings**, and low-rise apartments.*

[s80H(1)(a)(ii) note: this provision incorporates the policies in clause 6 of Schedule 3A.]

**GRZ-P1B** *Apply the **MDRS** across all **relevant residential zones** in the district plan except in circumstances where a **qualifying matter** is relevant (including matters of significance such as significant natural areas, **historic heritage** and the relationship of Māori and their culture and traditions with their **ancestral lands, water, sites, wāhi tapu, and other taonga**).*

[s80H(1)(a)(ii) note: this provision incorporates the policies in clause 6 of Schedule 3A.]

**GRZ-P1C** *Encourage development to achieve attractive and safe streets and public open spaces, including by providing for passive surveillance.*

[s80H(1)(a)(ii) note: this provision incorporates the policies in clause 6 of Schedule 3A.]

**GRZ-P1D** *Enable housing to be designed to meet the day-to-day needs of residents.*

[s80H(1)(a)(ii) note: this provision incorporates the policies in clause 6 of Schedule 3A.]

**GRZ-P1E** *Provide for developments not meeting permitted activity status, while encouraging high-quality developments.*

[s80H(1)(a)(ii) note: this provision incorporates the policies in clause 6 of Schedule 3A.]

**GRZ-P1** *To provide for a range of **building** densities within the residential areas that are compatible in form and scale with the neighbourhood's planned urban built form and amenity which takes into account the capacity of the infrastructure.*

**GRZ-P2** *To ensure that the scale, appearance and siting of **buildings, structures and activities** are compatible in form and scale with the neighbourhood's planned urban built form and amenity.*

**GRZ-P3** *To ensure that non-residential activities within residential areas do not cause significant adverse environmental **effects**.*

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

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

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

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

**GRZ-P4** *To ensure that the location and design of **buildings and earthworks** do not significantly detract from the residential amenity of the area, while recognising that amenity values may change over time to reflect the neighbourhood's planned urban built form.*

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

1. The density and topography of **sites**.
2. The closeness of **residential units** to **boundaries** and other **buildings**.
3. The **height** and orientation of **buildings**.
4. The **height** or existence of fences, trees or other vegetation.
5. The size, location and appearance of **earthworks**, retaining walls and fill batters.

*Access to sunlight and daylight also contribute to the use and enjoyment of a residential **site**.*

**GRZ-P5** *To encourage **sites** fronting streets to present a coherent residential appearance.*

**GRZ-P6** *To mitigate the adverse **effects** of noise within residential areas to a level consistent with a predominantly residential **environment**.*

Noise is a particularly important amenity consideration in residential areas as people are living in close proximity to each other. This policy aims to ensure that noise levels experienced are reasonable for a Residential Zone.

**GRZ-P7** *To promote a safe and efficient roading network which avoids, remedies or mitigates the adverse **effects** of road traffic on residential areas.*

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

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

**GRZ-P8** *To provide for new residential development within the City in a sustainable manner.*

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

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

**GRZ-P9** *To promote residential development that is consistent with the planned urban built form, appearance and amenity of the zone and ensure that it has adequate access to infrastructural requirements, while recognising that amenity values develop and change over time.*

**GRZ-P10** *New **buildings** and development will be designed to achieve **hydraulic neutrality**.*

**GRZ-P11** *New residential **subdivision and buildings** will avoid, remedy, or mitigate potential **reverse sensitivity effects** on existing lawfully-established non-residential activities. Potential methods include but are not limited to:*

- a. *Requiring **noise** mitigation, vibration, insulation, and ventilation for **residential units**;*
- b. *Specifying the location of private and communal **outdoor living spaces**;*
- c. *Specifying the location and function of windows;*
- d. *Requiring the provision of buffer areas, setbacks, and no-build areas;*
- e. *Specifying fencing and landscaping **requirements**.*

## Rules

### District-wide matters

Each **activity** in the **General Residential Zone** must comply with the relevant qualifying matter area rules and standards, and the relevant rules and standards in the District-wide matters section of the Plan as listed below:

District-wide matters
TEMP - Temporary Activities
SIGN - Signs
EW - Earthworks
NATC — Natural Character
DC — Development Contributions

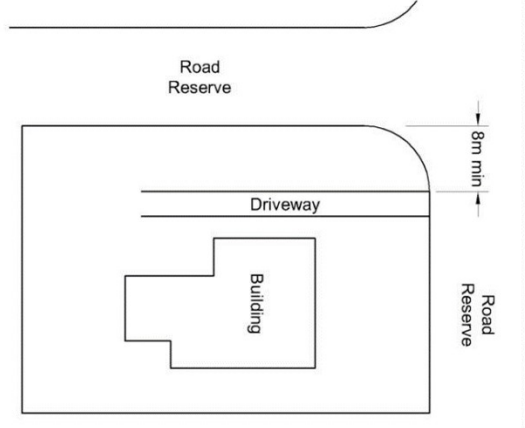
HH - Historic Heritage
TREE - Notable Trees
UTG - Urban Tree Groups
ECO - Ecosystems and Indigenous Biodiversity
NFL - Natural Features and Landscapes
PA — Public Access
PK - Papakāinga
ASW - Activities on the Surface of Water
NU — Network Utilities
REG - Renewable Energy Generation
TP — Transport and Parking
NOISE - Noise
NH - Natural Hazards
CL — Contaminated Land
HS - Hazardous Substances
WM — Waste Management
SUB - Subdivision
AIR - Air
LIGHT - Light

### Activities Tables

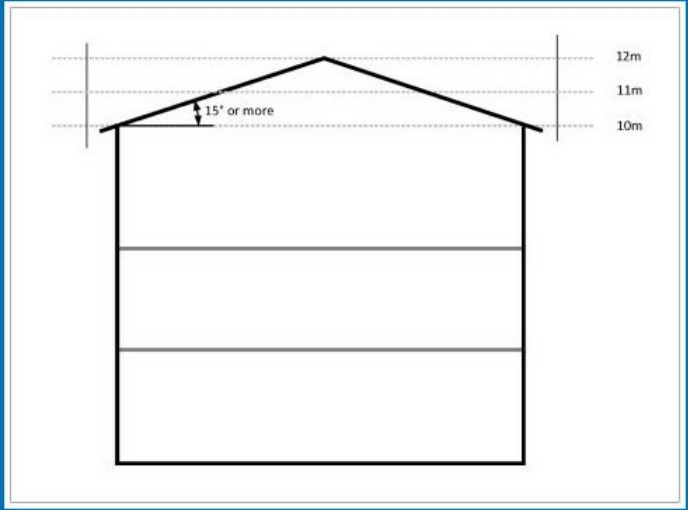
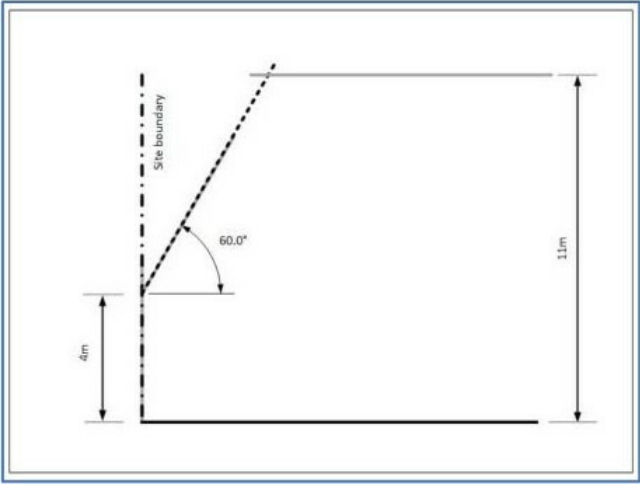
Policies GRZ-P3, GRZ-P9; NATC-P1, NU-P3, NU-P4

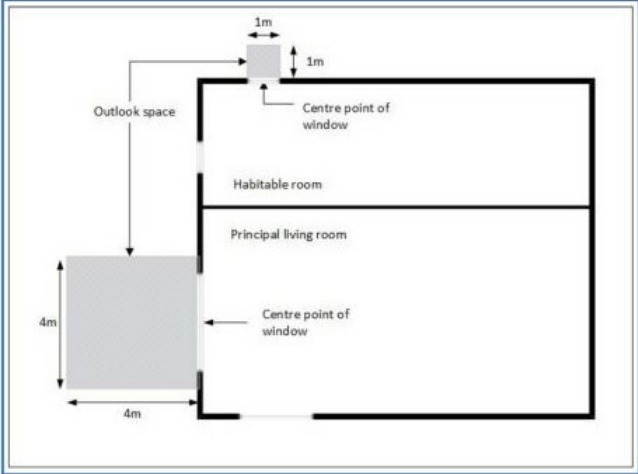
Permitted Activities		
Residential Activities		
GRZ-R1	Minor Structures	PER
GRZ-R2	Three residential units per site  [s80H(1)(a)(i) note: this rule incorporates the density standards in Part 2 of Schedule 3A] [This rule has immediate legal effect subject to sections 77M and 86BA of the RMA]	PER
GRZ-R3	Buildings	PER
GRZ-R4	Rest homes and community care housing	PER
GRZ-R5	Removal of a building from a site	PER
GRZ-R5A	Residential activities	PER
Non-Residential Activities		
GRZ-R6	Home business-ancillary to residential activities carried out on the site	PER
GRZ-R7	Passive Recreation	PER
Non-Residential Activities		
GRZ-R10  Policies GRZ-P3 GRZ-P6	<p><b>Marae</b></p> <p><b>Council</b> may impose conditions over the following matters:</p> <ol style="list-style-type: none"> <li>1. Bulk, location, appearance and design of the <b>buildings</b>.</li> <li>2. Design and layout of car parking, <b>loading</b>, manoeuvring and access areas.</li> <li>3. Provision of and <b>effects</b> on utilities and/or services.</li> <li>4. <b>Landscaping</b>, including the retention of existing trees.</li> <li>5. Hours of operation.</li> <li>6. Financial contributions.</li> </ol>	CON
<p><b>Controlled activities — restrictions on notification</b></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><b>GRZ-S1</b></p> <p><i>Policies</i> GRZ-P2, GRZ-PREC1-P2, GRZ-P7, GRZ-PREC1-P3</p>	<p>Access standards for <b>land use activities</b></p> <ol style="list-style-type: none"> <li>Where vehicle access points are shared by three or more <b>residential units</b>, for all <b>rear allotments</b> and for all <b>sites</b> fronting arterial, or distributor/collector streets (identified in the Transport and Parking (TP) Chapter) there must be provision for turning a vehicle on <b>site</b> in order that vehicles do not reverse into the street.</li> <li>All accessways and manoeuvring areas shall be formed and surfaced in accordance with the <b>Code of Practice for Civil Engineering Works</b>. The required surfacing must be completed prior to certification of the survey plan. Exemption – the requirement for accessways serving <b>sites</b> 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 <b>road</b> carriageway seal.</li> <li><b>Sites</b> shall have practical vehicle access to car parking and <b>loading</b> spaces, in accordance with the <b>Code of Practice for Civil Engineering Works</b>. This requirement does not apply to <b>sites</b> solely occupied by unstaffed utilities, provided that vehicles associated with utilities shall not obstruct the footpath or create a traffic hazard on the <b>road</b>.</li> <li>Vehicular access to a <b>corner allotment</b> shall be located no closer than 8m from the street corner. Where a <b>site</b> 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 <b>setback</b> shall be measured from where the two front <b>boundaries</b> of the <b>site</b> (refer to the definition of a <b>corner allotment</b>) join, or in accordance with the diagram below.</li> </ol>  <ol style="list-style-type: none"> <li>Where a <b>corner allotment</b> is located at an intersection of a national, primary or secondary arterial traffic route, as identified in the Transport and Parking (TP) Chapter, no <b>building</b>, fence or other <b>structure</b> is to be erected and no vegetation allowed to grow so as to obstruct a traffic sight line.</li> <li>At the intersection of a <b>road</b> or rail level crossing, no <b>building</b>, 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.</li> <li><b>Land use activities</b> 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.</li> </ol>								
<p><b>GRZ-S2</b></p>	<p><b>Building coverage</b></p> <ol style="list-style-type: none"> <li>The maximum <b>building coverage</b> must not exceed 50% of the <b>net site area</b>. [s80H(1)(a)(i) note: this standard incorporates the density standards in Part 2 of Schedule 3A] [This rule has immediate legal effect subject to sections 77M and 86BA of the RMA]</li> </ol>								
<p><b>GRZ-S3</b></p>	<p><b>Setbacks</b></p> <ol style="list-style-type: none"> <li><b>Buildings</b> must be set back from the relevant <b>boundary</b> by the minimum depth listed in the <b>yards</b> table below:</li> </ol> <table border="1" data-bbox="306 1321 1452 1500"> <thead> <tr> <th>Yard</th> <th>Minimum depth</th> </tr> </thead> <tbody> <tr> <td>Front</td> <td>1.5 metres</td> </tr> <tr> <td>Side</td> <td>1 metre</td> </tr> <tr> <td>Rear</td> <td>1 metre (excluding corner <b>sites</b>)</td> </tr> </tbody> </table> <ol style="list-style-type: none"> <li>This standard does not apply to <b>site boundaries</b> where there is an existing common wall between 2 <b>buildings</b> on adjacent <b>sites</b> or where a common wall is proposed. [s80H(1)(a)(i) note: this standard incorporates the density standards in Part 2 of Schedule 3A] [This rule has immediate legal effect subject to sections 77M and 86BA of the RMA] [s80H(1)(b)(i) note: this standard is replaced by the density standards in Part 2 of Schedule 3A]</li> </ol>	Yard	Minimum depth	Front	1.5 metres	Side	1 metre	Rear	1 metre (excluding corner <b>sites</b> )
Yard	Minimum depth								
Front	1.5 metres								
Side	1 metre								
Rear	1 metre (excluding corner <b>sites</b> )								
<p><b>GRZ-S4</b></p>	<p><b>Outdoor living space (per residential unit)</b></p> <ol style="list-style-type: none"> <li>A <b>residential unit</b> at ground floor level must have an <b>outdoor living space</b> that is at least 20 square metres and that comprises ground floor, balcony, patio, or roof terrace space that,—             <ol style="list-style-type: none"> <li>where located at ground level, has no dimension less than 3 metres; and</li> <li>where provided in the form of a balcony, patio, or roof terrace, is at least 8 square metres and has a minimum dimension of 1.8 metres; and</li> <li>is accessible from the <b>residential unit</b>; and</li> <li>may be—                     <ol style="list-style-type: none"> <li>grouped cumulatively by area in 1 communally accessible location; or</li> <li>located directly adjacent to the unit; and</li> </ol> </li> <li>is free of <b>buildings</b>, parking spaces, and servicing and manoeuvring areas.</li> </ol> </li> <li>A <b>residential unit</b> located above ground floor level must have an <b>outdoor living space</b> in the form of a balcony, patio, or roof terrace that—             <ol style="list-style-type: none"> <li>is at least 8 square metres and has a minimum dimension of 1.8 metres; and</li> <li>is accessible from the <b>residential unit</b>; and</li> <li>may be—                     <ol style="list-style-type: none"> <li>grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or</li> <li>located directly adjacent to the unit.</li> </ol> </li> </ol> <p>[s80H(1)(a)(i) note: this standard incorporates the density standards in Part 2 of Schedule 3A]</p> </li></ol>								



<p><b>GRZ-S5</b></p>	<p>[This rule has immediate legal effect subject to sections 77M and 86BA of the RMA]                  [s80H(1)(b)(i) note: this standard is replaced by the density standards in Part 2 of Schedule 3A]</p> <p><b>Building height</b>                  Buildings must not exceed 11 metres in height, except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1 metre, where the entire roof slopes 15° or more, as shown on the following diagram:</p>  <p>[s80H(1)(a)(i) note: this standard incorporates the density standards in Part 2 of Schedule 3A]                  [This rule has immediate legal effect subject to sections 77M and 86BA of the RMA]                  [s80H(1)(b)(i) note: this provision is replaced by the density standards in Part 2 of Schedule 3A]</p>
<p><b>GRZ-S6</b></p>	<p><b>Height in relation to boundary</b></p> <p>1. <b>Buildings</b> must not project beyond a 60° recession plane measured from a point 4 metres vertically above <b>ground level</b> along all <b>boundaries</b>, as shown on the following diagram. Where the <b>boundary</b> forms part of a legal right of way, <b>entrance strip</b>, access <b>site</b>, or pedestrian access way, the <b>height in relation to boundary</b> applies from the farthest <b>boundary</b> of that legal right of way, <b>entrance strip</b>, access <b>site</b>, or pedestrian access way.</p>  <p>1. This standard does not apply to—</p> <ol style="list-style-type: none"> <li>a <b>boundary</b> with a <b>road</b>;</li> <li>existing or proposed internal <b>boundaries</b> within a <b>site</b>;</li> <li><b>site boundaries</b> where there is an existing common wall between 2 <b>buildings</b> on adjacent <b>sites</b> or where a common wall is proposed.</li> </ol> <p>[s80H(1)(a)(i) note: this provision incorporates the density standards in Part 2 of Schedule 3A]                  [This rule has immediate legal effect subject to sections 77M and 86BA of the RMA]                  [s80H(1)(b)(i) note: this provision is replaced by the density standards in Part 2 of Schedule 3A]</p>
<p><b>GRZ-S7</b></p>	<p><b>Hydraulic neutrality</b></p> <p>New <b>buildings</b> and development must be designed to ensure that the stormwater runoff from all new impermeable surfaces will be disposed of or stored on-site and released at a rate that does not exceed the peak stormwater runoff when compared to the pre-development situation for the 10% and 1% rainfall Annual Exceedance Probability event.</p>
<p><b>GRZ-S8</b></p> <p><i>Policies                  NATC-P1</i></p>	<p><b>Water supply, stormwater and wastewater</b></p> <p>1. All <b>activities</b> shall comply with the <b>water supply, stormwater and wastewater</b> standards in the <b>Code of Practice for Civil Engineering Works</b>.</p>
<p><b>GRZ-S9</b></p> <p><i>Policies                  GRZ-P2,                  GRZ-PREC1-P2,                  GRZ-P3,</i></p>	<p><b>Screening</b></p> <p>1. Outdoor storage areas shall be screened by a close-boarded fence, a solid wall or dense planting of vegetation. The screening shall:</p> <ol style="list-style-type: none"> <li>be no less than 1.8m in <b>height</b></li> </ol>

<p>GRZ-P5, GRZ-P10</p>	
<p><b>GRZ-S10</b></p> <p><i>Policies</i> GRZ-P3, GRZ-P10</p>	<p><b>Home business</b> ancillary to <b>residential activities</b> carried out on the <b>site</b></p> <ol style="list-style-type: none"> <li>At least one of the persons engaged in the <b>home business</b> shall live on the <b>site</b> as their principal place of residence.</li> <li>No more than three non-resident persons may be engaged in the <b>home business</b> at any one time.</li> <li>The repair or maintenance of vehicles or engines, other than those belonging to the residents, is not permitted.</li> <li>The <b>site</b> shall not be used as a depot for any heavy vehicle associated with a trade.</li> <li>Only goods produced or grown on the <b>site</b> may be sold from the <b>site</b>, provided that no retailing <b>activity</b> shall take place where access is to the State Highway.</li> <li>Homestay <b>activities</b>, where accommodation and meals are provided in a family type <b>environment</b>, are permitted provided the total number of persons accommodated on the <b>site</b> at any one time, including persons normally resident on the <b>site</b>, does not exceed twelve.</li> <li>Equipment used shall not interfere with radio and television reception.</li> </ol>
<p><b>GRZ-S11</b></p>	<p><b>Number of residential units per site</b></p> <p>There must be no more than <b>3 residential units per site</b>.</p> <p>[s80H(1)(a)(i) note: this provision incorporates the density standards in Part 2 of Schedule 3A] [This rule has immediate legal effect subject to sections 77M and 86BA of the RMA]</p>
<p><b>GRZ-S12</b></p>	<p><b>Outlook space (per residential unit)</b></p> <ol style="list-style-type: none"> <li>An outlook space must be provided for each <b>residential unit</b> as specified in this clause.</li> <li>An outlook space must be provided from <b>habitable room</b> windows as shown in the diagram below:</li> </ol>  <ol style="list-style-type: none"> <li>The minimum dimensions for a required outlook space are as follows:             <ol style="list-style-type: none"> <li>a principal living room must have an outlook space with a minimum dimension of 4 metres in depth and 4 metres in width; and</li> <li>all other <b>habitable rooms</b> must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width.</li> </ol> </li> <li>The width of the outlook space is measured from the centre point of the largest window on the <b>building</b> face to which it applies.</li> <li>Outlook spaces may be over <b>driveways</b> and footpaths within the <b>site</b> or over a <b>public street</b> or other public open space.</li> <li>Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey <b>building</b>.</li> <li>Outlook spaces may be under or over a balcony.</li> <li>Outlook spaces required from different rooms within the same <b>building</b> may overlap.</li> <li>Outlook spaces must—             <ol style="list-style-type: none"> <li>be clear and unobstructed by <b>buildings</b>; and</li> <li>not extend over an outlook space or <b>outdoor living space</b> required by another <b>dwelling</b>.</li> </ol> </li> </ol> <p>[s80H(1)(a)(i) note: this provision incorporates the density standards in Part 2 of Schedule 3A] [This rule has immediate legal effect subject to sections 77M and 86BA of the RMA]</p>
<p><b>GRZ-S13</b></p>	<p><b>Windows to street</b></p> <p>Any <b>residential unit</b> facing the street must have a minimum of 20% of the street-facing façade in glazing. This can be in the form of windows or doors.</p> <p>[s80H(1)(a)(i) note: this provision incorporates the density standards in Part 2 of Schedule 3A] [This rule has immediate legal effect subject to sections 77M and 86BA of the RMA]</p>
<p><b>GRZ-S14</b></p>	<p><b>Landscaped area</b></p> <ol style="list-style-type: none"> <li>A <b>residential unit</b> at ground floor level must have a <b>landscaped</b> area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.</li> <li>The <b>landscaped</b> area may be located on any part of the development <b>site</b>, and does not need to be associated with each <b>residential unit</b>.</li> </ol> <p>[s80H(1)(a)(i) note: this provision incorporates the density standards in Part 2 of Schedule 3A] [This rule has immediate legal effect subject to sections 77M and 86BA of the RMA].</p>

<p><b>Restricted Discretionary Activities</b></p>		
<p><b>Residential Activities</b></p>		
<p><b>GRZ-R11</b></p>	<p><b>Buildings</b> which do not comply with permitted activity standards.</p> <p><b>Council</b> will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li><b>Height</b> and sunlight access.</li> <li><b>Setbacks</b> and coverage.</li> <li><b>Landscaping</b> and screening.</li> <li>Provision of and <b>effects</b> on utilities and/or services.</li> <li>Standard, construction and layout of vehicular access, manoeuvring and traffic safety.</li> </ol>	<p><b>RDIS</b></p>

	<p>6. Streetscape <b>effects</b>.</p> <p>7. <b>Effects</b> on amenity.</p> <p>8. Financial contributions.</p> <p>9. The matters contained in the Medium and High Density Design Guide in Appendix 1.</p> <p>10. measures to avoid, remedy or mitigate adverse effects.</p> <p>11. Cumulative <b>effects</b>.</p> <p>12. <b>Reverse sensitivity effects</b>.</p> <p>13. The <b>effects</b> of the standard(s) not met.</p> <p>This rule does not apply to <b>residential units</b>.</p>	
<b>GRZ-R12</b>	<p>The construction and use of 1, 2 or 3 <b>residential units</b> that do not comply with one or more of the following permitted standards:</p> <ol style="list-style-type: none"> <li>GRZ-S2 — <b>Building coverage</b>.</li> <li>GRZ-S3 — <b>Setbacks</b>.</li> <li>GRZ-S4 - <b>Outdoor living space</b>.</li> <li>GRZ-S5 — <b>Building height</b>.</li> <li>GRS-S6 — <b>Height in relation to boundary</b>.</li> <li>GRZ-S7 — <b>Hydraulic neutrality</b>.</li> <li>GRZ-S12 — Outlook space (per unit).</li> <li>GRZ-S13 — Windows to street.</li> <li>GRZ-S16 — <b>Landscaped area</b>.</li> </ol> <p><b>Council</b> will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>The matters contained in the Medium and High Density Design Guide in Appendix 1.</li> <li><b>Site</b> layout and design.</li> <li>Consideration of the <b>effects</b> of the standard not met.</li> <li>Cumulative <b>effects</b>.</li> <li>The matters contained in the <b>Code of Practice for Civil Engineering Works</b>.</li> <li>The imposition of financial contributions.</li> <li><b>Reverse sensitivity effects</b>.</li> </ol> <p><b>Restriction on notification:</b> Public notification of an application is precluded under this rule.</p> <p>[s80H(1)(a)(i) note: this provision incorporates the density standards in Part 2 of Schedule 3A] [This rule has immediate legal effect subject to sections 77M and 86BA of the RMA]</p>	<b>RDIS</b>
<b>GRZ-R12A</b>	<p>The construction and use of 4 or more <b>residential units</b> that comply with the following permitted standards:</p> <ol style="list-style-type: none"> <li>GRZ-S2 — <b>Building coverage</b>.</li> <li>GRZ-S3 — <b>Setbacks</b>.</li> <li>GRZ-S4 - <b>Outdoor living space</b>.</li> <li>GRZ-S5 — <b>Building height</b>.</li> <li>GRS-S6 — <b>Height in relation to boundary</b>.</li> <li>GRZ-S7 — <b>Hydraulic neutrality</b>.</li> <li>GRZ-S12 — Outlook space (per unit).</li> <li>GRZ-S13 — Windows to street.</li> <li>GRZ-S16 — <b>Landscaped area</b>.</li> </ol> <p><b>Council</b> will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>The matters contained in the Medium and High Density Design Guide in Appendix 1.</li> <li><b>Site</b> layout.</li> <li>The matters contained in the <b>Code of Practice for Civil Engineering Works</b>.</li> <li>Transport <b>effects</b>.</li> <li>Cumulative <b>effects</b>.</li> <li><b>Reverse sensitivity effects</b>.</li> </ol> <p><b>Restriction on notification:</b> Public and limited notification of an application under this rule is precluded.</p> <p>[s80H(1)(a)(i) note: this provision incorporates the density standards in Part 2 of Schedule 3A] [This rule has immediate legal effect subject to sections 77M and 86BA of the RMA]</p>	<b>RDIS</b>
<b>GRZ-R12B</b>	<p>The construction and use of a <b>residential unit(s)</b> that is not a permitted activity, and do not fall under rules GRZ-R12 or GRZ-R12A.</p> <p><b>Council</b> will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>The matters contained in the Medium and High Density Design Guide in Appendix 1.</li> <li><b>Site</b> layout and design.</li> <li>The matters contained in the <b>Code of Practice for Civil Engineering Works</b>.</li> <li>Consideration of the <b>effects</b> of the standard not met.</li> <li>Transport <b>effects</b>.</li> <li>Methods to avoid, remedy, or mitigate adverse effects.</li> <li>Cumulative <b>effects</b>.</li> <li><b>Reverse sensitivity effects</b>.</li> </ol> <p><b>Restriction on notification:</b> Public notification of an application under this rule is precluded.</p> <p>[s80H(1)(a)(i) note: this provision incorporates the density standards in Part 2 of Schedule 3A] [This rule has immediate legal effect subject to sections 77M and 86BA of the RMA]</p>	<b>RDIS</b>
<b>Non-Residential Activities</b>		
<b>GRZ-R13</b>  <i>Policies</i> GRZ-P3, GRZ-P6	<p><b>Home business</b> ancillary to <b>residential activities</b> carried out on the <b>site</b>, which do not comply with permitted activity standards</p> <p><b>Council</b> will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>External storage.</li> <li>The number of non-resident workers employed on the <b>site</b>.</li> <li>The creation of <b>dust</b>, light, <b>noise</b>, vibration or other nuisance.</li> <li>Appearance of <b>buildings</b>.</li> <li>Size, number of location and appearance of <b>signs</b>.</li> <li>Car parking, traffic and pedestrian safety and the efficient functioning of the roading network.</li> <li>Financial contributions.</li> </ol>	<b>RDIS</b>
<b>GRZ-R15</b>	<b>Early childhood centre(s)</b>	<b>RDIS</b>

<p><i>Policies</i> GRZ-P3, GRZ-P6, GRZ-P7</p>	<p><b>Council</b> will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>1. Location of the proposed <b>early childhood centre</b>.</li> <li>2. Bulk, location, appearance and design of the <b>buildings</b>.</li> <li>3. The extent to which the proposal will adversely affect traffic and pedestrian safety, and the efficient functioning of the roading network.</li> <li>4. Design and layout of car parking, <b>loading</b>, manoeuvring and access areas.</li> <li>5. Provision of and utilities and/or services.</li> <li>6. <b>Landscaping</b>, including the retention of existing trees.</li> <li>7. Hours of operation.</li> <li>8. Financial contributions.</li> </ol> <p><b>Restriction on notification</b> Subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of the <b>Act</b>, a resource consent application for an <b>early childhood centre</b> will be precluded from public notification under section 95A, but limited notification of an application will be determined in accordance with section 95B.</p>	
<p><b>GRZ-R16</b></p> <p><i>Policy</i> NU-P4</p>	<p><b>Buildings or structures</b> within 12-20m of high voltage (110kV or greater) electricity <b>transmission lines</b> as shown on the Planning Maps *(refer to the definition of <b>transmission line</b>)</p> <p><b>Council</b> will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>1. Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances 2001 (NZECP 34:2001).</li> <li>2. The location, <b>height</b>, scale, orientation and use of <b>buildings</b> and <b>structures</b> to ensure the following are addressed: <ol style="list-style-type: none"> <li>a. The risk to the structural integrity of the <b>transmission line</b>.</li> <li>b. The <b>effects</b> on the ability of the <b>transmission line</b> owner to operate, maintain and upgrade the transmission network.</li> <li>c. The risk of electrical hazards affecting public or individual safety, and risk of property damage.</li> <li>d. The extent of <b>earthworks</b> required, and use of mobile machinery near the <b>transmission line</b> which may put the <b>line</b> at risk.</li> <li>e. Minimising the visual <b>effects</b> of the <b>transmission line</b>.</li> <li>f. The outcome of any consultation with the affected utility operator.</li> </ol> </li> </ol> <p><b>Restriction on notification</b> Subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of the <b>Act</b>, 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><b>RDIS</b></p>
<p><b>GRZ-R17</b></p> <p><i>Policy</i> TP-P3</p>	<p><b>Activities</b> listed as permitted or controlled which do not comply with the access standards in GRZ-S1</p> <p><b>Council</b> will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>1. The extent to which the <b>activity</b> will adversely affect traffic and pedestrian safety.</li> <li>2. The extent to which the <b>activity</b> will adversely affect the efficient functioning of the roading network.</li> </ol>	<p><b>RDIS</b></p>

<b>Discretionary Activities</b>		
Non-Residential Activities		
GRZ-R18	Veterinarian, medical and health clinics	<b>DIS</b>
GRZ-R19	<b>Places of assembly</b> (including places of worship, educational facilities)	<b>DIS</b>
GRZ-R20	<b>Visitor accommodation</b> including hotels and motels, other than as part of any <b>home business</b>	<b>DIS</b>
GRZ-R21	<b>Activities</b> which are not listed in this Table unless otherwise covered in the District-wide matters of the Plan	<b>DIS</b>
GRZ-R22	<b>Activities</b> listed as permitted or controlled which do not comply with the relevant standards in this chapter, unless specifically provided for under other rules.	<b>DIS</b>

<b>Non-Complying Activities</b>		
Non-Residential Activities		
GRZ-R23	<b>Buildings or structures</b> within 12m of high voltage (110kV or greater) electricity <b>transmission lines</b> as shown on the Planning Maps *(refer to the definition of <b>transmission line</b> )	<b>NC</b>

<b>Matters for Consideration</b>		
Matters that may be relevant in the consideration of any resource consent, other than for a restricted discretionary activity, may include the following:		
GRZ-MC1	<p><b>Site</b> layout, area and <b>Building coverage</b></p> <ol style="list-style-type: none"> <li>1. The arrangement of <b>buildings</b>, car parking and <b>vehicle movements on site</b>.</li> <li>2. The extent of <b>landscaping</b> and screening.</li> <li>3. Whether the topography of the <b>site</b> has been taken into account.</li> <li>4. Whether a better standard of development can be achieved by varying the design standards.</li> <li>5. The ability to provide adequate outdoor living areas.</li> <li>6. The extent to which increased <b>building coverage</b> is compatible in form and scale with the neighbourhood's planned urban built form.</li> </ol>	
GRZ-MC2	<p>Bulk and location of <b>buildings</b></p> <ol style="list-style-type: none"> <li>1. Whether the <b>buildings</b> will cause a loss of privacy, interfere with sunlight access or create shadows on surrounding <b>allotments</b>.</li> <li>2. Whether the <b>building</b> location, design, appearance and scale is compatible in form and scale with the neighbourhood's planned urban built form.</li> </ol>	
GRZ-MC3	<p>Traffic generation and access</p> <ol style="list-style-type: none"> <li>1. Accessibility for public transport, cyclists and pedestrians.</li> <li>2. Whether <b>activities</b> which generate significant traffic flows have the necessary access, do not adversely impact upon the street <b>environment</b>, and maintain public safety.</li> </ol>	
GRZ-MC4	<p>On-site soakage</p> <ol style="list-style-type: none"> <li>1. Whether there are any factors that limit or preclude the provision of on-site soakage, and the extent to which any reasonable alternatives to providing on-site soakage have been explored.</li> </ol>	
GRZ-MC5	<p>Sunlight access</p> <ol style="list-style-type: none"> <li>1. Whether the <b>building</b> will adversely interfere with sunlight access or create adverse shading on surrounding <b>sites</b>.</li> </ol>	

	2. Whether the topography of the <b>site</b> or the location of any built features on the <b>site</b> or other requirements, such as easements, impose constraints that make compliance impracticable.
<b>GRZ-MC6</b>	Non-residential <b>activities</b> 1. Whether the <b>buildings, structures</b> or other works are of a compatible scale having regard to the local <b>environment</b> and the nature of the surrounding development. 2. The extent to which the <b>amenity values</b> and the quality of the residential <b>environment</b> can be maintained and enhanced.
<b>GRZ-MC7</b>	Hours of operation 1. The nature, extent and duration of <b>noise</b> and traffic <b>effects</b> from <b>active recreation</b> .
<b>GRZ-MC8</b>	Nuisance 1. The potential impacts of <b>noise, dust, glare, vibration, fumes, smoke, other discharges</b> or pollutants or the excavation or deposition of earth.
<b>GRZ-MC9</b>	Infrastructure 1. The capacity of the infrastructure.
<b>GRZ-MC10</b>	Cumulative effects 1. Whether cumulative <b>effects</b> such as pollution, risk to public safety and nuisances have been assessed.
<b>Advice note</b> For any <b>activity</b> 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.	

## Precincts

### Precinct 1 - Indigenous Biodiversity Precinct

The **Indigenous Biodiversity Precinct** identifies areas where the **Council** is applying additional policy direction and guidance regarding significant natural areas that have been identified for the purpose of giving effect to section 6(c) of the RMA and Policies 23 and 24 of the RPS, but have not yet been incorporated into the district plan via a comprehensive plan change. The policy direction and guidance that applies to the Precinct does not reduce the applicability of any of the **Medium Density Residential Standards**, nor does it impose the need for any additional resource consents, but it does introduce additional policy consideration to accommodate a matter of national importance under section 6 (c) of the RMA that is not addressed by the **MDRS**. The **Council** is required to recognise and provide for the following matter of national importance:

(c) - the protection of areas of significant **indigenous vegetation** and significant habitats of indigenous fauna.

The following objective and policies apply within the **Indigenous Biodiversity Precinct** (as identified on the planning maps) in addition to the provisions of the underlying Zone. Where there is any conflict between the provisions the Precinct provisions shall prevail. Precinct specific **subdivision** provisions are located in the Subdivision Chapter (SUB).

### Objective

**GRZ-PREC1-01** - *The maintenance of indigenous biological diversity values within the **Indigenous Biodiversity Precinct** is encouraged.*

### Policies

**GRZ-PREC1-P1** *To encourage the recognition and provision for the protection and maintenance of areas of significant **indigenous vegetation** and significant habitats of indigenous fauna from the potential adverse **effects** of medium density residential development within the **Indigenous Biodiversity Precinct**.*

**GRZ-PREC1-P2** *To encourage the avoidance, remedying and mitigation of the actual and potential adverse **effects** of the use and development of **sites** within the **Indigenous Biodiversity Precinct** to assist in maintaining indigenous biological diversity through:*

1. The consideration of methods to avoid, remedy or mitigate adverse **effects** on areas of significant **indigenous vegetation** and significant habitats of indigenous fauna; and
2. The consideration of methods to ensure positive indigenous ecological **effects**.

### Rules

<b>GRZ-PREC1-R1</b>	All permitted activity rules, standards, matters and information requirements of the underlying zone apply unless specifically stated below.
<b>GRZ-PREC1-R3</b>	All controlled activity rules, standards, matters, and information requirements of the underlying zone apply unless specifically stated in this table.
<b>GRZ-PREC1-R4</b>	All restricted discretionary activity rules, standards, matters, and information requirements of the underlying zone apply unless specifically stated in this table.
<b>GRZ-PREC1-R5</b>	All discretionary activity rules in the underlying zone apply unless specifically stated in this table.
<b>GRZ-PREC1-R6</b>	All non-complying rules in the underlying zone apply unless specifically stated in this table.
<b>GRZ-PREC1-R7</b>	All prohibited activity rules in the underlying zone apply unless specifically stated in this table.

## HRZ — High Density Residential Zone

### Background

The **High Density Residential Zone** is to be used predominantly for **residential activities** with high concentration and bulk of **buildings**, such as apartments, and other compatible **activities**.

The **High Density Residential Zone** is located adjacent to and within a **walkable catchment** of the following train stations and centre zones:

1. Silverstream Station
2. Heretaunga Station
3. Trentham Station
4. Wallaceville Station
5. Upper Hutt Station
6. City Centre Zone

The **High Density Residential Zone** provides for **heights** and densities of **residential units** and **buildings** greater than those provided for by the **Medium Density Residential Standards** that apply in the **General Residential Zone**. The **High Density Residential Zone** gives effect to policy 3(c) and (d) of the National Policy Statement on Urban Development (2020).

Should there be any conflict between the **High Density Residential Zone** and the **General Residential Zone** provisions, the provisions of the **High Density Residential Zone** prevail.

### Objectives

#### HRZ-01 Well-functioning urban environments

*A well-functioning urban **environment** that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.*

*[s80H(1)(a)(ii) note: this provision incorporates the objectives in clause 6 of Schedule 3A.]*

#### HRZ-02 Housing variety

*A **relevant residential zone** provides for a variety of housing types and sizes that respond to—*

- a. *housing needs and demand; and*
- b. *the neighbourhood's planned urban built character, including 3-storey buildings.*

*[s80H(1)(a)(ii) note: this provision incorporates the objectives in clause 6 of Schedule 3A.]*

#### HRZ-03 Hydraulic neutrality

*There is no increase in the peak demand on stormwater management systems and increase in flooding from **subdivision** and development.*

#### HRZ-04 High Density Residential Zone

*The planned built urban form of the **High Density Residential Zone** includes high density residential development of heights and densities of urban form greater than that provided for in the **General Residential Zone**.*

#### HRZ-05 Planned urban built form

*The promotion of a high quality residential **environment** that is consistent with the planned urban built form of the **High Density Residential Zone** and provides a choice of living styles and types while recognising that character and **amenity values** develop and change over time.*

### Policies

**HRZ-P1** *Apply the **MDRS** across all **relevant residential zones** in the district plan except in circumstances where a **qualifying matter** is relevant (including matters of significance such as **historic heritage** and the relationship of Māori and their culture and traditions with their **ancestral lands, water, sites, wāhi tapu, and other taonga**).*

*[s80H(1)(a)(ii) note: this provision incorporates the policies in clause 6 of Schedule 3A.]*

**HRZ-P2** *Encourage development to achieve attractive and safe streets and public open spaces, including by providing for passive surveillance.*

*[s80H(1)(a)(ii) note: this provision incorporates the policies in clause 6 of Schedule 3A.]*

**HRZ-P3** *Enable housing to be designed to meet the day-to-day needs of residents.*

*[s80H(1)(a)(ii) note: this provision incorporates the policies in clause 6 of Schedule 3A.]*

**HRZ-P4** *Provide for developments not meeting permitted activity status, while encouraging high-quality developments.*

*[s80H(1)(a)(ii) note: this provision incorporates the policies in clause 6 of Schedule 3A.]*

**HRZ-P5** *To provide for a range of **building** densities within the residential areas that are compatible in form and scale with the neighbourhood's planned urban built form.*

**HRZ-P6** *Provide for and encourage medium and high density residential development that is consistent with the **Council's Medium and High Density Design Guide** in Appendix 1.*

**HRZ-P7** *Enable more people to live in the **High Density Residential Zone** by enabling residential **building heights** up to 20 metres.*

- HRZ-P8** *New buildings and development will be designed to achieve **hydraulic neutrality**.*
- HRZ-P9** *To ensure that the scale, appearance and siting of **buildings, structures and activities** are compatible in form and scale with the neighbourhood's planned urban built form and amenity.*
- HRZ-P10** *To ensure that the location and design of **buildings and earthworks** do not significantly detract from the residential amenity of the area, while recognising that **amenity values** may change over time to reflect the neighbourhood's planned urban built form.*
1. *There are a number of matters that influence residential amenity. These include:*
  2. *The density and topography of **sites**.*
  3. *The closeness of residential units to **boundaries** and other **buildings**.*
  4. *The **height** and orientation of **buildings**.*
  5. *The **height** or existence of fences, trees or other vegetation.*
- HRZ-P11** *To encourage **sites** fronting streets to present a coherent residential appearance.*
- HRZ-P12** *To ensure that non-residential **activities** within residential areas do not cause significant adverse environmental **effects**.*
- HRZ-P13** *To mitigate the adverse effects of **noise** within residential areas to a level consistent with a predominantly residential **environment**.*
- HRZ-P14** *To promote a safe and efficient roading network which avoids, remedies or mitigates the adverse **effects** of **road** traffic on residential areas.*
- HRZ-P15** *To provide for new residential development within the City in a sustainable manner.*
- HRZ-P16** *To promote residential development that is consistent with the planned urban built form, appearance, and amenity of the zone, and ensure that it has adequate access to infrastructural requirements, while recognising that **amenity values** develop and change over time.*
- HRZ-P17** *New residential **subdivision and buildings** will avoid, remedy, or mitigate potential **reverse sensitivity effects** on existing lawfully-established non-residential activities. Potential methods include but are not limited to:*
1. *Requiring **noise** mitigation, vibration, insulation, and ventilation for **residential units**;*
  2. *Specifying the location of private and communal **outdoor living spaces**;*
  3. *Specifying the location and function of windows;*
  4. *Requiring the provision of buffer areas, setbacks, and no-build areas;*
  5. *Specifying fencing and **landscaping** requirements.*

## Rules

### District-wide matters

Each **activity** in the **High Density Residential Zone** must comply with the relevant **qualifying matter area** rules and standards, and the relevant rules and 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 - Historical 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
PK - Papakāinga

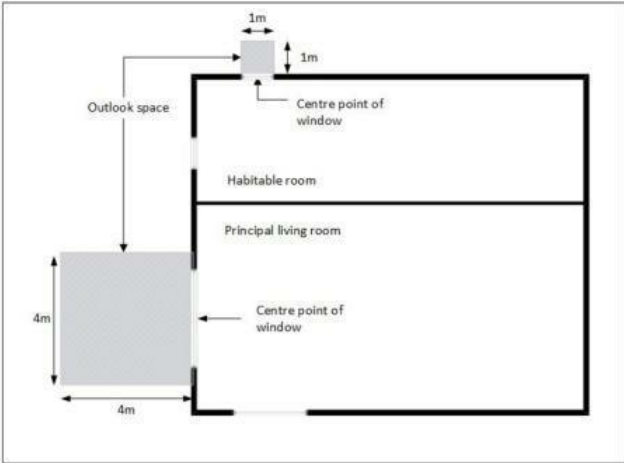
### Activity Tables

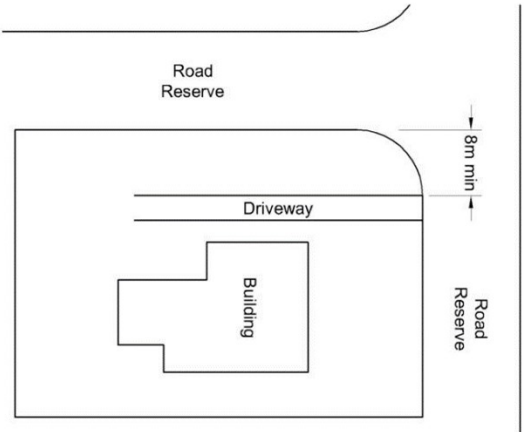
Permitted Activities		
HRZ-R1	<p><b>Residential activities:</b></p> <ol style="list-style-type: none"> <li>1. <b>Minor structures;</b></li> <li>2. <b>Rest homes and community care housing;</b></li> <li>3. Removal of a <b>building</b> from a <b>site</b>;</li> <li>4. <b>Residential activities;</b> or</li> </ol> <p><b>Non-residential activities:</b></p> <ol style="list-style-type: none"> <li>5. <b>Home business</b> ancillary to <b>residential activities</b> carried out on the <b>site</b>; or</li> <li>6. <b>Passive recreation</b></li> </ol> <p>where compliance is achieved with all permitted activity rules and standards that apply to the <b>High Density Residential Zone</b>.</p>	PER
HRZ-R2	<p><b>Buildings</b> where compliance is achieved with:</p> <ol style="list-style-type: none"> <li>1. HRZ-S1 - Setbacks</li> <li>2. HRZ-S2 — <b>Building height</b>.</li> <li>3. HRZ-S3 — <b>Height in relation to boundary</b>.</li> <li>4. HRZ-S4 — <b>Building coverage</b>.</li> <li>5. HRZ-S5 — Number of <b>residential units</b> per <b>site</b>.</li> <li>6. HRZ-S6 - <b>Outdoor living space</b> (per residential unit).</li> <li>7. HRZ-S8 - <b>Outlook space</b> (per residential unit).</li> <li>8. HRZ-S9 - Windows to street.</li> <li>9. HRZ-S10 - Landscaped area.</li> </ol>	PER

Standards for Permitted Activities										
HRZ-S1	<p><b>Setbacks</b></p> <ol style="list-style-type: none"> <li>1. Buildings must be set back from the relevant boundary by the minimum depth listed in the yards table below:</li> </ol> <table border="1"> <thead> <tr> <th>Yard</th> <th>Minimum depth</th> </tr> </thead> <tbody> <tr> <td>Front</td> <td>1.5 metres</td> </tr> <tr> <td>Side</td> <td>1 metre</td> </tr> <tr> <td>Rear</td> <td>1 metre (excluding corner sites)</td> </tr> </tbody> </table> <ol style="list-style-type: none"> <li>2. This standard does not apply to site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.</li> </ol> <p>[s80H(1)(a)(i) note: this standard incorporates the density standards in Part 2 of Schedule 3A]</p>	Yard	Minimum depth	Front	1.5 metres	Side	1 metre	Rear	1 metre (excluding corner sites)	<p>Matters of discretion (if this standard is not met) are restricted to:</p> <ol style="list-style-type: none"> <li>1. The matters contained in the Medium and High Density Design Guide in Appendix 1</li> <li>2. <b>Site</b> layout and design.</li> <li>3. Consideration of the <b>effects</b> of the standard not met.</li> <li>4. <b>Cumulative effects</b>.</li> <li>5. The matters contained in the <b>Code of Practice for Civil Engineering Works</b>.</li> <li>6. The imposition of financial contributions.</li> <li>7. <b>Reverse sensitivity effects</b>.</li> </ol>
Yard	Minimum depth									
Front	1.5 metres									
Side	1 metre									
Rear	1 metre (excluding corner sites)									
HRZ-S2	<p><b>Building height</b></p> <ol style="list-style-type: none"> <li>1. Buildings within the High Density Residential Zone must not exceed 20 metres in height.</li> </ol>	<p>Matters of discretion (if this standard is not met) are restricted to:</p> <ol style="list-style-type: none"> <li>1. <b>Height</b> and sunlight access.</li> <li>2. <b>Effects</b> on public spaces</li> <li>3. <b>Setbacks</b> and coverage.</li> <li>4. <b>Landscaping</b> and screening.</li> <li>5. <b>Privacy effects</b>.</li> <li>6. The matters contained in the Medium and High Density Design Guide in Appendix 1.</li> <li>7. Whether the <b>building</b> location, design, appearance, and scale is compatible in form and scale with the neighbourhood’s planned built character.</li> <li>8. <b>Reverse sensitivity effects</b>.</li> </ol>								
HRZ-S3	<p><b>Height in relation to boundary</b></p> <ol style="list-style-type: none"> <li>1. <b>Buildings</b> must not project beyond a 60° recession plane measured from a point 5 metres vertically above <b>ground level</b> along all <b>boundaries</b>. Where the <b>boundary</b> forms part of a legal right of way, <b>entrance strip</b>, access <b>site</b>, or pedestrian access way, the <b>height in relation to boundary</b> applies from the farthest <b>boundary</b> of that legal right of way, <b>entrance strip</b>, access <b>site</b>, or pedestrian access way.</li> <li>2. This standard does not apply to:             <ol style="list-style-type: none"> <li>a. a <b>boundary</b> with a <b>road</b></li> <li>b. existing or proposed internal <b>boundaries</b> within a <b>site</b>.</li> <li>c. <b>site boundaries</b> where there is an existing common wall between 2 <b>buildings</b> on adjacent <b>sites</b> or where a common wall is proposed.</li> </ol> </li> </ol>	<p>Matters of discretion (if this standard is not met) are restricted to:</p> <ol style="list-style-type: none"> <li>1. <b>Height</b> and sunlight access.</li> <li>2. <b>Setbacks</b>.</li> <li>3. <b>Landscaping</b> and screening.</li> <li>4. <b>Privacy effects</b>.</li> <li>5. The matters contained in the Medium and High Density Design Guide in Appendix 1.</li> <li>6. Whether the <b>building</b> location, design, appearance, and scale is compatible in form and scale with the neighbourhood’s planned built character.</li> <li>7. <b>Reverse sensitivity effects</b>.</li> </ol>								
HRZ-S4	<p><b>Building coverage</b></p> <ol style="list-style-type: none"> <li>1. The maximum <b>building coverage</b> on an <b>allotment</b> must not exceed 70% of the <b>net site area</b>.</li> </ol>	<p>Matters of discretion (if this standard is not met) are restricted to:</p> <ol style="list-style-type: none"> <li>1. <b>Height</b> and sunlight access.</li> <li>2. <b>Setbacks</b> and coverage.</li> <li>3. <b>Landscaping</b> and screening.</li> <li>4. <b>Privacy effects</b>.</li> <li>5. The matters contained in the Medium and High Density Design Guide in Appendix 1.</li> <li>6. Whether the <b>building</b> location, design, appearance, and scale is compatible in form and scale with the neighbourhood’s planned built character.</li> <li>7. <b>Reverse sensitivity effects</b>.</li> </ol>								
HRZ-S5	<p>Number of <b>residential units</b> per <b>site</b>.</p> <ol style="list-style-type: none"> <li>1. There must be no more than 6 residential units per site.</li> </ol>	<p>Matters of discretion (if this standard is not met) are restricted to:</p> <ol style="list-style-type: none"> <li>1. <b>Height</b> and sunlight access.</li> <li>2. <b>Setbacks</b> and coverage.</li> </ol>								



		<ol style="list-style-type: none"> <li>3. <b>Landscaping</b> and screening.</li> <li>4. Privacy <b>effects</b>.</li> <li>5. The matters contained in the Medium and High Density Design Guide in Appendix 1.</li> <li>6. Whether the <b>building</b> location, design, appearance, and scale is compatible in form and scale with the neighbourhood’s planned built character.</li> <li>7. <b>Reverse sensitivity effects</b>.</li> <li>8. Provision of and <b>effects</b> on utilities and services.</li> </ol>
HRZ-S6	<p><b>Outdoor living space</b> (per residential unit)</p> <ol style="list-style-type: none"> <li>1. A <b>residential unit</b> at ground floor level must have an <b>outdoor living space</b> that is at least 20 square metres and that comprises ground floor, balcony, patio, or roof terrace space that,— <ol style="list-style-type: none"> <li>a. where located at ground level, has no dimension less than 3 metres; and</li> <li>b. where provided in the form of a balcony, patio, or roof terrace, is at least 8 square metres and has a minimum dimension of 1.8 metres; and</li> <li>c. is accessible from the <b>residential unit</b>; and</li> <li>d. may be— <ol style="list-style-type: none"> <li>i. grouped cumulatively by area in 1 communally accessible location; or</li> <li>ii. located directly adjacent to the unit; and</li> </ol> </li> <li>e. is free of <b>buildings</b>, parking spaces, and servicing and manoeuvring areas.</li> </ol> </li> <li>2. A <b>residential unit</b> located above ground floor level must have an <b>outdoor living space</b> in the form of a balcony, patio, or roof terrace that— <ol style="list-style-type: none"> <li>a. is at least 8 square metres and has a minimum dimension of 1.8 metres; and</li> <li>b. is accessible from the <b>residential unit</b>; and</li> <li>c. may be— <ol style="list-style-type: none"> <li>i. grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or</li> <li>ii. located directly adjacent to the unit.</li> </ol> </li> </ol> <p>[s80H(1)(a)(i) note: this standard incorporates the density standards in Part 2 of Schedule 3A]</p> </li></ol>	<p>Matters of discretion (if this standard is not met) are restricted to:</p> <ol style="list-style-type: none"> <li>1. The matters contained in the Medium and High Density Design Guide in Appendix 1.</li> <li>2. <b>Site</b> layout and design.</li> <li>3. Consideration of the <b>effects</b> of the standard not met.</li> <li>4. Cumulative <b>effects</b>.</li> <li>5. The matters contained in the <b>Code of Practice for Civil Engineering Works</b>.</li> <li>6. The imposition of financial contributions.</li> <li>7. <b>Reverse sensitivity effects</b>.</li> </ol>
HRZ-S7	<p><b>Hydraulic neutrality</b></p> <ol style="list-style-type: none"> <li>1. New <b>buildings</b> and development must be designed to achieve <b>hydraulic neutrality</b>.</li> </ol>	<p>Matters of discretion (if this standard is not met) are restricted to:</p> <ol style="list-style-type: none"> <li>1. Methods to avoid, remedy or mitigate any adverse <b>effects</b> resulting from any increase in predevelopment peak <b>stormwater</b> runoff.</li> <li>2. Cumulative <b>effects</b>.</li> </ol>

<p><b>HRZ-S8</b></p>	<p>Outlook space (per residential unit)</p> <ol style="list-style-type: none"> <li>1. An outlook space must be provided for each residential unit as specified in this clause.</li> <li>2. An outlook space must be provided from habitable room windows as shown in the diagram below:</li> </ol>  <ol style="list-style-type: none"> <li>3. The minimum dimensions for a required outlook space are as follows:             <ol style="list-style-type: none"> <li>a. a principal living room must have an outlook space with a minimum dimension of 4 metres in depth and 4 metres in width; and</li> <li>b. all other <b>habitable rooms</b> must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width</li> </ol> </li> <li>4. The width of the outlook space is measured from the centre point of the largest window on the <b>building</b> face to which it applies.</li> <li>5. Outlook spaces may be over <b>driveways</b> and footpaths within the <b>site</b> or over a <b>public street</b> or other public open space.</li> <li>6. Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey <b>building</b>.</li> <li>7. Outlook spaces may be under or over a balcony.</li> <li>8. Outlook spaces required from different rooms within the same <b>building</b> may overlap.</li> <li>9. Outlook spaces must—             <ol style="list-style-type: none"> <li>a. be clear and unobstructed by <b>buildings</b>; and</li> <li>b. not extend over an outlook space or <b>outdoor living space</b> required by another <b>dwelling</b>.</li> </ol> </li> </ol> <p>[s80H(1)(a)(i) note: this provision incorporates the density standards in Part 2 of Schedule 3A]</p>	<p>Matters of discretion (if this standard is not met) are restricted to:</p> <ol style="list-style-type: none"> <li>1. The matters contained in the Medium and High Density Design Guide in Appendix 1.</li> <li>2. <b>Site</b> layout and design.</li> <li>3. Consideration of the <b>effects</b> of the standard not met.</li> <li>4. Cumulative <b>effects</b>.</li> <li>5. The matters contained in the <b>Code of Practice for Civil Engineering Works</b>.</li> <li>6. The imposition of financial contributions.</li> <li>7. <b>Reverse sensitivity effects</b>.</li> </ol>
<p><b>HRZ-S9</b></p>	<p>Windows to street</p> <ol style="list-style-type: none"> <li>1. Any <b>residential unit</b> facing the street must have a minimum of 20% of the street-facing façade in glazing. This can be in the form of windows or doors.</li> </ol> <p>[s80H(1)(a)(i) note: this provision incorporates the density standards in Part 2 of Schedule 3A]</p>	<p>Matters of discretion (if this standard is not met) are restricted to:</p> <ol style="list-style-type: none"> <li>1. The matters contained in the Medium and High Density Design Guide in Appendix 1.</li> <li>2. <b>Site</b> layout and design.</li> <li>3. Consideration of the <b>effects</b> of the standard not met.</li> <li>4. Cumulative <b>effects</b>.</li> <li>5. The matters contained in the <b>Code of Practice for Civil Engineering Works</b>.</li> <li>6. The imposition of financial contributions.</li> <li>7. <b>Reverse sensitivity effects</b>.</li> </ol>
<p><b>HRZ-S10</b></p>	<p>Landscaped area</p> <ol style="list-style-type: none"> <li>1. A <b>residential unit</b> at ground floor level must have a <b>landscaped</b> area of a minimum of 20% of a developed <b>site</b> with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.</li> <li>2. The <b>landscaped</b> area may be located on any part of the development <b>site</b>, and does not need to be associated with each <b>residential unit</b>.</li> </ol> <p>[s80H(1)(a)(i) note: this provision incorporates the density standards in Part 2 of Schedule 3A]</p>	<p>Matters of discretion (if this standard is not met) are restricted to:</p> <ol style="list-style-type: none"> <li>1. The matters contained in the Medium and High Density Design Guide in Appendix 1.</li> <li>2. <b>Site</b> layout and design.</li> <li>3. Consideration of the <b>effects</b> of the standard not met.</li> <li>4. Cumulative <b>effects</b>.</li> <li>5. The matters contained in the <b>Code of Practice for Civil Engineering Works</b>.</li> <li>6. The imposition of financial contributions.</li> <li>7. <b>Reverse sensitivity effects</b>.</li> </ol>

<p><b>HRZ-S11</b></p>	<p>Access standards for land use activities</p> <ol style="list-style-type: none"> <li>Where vehicle access points are shared by three or more <b>residential units</b>, for all rear <b>allotments</b> and for all <b>sites</b> fronting arterial, or distributor/collector streets (identified in the Transport and Parking (TP) Chapter) there must be provision for turning a vehicle on site in order that vehicles do not reverse into the street.</li> <li>All accessways and manoeuvring areas shall be formed and surfaced in accordance with the <b>Code of Practice for Civil Engineering Works</b>. The required surfacing must be completed prior to certification of the survey plan. Exemption – the requirement for accessways serving <b>sites</b> 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 <b>road</b> carriageway seal.</li> <li><b>Sites</b> shall have practical vehicle access to car parking and loading spaces, in accordance with the <b>Code of Practice for Civil Engineering Works</b>. 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 <b>road</b>.</li> <li>Vehicular access to a corner <b>allotment</b> shall be located no closer than 8m from the street corner. Where a <b>site</b> 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 <b>site</b> (refer to the definition of a corner <b>allotment</b>) join, or in accordance with the diagram below.</li> </ol>  <ol style="list-style-type: none"> <li>Where a <b>corner allotment</b> is located at an intersection of a national, primary or secondary arterial traffic route, as identified in the Transport and Parking (TP) Chapter, no <b>building</b>, fence or other <b>structure</b> is to be erected and no vegetation allowed to grow so as to obstruct a traffic sight line.</li> <li>At the intersection of a <b>road</b> or rail level crossing, no <b>building</b>, 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.</li> <li>Land use <b>activities</b> 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.</li> </ol>	<p>Matters of discretion (if this standard is not met) are restricted to:</p> <ol style="list-style-type: none"> <li>N/A</li> </ol>
<p><b>HRZ-S12</b></p>	<p><b>Water supply, stormwater and wastewater</b></p> <ol style="list-style-type: none"> <li>All <b>activities</b> shall comply with the <b>water supply, stormwater and wastewater</b> standards in the <b>Code of Practice for Civil Engineering Works</b>.</li> </ol>	<p>Matters of discretion (if this standard is not met) are restricted to:</p> <ol style="list-style-type: none"> <li>N/A</li> </ol>
<p><b>HRZ-S13</b></p>	<p>Screening</p> <ol style="list-style-type: none"> <li>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</li> </ol>	<p>Matters of discretion where permitted <b>activities</b> are not met:</p> <ol style="list-style-type: none"> <li>N/A</li> </ol>
<p><b>HRZ-S14</b></p>	<p><b>Home business</b> ancillary to residential activities carried out on the <b>site</b></p> <ol style="list-style-type: none"> <li>At least one of the persons engaged in the <b>home business</b> shall live on the <b>site</b> as their principal place of residence.</li> <li>No more than three non-resident persons may be engaged in the <b>home business</b> at any one time.</li> <li>The repair or maintenance of vehicles or engines, other than those belonging to the residents, is not permitted.</li> <li>The <b>site</b> shall not be used as a depot for any heavy vehicle associated with a trade.</li> <li>Only goods produced or grown on the <b>site</b> may be sold from the <b>site</b>, provided that no <b>retailing activity</b> shall take place where access is to the State Highway.</li> <li>Homestay <b>activities</b>, where accommodation and meals are provided in a family type <b>environment</b>, are permitted provided the total number of persons accommodated on the <b>site</b> at any one time, including persons normally resident on the <b>site</b>, does not exceed twelve.</li> <li>Equipment used shall not interfere with radio and television reception.</li> </ol>	<p>Matters of discretion where permitted <b>activities</b> are not met:</p> <ol style="list-style-type: none"> <li>N/A</li> </ol>

Controlled Activities		
HRZ-R3	<p><b>Marae</b></p> <p>Council may impose conditions over the following matters:</p> <ol style="list-style-type: none"> <li>1. Bulk, location, appearance and design of the buildings.</li> <li>2. Design and layout of car parking, loading, manoeuvring and access areas.</li> <li>3. Provision of and effects on utilities and/or services.</li> <li>4. Landscaping, including the retention of existing trees. (5) Hours of operation.</li> <li>5. Financial contributions.</li> </ol>	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>		

Restricted Discretionary Activities		
HRZ-R4	All restricted discretionary <b>activity</b> rules, standards, matters, and information requirements in the <b>General Residential Zone</b> apply unless specifically stated in this table.	RDIS
HRZ-R5	<p><b>Residential activities:</b></p> <ol style="list-style-type: none"> <li>1. <b>Minor structures;</b></li> <li>2. <b>Rest homes and community care housing;</b></li> <li>3. Removal of a <b>building</b> from a <b>site</b>;</li> <li>4. <b>Residential activities;</b> or</li> </ol> <p><b>Non-residential activities:</b></p> <ol style="list-style-type: none"> <li>5. <b>Home business</b> ancillary to <b>residential activities</b> carried out on the <b>site</b>; or</li> <li>6. <b>Passive recreation</b></li> </ol> <p>where compliance is not achieved with one or more of the permitted activity standards that apply to the <b>High Density Residential Zone</b>.</p> <p>Restriction on notification: See the <b>General Residential Zone</b> provisions for specific restrictions on notification.</p>	RDIS
HRZ-R6	<p><b>Buildings</b> where compliance is not achieved with one or more of the standards under HRZ-R2.</p> <p>Council will restrict its discretion to, and may impose conditions on the matters of discretion of any infringed standard.</p> <p><b>Restriction on notification:</b></p> <ol style="list-style-type: none"> <li>1. Public notification of an application is precluded for an application that only fails to comply with HRZ-S3 - <b>Height in relation to boundary</b>.</li> <li>2. Public notification of an application is precluded for an application that only fails to comply with HRZ-S5 - <b>Number of residential units per site</b>.</li> </ol>	RDIS
HRZ-R7	<p><b>Home business</b> ancillary to <b>residential activities</b> carried out on the site where the <b>home business</b> does not comply with one or more permitted <b>activity</b> standards.</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>1. External storage.</li> <li>2. The number of non-resident workers employed on the <b>site</b>.</li> <li>3. The creation of <b>dust</b>, light, <b>noise</b>, vibration or other nuisance.</li> <li>4. Appearance of <b>buildings</b>.</li> <li>5. Size, number of location and appearance of <b>signs</b>.</li> <li>6. Car parking, traffic and pedestrian safety and the efficient functioning of the roading network.</li> <li>7. Financial contributions</li> </ol>	RDIS
HRZ-R8	<p><b>Early childhood centres.</b></p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>1. Location of the proposed <b>early childhood centre</b>.</li> <li>2. Bulk, location, appearance and design of the <b>buildings</b>.</li> <li>3. The extent to which the proposal will adversely affect traffic and pedestrian safety, and the efficient functioning of the roading network.</li> <li>4. Design and layout of car parking, loading, manoeuvring and access areas.</li> <li>5. Provision of and utilities and/or services.</li> <li>6. Landscaping, including the retention of existing trees.</li> <li>7. Hours of operation.</li> <li>8. Financial contributions.</li> </ol> <p><b>Restriction on notification</b></p> <p>Subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of the Act, a resource consent application for an early childhood centre will be precluded from public notification under section 95A, but limited notification of an application will be determined in accordance with section 95B.</p>	RDIS
HRZ-R9	<p><b>Buildings or structures</b> within 12-20m of high voltage (110kV or greater) electricity <b>transmission lines</b> as shown on the Planning Maps *(refer to the definition of <b>transmission line</b>).</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>1. Compliance with the <b>New Zealand Electrical Code of Practice for Electrical Safe Distances 2001 (NZECP 34:2001)</b>.</li> <li>2. The location, <b>height</b>, scale, orientation and use of <b>buildings</b> and <b>structures</b> to ensure the following are addressed: <ol style="list-style-type: none"> <li>a. The risk to the structural integrity of the <b>transmission line</b>.</li> <li>b. The effects on the ability of the <b>transmission line</b> owner to operate, maintain and upgrade the transmission network.</li> <li>c. The risk of electrical hazards affecting public or individual safety, and risk of property damage.</li> <li>d. The extent of <b>earthworks</b> required, and use of mobile machinery near the transmission line which may put the line at risk.</li> <li>e. Minimising the visual <b>effects</b> of the <b>transmission line</b>.</li> <li>f. The outcome of any consultation with the affected utility operator.</li> </ol> </li> </ol> <p><b>Restriction on notification</b></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</p>	RDIS

	Limited as the only affected party under section 95B.	
<b>HRZ-R10</b>	Activities listed as permitted or controlled which do not comply with the access standards in HRZ-S11.  Council will restrict its discretion to, and may impose conditions on: 1. The extent to which the <b>activity</b> will adversely affect traffic and pedestrian safety. 2. The extent to which the <b>activity</b> will adversely affect the efficient functioning of the roading network.	<b>RDIS</b>

#### Discretionary Activities

<b>HRZ-R11</b>	<b>Activities</b> listed as permitted or controlled which do not comply with the relevant standards in this chapter, unless specifically provided for under other rules.	<b>DIS</b>
<b>HRZ-R12</b>	Veterinarian, medical and health clinics	<b>DIS</b>
<b>HRZ-R13</b>	<b>Places of assembly</b> (including places of worship, <b>educational facilities</b> ).	<b>DIS</b>
<b>HRZ-R14</b>	<b>Visitor accommodation</b> including hotels and motels, other than as part of any <b>home business</b> .	<b>DIS</b>
<b>HRZ-R15</b>	<b>Activities</b> which are not listed in this table unless otherwise covered in the district-wide matters of the plan.	<b>DIS</b>

#### Non-complying Activities

<b>HRZ-R16</b>	<b>Buildings or structures</b> within 12m of high voltage (110kV or greater) electricity <b>transmission lines</b> as shown on the Planning Maps* (refer to the definition of <b>transmission line</b> )	<b>NC</b>
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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.

## GRUZ — General Rural Zone

### Background

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

### Resource Management Issues

**GRUZ-I1** *The loss of rural character, the destruction of significant areas of **indigenous vegetation** and areas of significant habitat for fauna, the degradation of **amenity values** from development and **activities** and competing expectations of, and demands for, rural resources.*

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

While the appearance of the rural **environment** is subject to considerable change and evolution, some characteristics remain constant. These are the open, expansive nature of the countryside with a relatively low density of **buildings** and with vegetation being the dominant feature. Open spaces, a key feature of rural character, serve to mitigate adverse **effects** which may be generated by **farming 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 level of amenity in the rural area is important to the quality of life enjoyed by people living and working in the area and by visitors. **Amenity values** refer to those natural and physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes.

The rural **environment** is characterised by important ecological values. These include significant areas of **indigenous vegetation** and areas of significant habitat for indigenous fauna. Such areas can be degraded or partially or totally destroyed by clearance, milling or pest and weed infestation. These issues are considered in greater detail in the Natural Features and Landscapes (NFL) Chapter and the Ecosystems and Indigenous Biodiversity (ECO) Chapter.

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. **Activities**, such as outdoor recreation or rural lifestyle development can become an accepted part of the rural **environment** if they do not impact on rural amenity and character. A range of opportunities are therefore required to enable the community to make use of the rural **land** resource.

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

**GRUZ-I2** *The loss of the life supporting capacity of soil through inappropriate development and unsustainable **land** use practices.*

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

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

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

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

### Objectives

**GRUZ-O1** *The maintenance and enhancement of the open spaces, natural features and ecological systems which comprise the rural character and amenity.*

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

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

**GRUZ-O2** *The promotion of an **environment** within which soil, **water** and **land** resources are managed sustainably.*

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

**GRUZ-03** *To maintain and enhance the **amenity values** of the rural area.*

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

## **Policies**

**GRUZ-P1** *To manage the adverse environmental **effects** arising from the scale, density, number and location of **earthworks**, new **building** developments and **activities** so that they do not significantly compromise rural character and landscape values.*

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

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

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

**GRUZ-P2** *To ensure that development and **land** use within -General Rural zones minimise adverse **effects** on rural character, areas of significant indigenous flora or fauna, and **amenity values**.*

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

Maintaining larger **site** sizes in the General Rural Zones will generally ensure that the rural character is not compromised by numerous clusters of **buildings** spread across the landscape. It also provides greater opportunities for significant natural features and areas of indigenous flora and fauna to be retained. Larger **sites** also assist in avoiding the creation of nuisances resulting from inadequate separation between new **residential units** and existing **activities**. Retaining openness maintains a rural character which distinguishes the areas from the more densely settled urban **environment**. Further consideration is given to these matters in the Natural Features and Landscapes (NFL) Chapter and the Ecosystems and Indigenous Biodiversity (ECO) Chapter.

**GRUZ-P3** *To ensure that development and **land** use within the General Rural zone minimise adverse **effects** on significant natural, ecological, scenic, visual, landscape, recreational and cultural values.*

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

**GRUZ-P4** *To ensure that **activities** which alter the contour of the **land** do not significantly affect rural character and **amenity values**, particularly where the **land** is visible from **roads** and public places.*

**GRUZ-P5** *To ensure that essential services are able to be operated safely and efficiently.*

**GRUZ-P6** *To avoid, remedy or mitigate the adverse **effects** of **activities** on soil, **water**, **land** and other natural resources.*

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

**GRUZ-P7** *To avoid or mitigate run-off, contamination and erosion of soil from **land** development so as to sustain the life supporting capacity of the soil.*

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

**GRUZ-P8** *To encourage new development of an urban nature to locate within the urban areas of the City.*

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

**GRUZ-P10** *To limit the potential adverse **effects** of rural and non-rural **activities** on each other and on rural **amenity values**.*

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

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

**GRUZ-P11** *To encourage **building** design, location and scale that complements the character of the surrounding area.*

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

**GRUZ-P12** 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

### District-wide matters

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

<b>District-wide matters</b>
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
PK - Papakāinga
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 GRUZ-P1, GRUZ-P2, GRUZ-P8, GRUZ-PREC1-P2, NH-P6, NU-P4

Permitted Activities		Rural Hill
GRUZ-R1	Farming activities (unless otherwise specified in this table)	PER
GRUZ-R3	Minor Structures	PER
GRUZ-R5	One family flat in conjunction with a residential unit	PER
GRUZ-R2	Forestry	PER
GRUZ-R4	One residential unit per site	PER
GRUZ-R6	Home business incidental to residential activities carried out on the site	PER
GRUZ-R7	Veterinary clinics	PER
GRUZ-R8	Passive recreation activities	PER
GRUZ-R9	Removal of a building from a site	PER

Controlled Activities		
GRUZ-R10	Active recreation activities	CON



<p><i>Policy</i> GRUZ-P10</p>	<p><b>Council</b> may impose conditions on:</p> <ol style="list-style-type: none"> <li>1. Avoiding, remedying or mitigating adverse <b>effects</b> of the use on the locality.</li> <li>2. Traffic generation, car parking, access arrangements and onsite <b>vehicle movements</b>.</li> <li>3. Bulk, location, design and appearance of <b>buildings</b>.</li> <li>4. Hours of operation.</li> <li>5. <b>Signs</b>.</li> <li>6. <b>Landscaping</b> and screening.</li> <li>7. Servicing and infrastructure.</li> <li>8. Mitigation of <b>noise effects</b>.</li> <li>9. Financial contributions.</li> </ol>	
<p><b>GRUZ-R11</b></p> <p><i>Policy</i> GRUZ-P11</p>	<p>Establishment of a <b>relocated building</b> from another <b>site</b></p> <p><b>Council</b> may impose conditions on:</p> <ol style="list-style-type: none"> <li>1. Reinstatement works to the condition and appearance of the <b>building</b> relating to:             <ol style="list-style-type: none"> <li>a. Works to the exterior fabric of the <b>building</b> to repair, replace or renovate damaged, defective or substandard elements;</li> <li>b. Painting and/or cleaning of the exterior fabric of the <b>building</b> if necessary;</li> <li>c. Cladding or other means of enclosing open subfloor areas below the <b>building</b>;</li> <li>d. Alterations required to ensure that the reinstated exterior of any <b>relocated building</b> is not likely to detract from the <b>amenity values</b> of the surrounding area.</li> </ol> </li> <li>2. The timeframe for the work to be completed;</li> <li>3. <b>Landscaping</b>, screening and <b>boundary</b> treatment;</li> <li>4. Execution of a performance bond to provide security for exterior reinstatement works required as a condition of resource consent.</li> <li>5. Provision of and <b>effects</b> on utilities and/or services.</li> <li>6. Standard, construction and layout of vehicular access.</li> </ol> <p>Notes in respect of (4):</p> <ul style="list-style-type: none"> <li>• A bond is not mandatory. It will only be required when <b>Council</b> 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 <b>building</b> assessment report submitted at resource consent stage.</li> <li>• 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 <b>Council</b> as guarantor.</li> <li>• 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.</li> </ul>	<p><b>CON</b></p>
<p><b>Controlled activities – restrictions on notification</b></p> <p>Subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of <b>the Act</b>, 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 <b>the Act</b>.</p>		

**Standards for Permitted and Controlled Activities**

<p><b>GRUZ-S1</b></p> <p><i>Policies</i> GRUZ-P5, TP-P5</p>	<p>Access standards for <b>land use activities</b></p> <ol style="list-style-type: none"> <li>1. Access to any <b>allotment</b>, including <b>rear allotments</b>, shall be sited at least 20m, measured along the <b>road</b> carriageway, from any access on an adjoining <b>allotment</b>, unless the two access provisions join the <b>road</b> carriageway at a common point.</li> <li>2. All accessways and manoeuvring areas shall be formed and surfaced in accordance with the <b>Code of Practice for Civil Engineering Works</b>. Exemption – the requirement for accessways serving <b>sites</b> 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 <b>road</b> carriageway seal.</li> <li>3. <b>Sites</b> shall have practical vehicle access to car parking and <b>loading</b> spaces, in accordance with the <b>Code of Practice for Civil Engineering Works</b>. This requirement does not apply to <b>sites</b> solely occupied by unstaffed utilities, provided that vehicles associated with utilities shall not obstruct the footpath or create a traffic hazard on the <b>road</b>.</li> <li>4. Vehicular access to a <b>corner allotment</b> shall be located no closer than 8m from the street corner. Where a <b>site</b> is located on an intersection of a primary or secondary arterial 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 <b>setback</b> shall be measured from where the two front <b>boundaries</b> of the <b>site</b> (refer to the definition of a <b>corner allotment</b>) join, or in accordance with the diagram below.</li> </ol> <div data-bbox="606 1456 1133 1881" data-label="Diagram"> <p>The diagram illustrates a corner allotment scenario. It shows a building footprint with an irregular shape. A driveway leads from the building to a road. The road is shown as a vertical line on the right side of the diagram. The area between the road and the driveway is labeled 'Road Reserve'. A dimension line indicates an 8m minimum setback from the road corner to the driveway. The driveway is labeled 'Driveway' and the building is labeled 'Building'.</p> </div> <ol style="list-style-type: none"> <li>5. Where a <b>corner allotment</b> is located at an intersection of a national, primary or secondary arterial traffic route, as identified in the Transport and Parking (TP) Chapter, no <b>building</b>, fence or other <b>structure</b> is to be erected and no vegetation allowed to grow so as to obstruct a traffic sight line.</li> <li>6. At the intersection of a <b>road</b> or rail level crossing, no <b>building</b>, 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.</li> <li>7. <b>Land use activities</b> 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.</li> </ol>
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<p><b>GRUZ-S2</b></p> <p><i>Policies</i> GRUZ-P1, GRUZ-P10</p>	<p><b>Setbacks</b></p> <ol style="list-style-type: none"> <li>The <b>setback</b> distance for <b>buildings</b> from <b>boundaries</b> shall not be less than:             <ol style="list-style-type: none"> <li>General Rural zone - all <b>boundaries</b> 12m</li> </ol> </li> </ol> <p><b>Exemptions:</b></p> <ol style="list-style-type: none"> <li>Eaves, bay windows or similar features, may encroach into <b>boundary setbacks</b> by up to 0.7m.</li> <li>Non-enclosed and uncovered decks of 1.0m or less in <b>height</b> above <b>ground level</b>.</li> </ol> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li><b>Sites</b> of less than 1500m<sup>2</sup> in all General Rural zones shall comply with the <b>setback</b> standards of the Residential Conservation Precinct (GRZ-PREC2).</li> <li>New <b>residential units</b> shall not be built within 10m of an existing forest.</li> </ul>
<p><b>GRUZ-S3</b></p> <p><i>Policies</i> GRUZ-P1, GRUZ-P10, GRUZ-P11</p>	<p><b>Building height</b></p> <ol style="list-style-type: none"> <li>The maximum <b>height</b> above <b>ground level</b> of any <b>building</b> shall not exceed 8m.</li> </ol> <p><b>Exemption:</b></p> <ol style="list-style-type: none"> <li>Chimneys, flues and minor decorative features may exceed the maximum <b>height</b> above <b>ground level</b> by up to 1m.</li> </ol>
<p><b>GRUZ-S4</b></p> <p><i>Policies</i> GRUZ-P4, GRUZ-P10, GRUZ-P11,</p>	<p><b>Sunlight Access</b></p> <ol style="list-style-type: none"> <li><b>Height</b> control planes apply to all <b>buildings</b>:             <ol style="list-style-type: none"> <li>Adjacent to a General Residential or <b>High Density Residential Zone</b>.</li> <li>On <b>sites</b> smaller than 1500m<sup>2</sup> in a General Rural Zone.</li> </ol> </li> <li><b>Buildings</b> shall be designed so that they fit within the <b>height</b> control planes defined below:</li> </ol> <div data-bbox="676 667 1091 1032" style="text-align: center;"> <p>a) Height control planes in relation to site boundaries:</p> <p>b) Determining which height control plane to use:</p> <p>c) Application of height control planes to a sloping site:</p> </div> <p><b>Exemptions:</b></p> <ol style="list-style-type: none"> <li>Chimneys, flues, and minor decorative features may extend beyond the <b>height</b> control plane by up to 1m.</li> <li>The top of a dormer or gable, but not the eaves, may extend beyond the <b>height</b> control plane by up to 0.5 m provided that the aggregate length of all projections through the plane does not exceed 25% of the total <b>building</b> length.</li> <li>Where the <b>boundary</b> involved in the measurement of the <b>height</b> control plane adjoins an access strip or right-of-way to a <b>rear allotment</b>, the outside <b>boundary</b> of such an access strip or right-of-way may be substituted for the nearest <b>site boundary</b>.</li> </ol>
<p><b>GRUZ-S5</b></p> <p><i>Policies</i> NATC-P1</p>	<p><b>Water supply, stormwater and wastewater</b></p> <p>All <b>activities</b> shall comply with the <b>water</b> supply, <b>stormwater</b> and <b>wastewater</b> standards in the <b>Code of Practice for Civil Engineering Works</b>.</p>
<p><b>GRUZ-S6</b></p> <p><i>Policies</i> GRUZ-P2, GRUZ-P3, GRUZ-P6, GRUZ-P7, GRUZ-P10</p>	<p><b>Forestry</b></p> <ol style="list-style-type: none"> <li>Forest owners and managers are expected to comply with the management and operational practices in the New Zealand Forest Code of Practice.</li> <li>There shall be a 10m non-millable buffer from any <b>waterbody</b> with a width greater than 1m.</li> <li>A buffer width of at least 10m is to be provided to any existing <b>residential unit</b> on another <b>site</b>.</li> <li>No less than 20 working days before harvesting any forest or section of a forest, the harvester shall submit a Forestry Harvesting Notice to the <b>Council</b>. This Notice shall contain the following information:             <ol style="list-style-type: none"> <li>A description of the extent of the area to be harvested and the method of tree removal from the <b>site</b>.</li> <li>The date of commencement and duration of the harvesting.</li> <li>The expected volume of timber to be extracted.</li> <li>The regularity of logging truck movements.</li> <li>The <b>roads</b> proposed to be used for the cartage of timber or logs or machinery used in harvesting.</li> <li>Appropriate measures to manage the adverse impacts of road use resulting from harvesting.</li> </ol> </li> </ol>
<p><b>GRUZ-S7</b></p> <p><i>Policies</i> GRUZ-P10, GRUZ-P12,</p>	<p><b>Home business</b> ancillary to <b>residential activities</b> carried out on the <b>site</b></p> <ol style="list-style-type: none"> <li>At least one of the persons engaged in the <b>home business</b> shall live on the <b>site</b> as their principal place of residence.</li> <li>No more than three non-resident persons may be engaged in the <b>home business</b> at any one time.</li> <li>The repair or maintenance of vehicles or engines, other than those belonging to the residents, is not permitted.</li> <li>The <b>site</b> shall not be used as a depot for any heavy vehicle associated with a trade.</li> <li>Only goods produced or grown on the <b>site</b> may be sold from the <b>site</b>, provided that no retailing <b>activity</b> shall take place where access is to the State Highway.</li> <li>Homestay <b>activities</b>, where accommodation and meals are provided in a family type <b>environment</b>, are permitted provided the total number of persons accommodated on the <b>site</b> at any one time, including persons normally resident on the <b>site</b>, does not exceed twelve.</li> <li>Equipment used shall not interfere with radio and television reception.</li> </ol>

### Restricted Discretionary Activities

<p><b>GRUZ-R12</b></p> <p><i>Policies</i> GRUZ-P12</p>	<p><b>Family flat</b> which does not meet permitted activity standards</p> <p><b>Council</b> will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li><b>Land</b> tenure.</li> <li>Location.</li> <li>Provision of and <b>effects</b> on utilities and/or services</li> </ol>	<p><b>RDIS</b></p>
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	<p>4. <b>Landscaping</b></p> <p>5. <b>Setbacks</b> and coverage.</p> <p>6. <b>Height</b> and sunlight access.</p> <p>7. Standard, construction and layout of vehicular access.</p> <p>8. <b>Effects</b> on character and amenity</p> <p>9. Financial contributions</p>	
<p><b>GRUZ-R13</b></p> <p><i>Policies</i> GRUZ-P10, GRUZ-P12</p>	<p><b>Home business</b>, ancillary to <b>residential activities</b> carried out on the <b>site</b>, which do not meet permitted activity standards</p> <p><b>Council</b> will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>External storage.</li> <li>The number of non-resident workers employed on the <b>site</b>.</li> <li>The creation of <b>dust</b>, light, <b>noise</b>, vibration or other nuisance.</li> <li>Appearance of <b>buildings</b>.</li> <li>Size, number of, location and appearance of <b>signs</b>.</li> <li>Car parking, traffic and pedestrian safety and the efficient functioning of the roading network.</li> <li>Financial contributions.</li> </ol>	<b>RDIS</b>
<p><b>GRUZ-R14</b></p> <p><i>Policies</i> GRUZ-P11, GRUZ-P12</p>	<p><b>Buildings</b> accessory to a permitted or controlled activity which do not comply with permitted activity standards</p> <p><b>Council</b> will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li><b>Height</b> and sunlight access.</li> <li><b>Setbacks</b> and coverage.</li> <li><b>Landscaping</b> and screening.</li> <li>Provision of and <b>effects</b> on utilities and/or services.</li> <li>Standard, construction and layout of vehicular access, manoeuvring and traffic safety.</li> <li>Streetscape <b>effects</b>.</li> <li><b>Effects</b> on rural character and amenity.</li> <li>Financial contributions.</li> </ol>	<b>RDIS</b>
<p><b>GRUZ-R15</b></p> <p><i>Policy</i> NU-P4</p>	<p><b>Buildings</b> or <b>structures</b> within 12-32m of high voltage (110kV or greater) electricity <b>transmission lines</b> as shown on the Planning Maps *(refer to the definition of <b>transmission line</b>)</p> <p><b>Council</b> will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances 2001 (NZECP 34:2001).</li> <li>The location, height, scale, orientation and use of buildings and structures to ensure the following are addressed: <ol style="list-style-type: none"> <li>The risk to the structural integrity of the <b>transmission line</b>.</li> <li>The effects on the ability of the <b>transmission line</b> owner to operate, maintain and upgrade the transmission network.</li> <li>The risk of electrical hazards affecting public or individual safety, and risk of property damage.</li> <li>The extent of earthworks required, and use of mobile machinery near the <b>transmission line</b> which may put the line at risk.</li> <li>Minimising the visual effects of the <b>transmission line</b>.</li> <li>The outcome of any consultation with the affected utility operator.</li> </ol> </li> </ol> <p><b>Restriction on notification</b> Subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of the <b>Act</b>, 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>	<b>RDIS</b>
<p><b>GRUZ-R16</b></p> <p><i>Policy</i> TP-P3</p>	<p>Activities listed as permitted which do not comply with the access standards in GRUZ-S1</p> <p><b>Council</b> will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>The extent to which the activity will adversely affect traffic and pedestrian safety.</li> <li>The extent to which the activity will adversely affect the efficient functioning of the roading network.</li> </ol>	<b>RDIS</b>

#### Discretionary Activities

<b>GRUZ-R17</b>	Intensive animal farming, including pig farming	<b>DIS</b>
<b>GRUZ-R18</b>	<b>Topsoil removal</b>	<b>DIS</b>
<b>GRUZ-R19</b>	<b>Visitor accommodation</b> , other than as part of any <b>home business</b>	<b>DIS</b>
<b>GRUZ-R20</b>	Educational institutions and <b>places of assembly</b>	<b>DIS</b>
<b>GRUZ-R21</b>	<b>Community facilities</b>	<b>DIS</b>
<b>GRUZ-R22</b>	<b>Tourism facilities</b>	<b>DIS</b>
<b>GRUZ-R23</b>	<b>Activities</b> listed as permitted or controlled which do not comply with the relevant standards in this chapter, except as specified below	<b>DIS</b>

#### Non-complying Activities

<b>GRUZ-R24</b>	Two or more <b>residential units on any one site</b>	<b>NC</b>
<b>GRUZ-R25</b>	<b>Buildings</b> or <b>structures</b> within 12m of high voltage (110kV or greater) electricity <b>transmission lines</b> as shown on the Planning Maps *(refer to the definition of <b>transmission line</b> )	<b>NC</b>
<b>GRUZ-R26</b>	<b>Activities</b> which are not listed in this Table unless otherwise covered in the District-wide matters of the Plan	<b>NC</b>

#### Matters for Consideration

Matters that may be relevant in the consideration of any Discretionary or Non-Complying Activity resource consent may include the following:		
<b>GRUZ-MC1</b>	<p><b>Access</b></p> <ol style="list-style-type: none"> <li>Accessibility for public transport, cyclists and pedestrians.</li> <li>Compliance with the <b>Code of Practice for Civil Engineering Works</b>.</li> <li>Whether the topography, size or shape of the <b>site</b> or the location of any natural or built feature(s) on the <b>site</b> or other requirements such as easements, rights-of-way or restrictive covenants impose constraints that make compliance impracticable.</li> <li>Whether the <b>activities</b> proposed will not generate a demand for servicing facilities.</li> </ol>	

	<p>5. Whether suitable alternative provision for servicing can be made.</p> <p>6. Whether the nature of adjacent <b>roads</b> is such that the entry, exit and manoeuvring of vehicles can be conducted safely.</p>
GRUZ-MC2	<p><b>Intensive animal farming, including pig farming</b></p> <p>1. Whether amenities of the surrounding <b>environment</b> can be maintained.</p> <p>2. Whether the effluent from the <b>site</b> can be <b>discharged</b> appropriately.</p>
GRUZ-MC3	<p><b>Forestry</b></p> <p>1. The method and timing of the <b>activity</b>.</p> <p>2. The area to be cleared at any one time.</p> <p>3. Traffic and access considerations and financial contributions regarding these.</p> <p>4. <b>Effects</b> on the amenity of neighbouring residential <b>properties</b>.</p>
GRUZ-MC4	<p><b>Topsoil removal</b></p> <p>1. Whether the <b>activity</b> is to be the subject of a Management Plan to provide certainty as to the nature, timing and duration of ongoing <b>activity</b>, and a Rehabilitation Plan to show how the <b>land</b> will be restored to a state that respects the natural landform and ensures its long term sustainability for plant growth.</p> <p>2. The nature and extent of <b>effects</b> on visual amenity or on <b>sites</b> or features of ecological, cultural or heritage value.</p> <p>3. The nature and extent of <b>effects</b> on <b>waterbodies</b>, including <b>effects</b> on <b>water</b> quality and the potential for flooding.</p> <p>4. The extent to which the <b>activity</b> causes or exacerbates soil erosion or compromises the versatility of the soil resource.</p> <p>5. Whether the <b>activity</b> includes measures to deal with the <b>effects</b> of wind blown soil and <b>dust</b>.</p> <p>6. The <b>effects</b> of <b>vehicle movements</b> to, from and within the <b>site</b>.</p> <p>7. Regard for the provisions of the Regional Soil Plan (including Appendix 3 'Guidelines for Topsoil Mining').</p> <p>8. The nature and effectiveness of measures to avoid, remedy or mitigate adverse <b>effects</b>.</p> <p>9. <b>Noise</b>.</p> <p>10. Financial contributions.</p>
GRUZ-MC5	<p><b>Active recreation</b></p> <p>1. The location, hours of operation and layout of facilities in relation to their <b>noise effects</b> on adjoining <b>land</b> uses.</p> <p>2. Access and parking.</p> <p>3. Timing and frequency of events.</p>
GRUZ-MC6	<p><b>Non-rural activities</b></p> <p>1. Whether the <b>activity</b>, <b>buildings</b>, <b>structures</b> or other works are of an appropriate scale having regard to the local landforms and the nature of the surrounding <b>environment</b>.</p> <p>2. Whether the amenities and the quality of the rural <b>environment</b> can be maintained.</p> <p>3. The potential impacts of <b>noise</b>, <b>dust</b>, glare, vibration, fumes, smoke, <b>discharges</b> or pollutants or the excavation or deposition of earth.</p> <p>4. Traffic <b>effects</b> and access to formed, sealed <b>roads</b>.</p> <p>5. Whether the <b>site</b> of any non-rural or residential use is appropriately located having regard to the scale of the <b>building</b> development proposed and the intensity of the <b>activity</b>. The <b>Council</b> will consider the extent to which any non-rural <b>activity</b>, <b>building</b>, <b>residential unit</b> or <b>structure</b> may hinder the continued operation of any lawfully established <b>activity</b>.</p> <p>6. The extent to which landscape character and ecological values will be maintained or enhanced.</p>
GRUZ-MC7	<p><b>Residential units</b></p> <p>1. Provision for effluent treatment, disposal and <b>water</b> supply.</p> <p>2. The necessity for the number of <b>residential units</b> proposed.</p> <p>3. Whether the form, scale and character of the new <b>buildings</b> are compatible with those of the <b>buildings</b> in the immediate vicinity of the <b>site</b>.</p>
GRUZ-MC8	<p>Scale, bulk, location and appearance of <b>buildings</b></p> <p>1. Whether the <b>building</b> design, appearance, location and scale detrimentally affects the character of the surrounding area.</p> <p>2. Whether a better standard of development can be achieved by varying the design, location or size of the <b>buildings</b>.</p> <p>3. The arrangement of <b>buildings</b>, car parks and <b>vehicle movements</b> on <b>site</b>.</p> <p>4. Whether the topography of the <b>site</b> has been taken into account.</p>
GRUZ-MC9	<p><b>Amenity values</b></p> <p>1. Whether the proposed <b>activity</b> will have more than minor <b>effect</b> on the <b>amenity values</b> of the area in which it is to be located.</p>
GRUZ-MC10	<p>Sunlight access</p> <p>1. Whether the <b>building</b> will adversely interfere with sunlight access or create adverse shading on surrounding <b>sites</b>.</p> <p>2. Whether the topography of the <b>site</b> or the location of any built features on the <b>site</b> or other requirements, such as easements, impose constraints that make compliance impracticable.</p>

Prohibited Activities		
GRUZ-R27	Gang fortifications	PR

## Methods

- GRUZ-M1 District Plan provisions consisting of the following:
1. Identification of areas which have different topography, character and **amenity values** as zones on the Planning Maps.
  2. Rules controlling **setbacks**, minimum **site** size, **subdivision** and **building**.
  3. Environmental standards to mitigate the potential adverse **effects** of **activities** on the rural **environment**.
  4. Financial contributions and conditions of resource consents to achieve **amenity values**, reserves, **landscaping** and infrastructural requirements.
- GRUZ-M2 Code of Practice for Civil Engineering Works.
- GRUZ-M3 Abatement notices and enforcement orders may be issued where it is necessary to enforce the Plan rules and mitigate any adverse **effects**.
- GRUZ-M4 Management Plans prepared under relevant legislation.
- GRUZ-M5 District Plan rules setting standards to protect adjacent properties from adverse shading **effects**.
- GRUZ-M6 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 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
GRUZ-AER1	Maintenance of the present levels of diversity and health of soils and ecosystems	Change in <b>land</b> cover and use Numbers of resource consents and types of conditions imposed	Aerial photos Compliance monitoring
GRUZ-AER2	New <b>buildings</b> , development and <b>activities</b> which reflect rural character and <b>amenity values</b>	Change in density of <b>subdivision</b> patterns and built form Complaints received about development	Aerial photos Monitoring of <b>building</b> and <b>subdivision</b> consents Complaints register
GRUZ-AER3	Maintenance of rural <b>amenity values</b>	Changes in ambient noise levels Complaints about adverse environmental <b>effects</b>	Survey Complaints register
GRUZ-AER4	Restricted development in areas with environmentally sensitive characteristics and landscape values	Numbers and types of resource consents and conditions imposed Complaints received	Monitoring of consents Compliance monitoring Complaints register
GRUZ-AER5	Protection of natural landforms	Change in <b>land</b> cover and use Numbers and types of resource consents and conditions imposed	Aerial photos Compliance monitoring
GRUZ-AER6	A built <b>environment</b> 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

## GRUZ Precinct 1 – Blue Mountains Precinct

The following issue and policies apply within the Blue Mountains Precinct (as identified on the planning maps) in addition to the provisions of the underlying General Rural Zone. Where there is any conflict between the provisions the Precinct provisions shall prevail. Precinct specific subdivision provisions are located in the Subdivision Chapter (SUB).

### Issues

**GRUZ-PREC1- I1** *Limited development opportunities in the Blue Mountains Precinct due to infrastructural and environmental constraints.*

**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.

### Policies

**GRUZ-PREC1- P1** *To ensure that development and **land** use within the General Rural zone minimise adverse **effects** on significant natural, ecological, scenic, visual, landscape, recreational and cultural values.*

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

**GRUZ-PREC1- P2** *To provide for limited development within the Blue Mountains Precinct which takes into account its environmentally sensitive nature.*

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

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

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

#### Advice Note:

The rules and standards relating to **subdivision** in the Blue Mountains Precinct are located in the Subdivision (SUB) Chapter

## RPROZ — Rural Production Zone

### Background

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

### Resource Management Issues

**RPROZ-11** *The loss of rural character, the destruction of significant areas of **indigenous vegetation** and areas of significant habitat for fauna, the degradation of **amenity values** from development and **activities** and competing expectations of, and demands for, rural resources.*

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

While the appearance of the rural **environment** is subject to considerable change and evolution, some characteristics remain constant. These are the open, expansive nature of the countryside with a relatively low density of **buildings** and with vegetation being the dominant feature. Open spaces, a key feature of rural character, serve to mitigate adverse **effects** which may be generated by **farming 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 level of amenity in the rural area is important to the quality of life enjoyed by people living and working in the area and by visitors. **Amenity values** refer to those natural and physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes.

The rural **environment** is characterised by important ecological values. These include significant areas of **indigenous vegetation** and areas of significant habitat for indigenous fauna. Such areas can be degraded or partially or totally destroyed by clearance, milling or pest and weed infestation. These issues are considered in greater detail in the Natural Features and Landscapes (NFL) Chapter and the Ecosystems and Indigenous Biodiversity (ECO) Chapter.

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. **Activities**, such as outdoor recreation or rural lifestyle development can become an accepted part of the rural **environment** if they do not impact on rural amenity and character. A range of opportunities are therefore required to enable the community to make use of the rural **land** resource.

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

**RPROZ-12** *The loss of the life supporting capacity of soil through inappropriate development and unsustainable **land** use practices.*

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

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

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

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

### Objectives

**RPROZ-01** *The maintenance and enhancement of the open spaces, natural features and ecological systems which comprise the rural character and amenity.*

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

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

**RPROZ-02** *The promotion of an **environment** within which soil, **water** and **land** resources are managed sustainably.*

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

**RPROZ-03** *To maintain and enhance the **amenity values** of the rural area.*

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

## Policies

**RPROZ-P1** *To manage the adverse environmental **effects** arising from the scale, density, number and location of **earthworks**, new **building** developments and **activities** so that they do not significantly compromise rural character and landscape values.*

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

**RPROZ-P2** *To ensure that development and **land** use within the Rural Production zones minimise adverse **effects** on rural character, areas of significant indigenous flora or fauna, and **amenity values**.*

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

Maintaining larger **site** sizes in the Rural Production Zones will generally ensure that the rural character is not compromised by numerous clusters of **buildings** spread across the landscape. It also provides greater opportunities for significant natural features and areas of indigenous flora and fauna to be retained. Larger **sites** also assist in avoiding the creation of nuisances resulting from inadequate separation between new **residential units** and existing **activities**. Retaining openness maintains a rural character which distinguishes the areas from the more densely settled urban **environment**. Further consideration is given to these matters in the Natural Features and Landscapes (NFL) Chapter and the Ecosystems and Indigenous Biodiversity (ECO) Chapter.

**RPROZ-P3** *To ensure that **activities** which alter the contour of the **land** do not significantly affect rural character and **amenity values**, particularly where the **land** is visible from **roads** and public places.*

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

**RPROZ-P4** *To ensure that essential services are able to be operated safely and efficiently.*

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

**RPROZ-P5** *To avoid, remedy or mitigate the adverse **effects** of **activities** on soil, **water**, **land** and other natural resources.*

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

**RPROZ-P6** *To avoid or mitigate run-off, contamination and erosion of soil from **land** development so as to sustain the life supporting capacity of the soil.*

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

**RPROZ-P7** *To encourage new development of an urban nature to locate within the urban areas of the City.*

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

**RPROZ-P8** *To limit the potential adverse **effects** of rural and non-rural **activities** on each other and on rural **amenity values**.*

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

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

**RPROZ-P9** *To encourage **building** design, location and scale that complements the character of the surrounding area.*

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

**RPROZ-P10** *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

### District-wide matters

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

<b>District-wide matters</b>
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
PK - Papakāinga
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 RPROZ-P1, RPROZ-P2, RPROZ-P7, NH-P6, NU-P4

Permitted Activities		
RPROZ-R1	Farming activities (unless otherwise specified in this table)	PER
RPROZ-R2	Forestry	PER
RPROZ-R3	Field based agricultural research and ancillary <b>buildings</b> and <b>ancillary activities</b> (including field days and open days) on the Kaitoke Agricultural Research Farm legally described as Pt DP 12431 Lot 2 DP 22844 & sec 41 Pt secs 1, 2, 29 Pakuratahi Dist Blk XV Akatarawa SD - Animal Research Farm Sec 1 SO 24123 Sec 43 SO 23658 - Animal Research Station, Sec 3 Pakuratahi Dist Blk XV Akatarawa SD	PER
RPROZ-R4	Minor Structures	PER
RPROZ-R5	One residential unit per site	PER
RPROZ-R6	One family flat in conjunction with a residential unit	PER
RPROZ-R7	Home business incidental to residential activities carried out on the site	PER
RPROZ-R8	Veterinary clinics	PER
RPROZ-R9	Passive recreation activities	PER
RPROZ-R10	Removal of a building from a site	PER

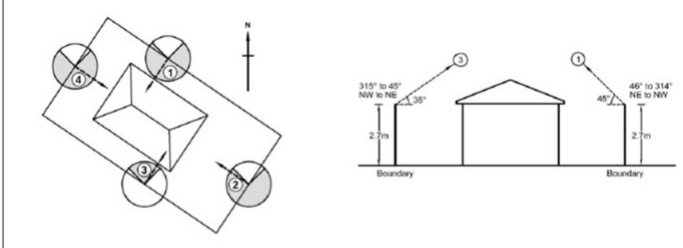
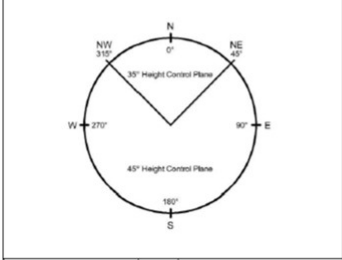
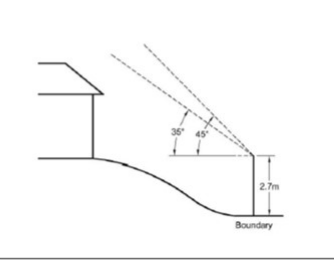
Controlled Activities		
RPROZ-R11	Active recreation activities	CON
<i>Policy RPROZ-P8</i>	<p>Council may impose conditions on:</p> <ol style="list-style-type: none"> <li>Avoiding, remedying or mitigating adverse <b>effects</b> of the use on the locality.</li> <li>Traffic generation, car parking, access arrangements and onsite <b>vehicle movements</b>.</li> </ol>	



	<ol style="list-style-type: none"> <li>3. Bulk, location, design and appearance of <b>buildings</b>.</li> <li>4. Hours of operation.</li> <li>5. <b>Signs</b>.</li> <li>6. <b>Landscaping</b> and screening.</li> <li>7. Servicing and infrastructure.</li> <li>8. Mitigation of <b>noise effects</b>.</li> <li>9. Financial contributions.</li> </ol>	
<p><b>RPROZ-R12</b></p> <p><i>Policy RPROZ-P9</i></p>	<p><b>Establishment of a relocated building from another site</b></p> <p><b>Council</b> may impose conditions on:</p> <ol style="list-style-type: none"> <li>1. Reinstatement works to the condition and appearance of the <b>building</b> relating to:                     <ol style="list-style-type: none"> <li>a. Works to the exterior fabric of the <b>building</b> to repair, replace or renovate damaged, defective or substandard elements;</li> <li>b. Painting and/or cleaning of the exterior fabric of the <b>building</b> if necessary;</li> <li>c. Cladding or other means of enclosing open subfloor areas below the <b>building</b>;</li> <li>d. Alterations required to ensure that the reinstated exterior of any <b>relocated building</b> is not likely to detract from the <b>amenity values</b> of the surrounding area.</li> </ol> </li> <li>2. The timeframe for the work to be completed;</li> <li>3. <b>Landscaping</b>, screening and <b>boundary</b> treatment;</li> <li>4. Execution of a performance bond to provide security for exterior reinstatement works required as a condition of resource consent.</li> <li>5. Provision of and <b>effects</b> on utilities and/or services.</li> <li>6. Standard, construction and layout of vehicular access.</li> </ol> <p>Notes in respect of (4):</p> <ul style="list-style-type: none"> <li>• A bond is not mandatory. It will only be required when <b>Council</b> 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 <b>building</b> assessment report submitted at resource consent stage.</li> <li>• 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 <b>Council</b> as guarantor.</li> <li>• 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.</li> </ul>	<p><b>CON</b></p>
<p><b>Controlled activities – restrictions on notification</b></p> <p>Subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of <b>the Act</b>, 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 <b>the Act</b>.</p>		

**Standards for Permitted and Controlled Activities**

<p><b>RPROZ-S1</b></p> <p><i>Policies RPROZ-P4, TP-P5</i></p>	<p>Access standards for <b>land use activities</b></p> <p>Access to any <b>allotment</b>, including <b>rear allotments</b>, shall be sited at least 20m, measured along the <b>road</b> carriageway, from any access on an adjoining <b>allotment</b>, unless the two access provisions join the <b>road</b> carriageway at a common point.</p> <ol style="list-style-type: none"> <li>1. All accessways and manoeuvring areas shall be formed and surfaced in accordance with the <b>Code of Practice for Civil Engineering Works</b>. Exemption – the requirement for accessways serving <b>sites</b> 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 <b>road</b> carriageway seal.</li> <li>2. <b>Sites</b> shall have practical vehicle access to car parking and <b>loading</b> spaces, in accordance with the <b>Code of Practice for Civil Engineering Works</b>. This requirement does not apply to <b>sites</b> solely occupied by unstaffed utilities, provided that vehicles associated with utilities shall not obstruct the footpath or create a traffic hazard on the <b>road</b>.</li> <li>3. Vehicular access to a <b>corner allotment</b> shall be located no closer than 8m from the street corner. Where a <b>site</b> is located on an intersection of a primary or secondary arterial 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 <b>setback</b> shall be measured from where the two front <b>boundaries</b> of the <b>site</b> (refer to the definition of a <b>corner allotment</b>) join, or in accordance with the diagram below.</li> </ol> <div style="text-align: center;"> </div> <ol style="list-style-type: none"> <li>5. Where a <b>corner allotment</b> is located at an intersection of a national, primary or secondary arterial traffic route, as identified in the Transport and Parking (TP) Chapter, no <b>building</b>, fence or other <b>structure</b> is to be erected and no vegetation allowed to grow so as to obstruct a traffic sight line.</li> <li>6. At the intersection of a <b>road</b> or rail level crossing, no <b>building</b>, 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.</li> <li>7. <b>Land use activities</b> 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.</li> </ol>
<p><b>RPROZ-S2</b></p> <p><i>Policies RPROZ-P1, RPROZ-P8</i></p>	<p><b>Setbacks</b></p> <ol style="list-style-type: none"> <li>1. The <b>setback</b> distance for <b>buildings</b> from <b>boundaries</b> shall not be less than:                     <ol style="list-style-type: none"> <li>a. Rural Production zone - all <b>boundaries</b> 12m</li> </ol> </li> </ol> <p><b>Exemptions:</b></p>

	<p>2. Eaves, bay windows or similar features, may encroach into <b>boundary setbacks</b> by up to 0.7m.                  3. Non-enclosed and uncovered decks of 1.0m or less in <b>height above ground level</b>.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• <b>Sites</b> of less than 1500m<sup>2</sup> in all Rural Production zones shall comply with the <b>setback</b> standards of the Residential Conservation Precinct zone.</li> <li>• New <b>residential units</b> shall not be built within 10m of an existing forest.</li> </ul>
<p><b>RPROZ-S3</b></p> <p><i>Policies</i>                  RPROZ-P1,                  RPROZ-P8,                  RPROZ-P9</p>	<p><b>Building height</b></p> <p>1. The maximum <b>height above ground level</b> of any <b>building</b> shall not exceed 8m.</p> <p><b>Exemption:</b></p> <p>2. Chimneys, flues and minor decorative features may exceed the maximum <b>height above ground level</b> by up to 1m.</p>
<p><b>RPROZ-S4</b></p> <p><i>Policies</i>                  GRZ-P4,                  RPROZ-P8,                  RPROZ-P9</p>	<p>Sunlight Access</p> <p>1. <b>Height control planes</b> apply to all <b>buildings</b>:</p> <ol style="list-style-type: none"> <li>Adjacent to a General Residential Zone.</li> <li>On <b>sites</b> smaller than 1500m<sup>2</sup> in a Rural Production Zone.</li> </ol> <p>2. <b>Buildings</b> shall be designed so that they fit within the <b>height control planes</b> defined below:</p> <p><b>a) Height control planes in relation to site boundaries:</b></p>  <p><b>b) Determining which height control plane to use:</b></p>  <p><b>c) Application of height control planes to a sloping site:</b></p>  <p><b>Exemptions:</b></p> <ol style="list-style-type: none"> <li>3. Chimneys, flues, and minor decorative features may extend beyond the <b>height control plane</b> by up to 1m.</li> <li>4. The top of a dormer or gable, but not the eaves, may extend beyond the <b>height control plane</b> by up to 0.5 m provided that the aggregate length of all projections through the plane does not exceed 25% of the total <b>building length</b>.</li> <li>5. Where the <b>boundary</b> involved in the measurement of the <b>height control plane</b> adjoins an access strip or right-of-way to a <b>rear allotment</b>, the outside <b>boundary</b> of such an access strip or right-of-way may be substituted for the nearest <b>site boundary</b>.</li> </ol>
<p><b>RPROZ-S5</b></p> <p><i>Policies</i>                  NATC-P1</p>	<p><b>Water supply, stormwater and wastewater</b></p> <p>1. All <b>activities</b> shall comply with the <b>water supply, stormwater and wastewater</b> standards in the <b>Code of Practice for Civil Engineering Works</b>.</p>
<p><b>RPROZ-S6</b></p> <p><i>Policies</i>                  RPROZ-P2,                  RPROZ-P5,                  RPROZ-P6,                  RPROZ-P8</p>	<p><b>Forestry</b></p> <ol style="list-style-type: none"> <li>1. Forest owners and managers are expected to comply with the management and operational practices in the New Zealand Forest Code of Practice.</li> <li>2. There shall be a 10m non-millable buffer from any <b>waterbody</b> with a width greater than 1m.</li> <li>3. A buffer width of at least 10m is to be provided to any existing <b>residential unit</b> on another <b>site</b>.</li> <li>4. No less than 20 working days before harvesting any forest or section of a forest, the harvester shall submit a Forestry Harvesting Notice to the <b>Council</b>. This Notice shall contain the following information:             <ol style="list-style-type: none"> <li>a. A description of the extent of the area to be harvested and the method of tree removal from the <b>site</b>.</li> <li>b. The date of commencement and duration of the harvesting.</li> <li>c. The expected volume of timber to be extracted.</li> <li>d. The regularity of logging truck movements.</li> <li>e. The <b>roads</b> proposed to be used for the cartage of timber or logs or machinery used in harvesting.</li> <li>f. Appropriate measures to manage the adverse impacts of <b>road</b> use resulting from harvesting.</li> </ol> </li> </ol>
<p><b>RPROZ-S7</b></p> <p><i>Policies</i>                  RPROZ-P8,                  RPROZ-P10</p>	<p><b>Home business</b> ancillary to <b>residential activities</b> carried out on the <b>site</b></p> <ol style="list-style-type: none"> <li>1. At least one of the persons engaged in the <b>home business</b> shall live on the <b>site</b> as their principal place of residence.</li> <li>2. No more than three non-resident persons may be engaged in the <b>home business</b> at any one time.</li> <li>3. The repair or maintenance of vehicles or engines, other than those belonging to the residents, is not permitted.</li> <li>4. The <b>site</b> shall not be used as a depot for any heavy vehicle associated with a trade.</li> <li>5. Only goods produced or grown on the <b>site</b> may be sold from the <b>site</b>, provided that no retailing <b>activity</b> shall take place where access is to the State Highway.</li> <li>6. Homestay <b>activities</b>, where accommodation and meals are provided in a family type <b>environment</b>, are permitted provided the total number of persons accommodated on the <b>site</b> at any one time, including persons normally resident on the <b>site</b>, does not exceed twelve.</li> <li>7. Equipment used shall not interfere with radio and television reception.</li> </ol>

Restricted Discretionary Activities		
RPROZ-R13  <i>Policies</i> RPROZ-P10	<b>Family flat</b> which does not meet permitted or controlled activity standards  <b>Council</b> will restrict its discretion to, and may impose conditions on: 1. <b>Land</b> tenure. 2. Location. 3. Provision of and <b>effects</b> on utilities and/or services 4. <b>Landscaping</b> 5. <b>Setbacks</b> and coverage. 6. <b>Height</b> and sunlight access. 7. Standard, construction and layout of vehicular access. 8. <b>Effects</b> on character and amenity 9. Financial contributions	RDIS
RPROZ-R14  <i>Policies</i> RPROZ-P8, RPROZ-P10	<b>Home business</b> , ancillary to <b>residential activities</b> carried out on the <b>site</b> , which do not meet permitted or controlled activity standards  <b>Council</b> will restrict its discretion to, and may impose conditions on: 1. External storage. 2. The number of non-resident workers employed on the <b>site</b> . 3. The creation of <b>dust</b> , light, <b>noise</b> , vibration or other nuisance. 4. Appearance of <b>buildings</b> . 5. Size, number of, location and appearance of <b>signs</b> . 6. Car parking, traffic and pedestrian safety and the efficient functioning of the roading network. 7. Financial contributions.	RDIS
RPROZ-R15  <i>Policies</i> RPROZ-P9, RPROZ-P10	<b>Buildings</b> accessory to a permitted or controlled activity which do not comply with permitted or controlled activity standards  <b>Council</b> will restrict its discretion to, and may impose conditions on: 1. <b>Height</b> and sunlight access. 2. <b>Setbacks</b> and coverage. 3. <b>Landscaping</b> and screening. 4. Provision of and <b>effects</b> on utilities and/or services. 5. Standard, construction and layout of vehicular access, manoeuvring and traffic safety. 6. Streetscape <b>effects</b> . 7. <b>Effects</b> on rural character and amenity. 8. Financial contributions.	RDIS
RPROZ-R16  <i>Policy</i> NU-P4	<b>Buildings</b> or <b>structures</b> within 12-32m of high voltage (110kV or greater) electricity <b>transmission lines</b> as shown on the Planning Maps *(refer to the definition of <b>transmission line</b> )  <b>Council</b> will restrict its discretion to, and may impose conditions on: 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: a. The risk to the structural integrity of the <b>transmission line</b> . b. The effects on the ability of the <b>transmission line</b> 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 <b>earthworks</b> required, and use of mobile machinery near the <b>transmission line</b> which may put the line at risk. e. Minimising the visual <b>effects</b> of the <b>transmission line</b> . f. The outcome of any consultation with the affected utility operator.  <b>Restriction on notification</b> Subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of the <b>Act</b> , 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.	RDIS
RPROZ-R17  <i>Policy</i> TP-P3	<b>Activities</b> listed as permitted or controlled which do not comply with the access standards in RPROZ-S1  <b>Council</b> will restrict its discretion to, and may impose conditions on: 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		
RPROZ-R18	<b>Intensive animal farming</b> , including pig farming	DIS
RPROZ-R19	<b>Topsoil removal</b>	DIS
RPROZ-R20	<b>Visitor accommodation</b> , other than as part of any <b>home business</b>	DIS
RPROZ-R21	Educational institutions and <b>places of assembly</b>	DIS
RPROZ-R22	<b>Community facilities</b>	DIS
RPROZ-R23	<b>Tourism facilities</b>	DIS
RPROZ-R24	<b>Activities</b> listed as permitted or controlled which do not comply with the relevant standards in this chapter, except as specified below	DIS

Non-complying Activities		
RPROZ-R25	Two or more <b>residential units</b> on any one <b>site</b>	NC
RPROZ-R26	<b>Buildings</b> or <b>structures</b> within 12m of high voltage (110kV or greater) electricity <b>transmission lines</b> as shown on the Planning Maps *(refer to the definition of <b>transmission line</b> )	NC
RPROZ-R27	<b>Activities</b> which are not listed in this Table unless otherwise covered in the District-wide matters of the Plan	NC

Matters for Consideration	
Matters that may be relevant in the consideration of any Discretionary or Non-Complying Activity resource consent may include the following:	
RPROZ-MC1	<b>Access</b> <ol style="list-style-type: none"> <li>1. Accessibility for public transport, cyclists and pedestrians.</li> <li>2. Compliance with the <b>Code of Practice for Civil Engineering Works</b>.</li> <li>3. Whether the topography, size or shape of the <b>site</b> or the location of any natural or built feature(s) on the <b>site</b> or other requirements such as easements, rights-of-way or restrictive covenants impose constraints that make compliance impracticable.</li> <li>4. Whether the <b>activities</b> proposed will not generate a demand for servicing facilities.</li> <li>5. Whether suitable alternative provision for servicing can be made.</li> <li>6. Whether the nature of adjacent <b>roads</b> is such that the entry, exit and manoeuvring of vehicles can be conducted safely.</li> </ol>
RPROZ-MC2	<b>Intensive animal farming, including pig farming</b> <ol style="list-style-type: none"> <li>1. Whether amenities of the surrounding <b>environment</b> can be maintained.</li> <li>2. Whether the effluent from the <b>site</b> can be <b>discharged</b> appropriately.</li> </ol>
RPROZ-MC3	<b>Forestry</b> <ol style="list-style-type: none"> <li>1. The method and timing of the <b>activity</b>.</li> <li>2. The area to be cleared at any one time.</li> <li>3. Traffic and access considerations and financial contributions regarding these.</li> <li>4. <b>Effects</b> on the amenity of neighbouring residential <b>properties</b>.</li> </ol>
RPROZ-MC4	<b>Topsoil removal</b> <ol style="list-style-type: none"> <li>1. Whether the <b>activity</b> is to be the subject of a Management Plan to provide certainty as to the nature, timing and duration of ongoing <b>activity</b>, and a Rehabilitation Plan to show how the <b>land</b> will be restored to a state that respects the natural landform and ensures its long term sustainability for plant growth.</li> <li>2. The nature and extent of <b>effects</b> on visual amenity or on <b>sites</b> or features of ecological, cultural or heritage value.</li> <li>3. The nature and extent of <b>effects</b> on <b>waterbodies</b>, including <b>effects</b> on <b>water</b> quality and the potential for flooding.</li> <li>4. The extent to which the <b>activity</b> causes or exacerbates soil erosion or compromises the versatility of the soil resource.</li> <li>5. Whether the <b>activity</b> includes measures to deal with the <b>effects</b> of wind blown soil and <b>dust</b>.</li> <li>6. The <b>effects</b> of <b>vehicle movements</b> to, from and within the <b>site</b>.</li> <li>7. Regard for the provisions of the Regional Soil Plan (including Appendix 3 'Guidelines for Topsoil Mining').</li> <li>8. The nature and effectiveness of measures to avoid, remedy or mitigate adverse <b>effects</b>.</li> <li>9. <b>Noise</b>.</li> <li>10. Financial contributions.</li> </ol>
RPROZ-MC5	<b>Active recreation</b> <ol style="list-style-type: none"> <li>1. The location, hours of operation and layout of facilities in relation to their <b>noise effects</b> on adjoining <b>land</b> uses.</li> <li>2. Access and parking.</li> <li>3. Timing and frequency of events.</li> </ol>
RPROZ-MC6	<b>Non-rural activities</b> <ol style="list-style-type: none"> <li>1. Whether the <b>activity</b>, <b>buildings</b>, <b>structures</b> or other works are of an appropriate scale having regard to the local landforms and the nature of the surrounding <b>environment</b>.</li> <li>2. Whether the amenities and the quality of the rural <b>environment</b> can be maintained.</li> <li>3. The potential impacts of <b>noise</b>, <b>dust</b>, glare, vibration, fumes, smoke, <b>discharges</b> or pollutants or the excavation or deposition of earth.</li> <li>4. Traffic <b>effects</b> and access to formed, sealed <b>roads</b>.</li> <li>5. Whether the <b>site</b> of any non-rural or residential use is appropriately located having regard to the scale of the <b>building</b> development proposed and the intensity of the <b>activity</b>. The <b>Council</b> will consider the extent to which any non-rural <b>activity</b>, <b>building</b>, <b>residential unit</b> or <b>structure</b> may hinder the continued operation of any lawfully established <b>activity</b>.</li> <li>6. The extent to which landscape character and ecological values will be maintained or enhanced.</li> </ol>
RPROZ-MC7	<b>Residential units</b> <ol style="list-style-type: none"> <li>1. Provision for effluent treatment, disposal and <b>water</b> supply.</li> <li>2. The necessity for the number of <b>residential units</b> proposed.</li> <li>3. Whether the form, scale and character of the new <b>buildings</b> are compatible with those of the <b>buildings</b> in the immediate vicinity of the <b>site</b>.</li> </ol>
RPROZ-MC8	Scale, bulk, location and appearance of <b>buildings</b> <ol style="list-style-type: none"> <li>1. Whether the <b>building</b> design, appearance, location and scale detrimentally affects the character of the surrounding area.</li> <li>2. Whether a better standard of development can be achieved by varying the design, location or size of the <b>buildings</b>.</li> <li>3. The arrangement of <b>buildings</b>, car parks and <b>vehicle movements</b> on <b>site</b>.</li> <li>4. Whether the topography of the <b>site</b> has been taken into account.</li> </ol>
RPROZ-MC9	<b>Amenity values</b> <ol style="list-style-type: none"> <li>1. Whether the proposed <b>activity</b> will have more than minor <b>effect</b> on the <b>amenity values</b> of the area in which it is to be located.</li> </ol>
RPROZ-MC10	Sunlight access <ol style="list-style-type: none"> <li>1. Whether the <b>building</b> will adversely interfere with sunlight access or create adverse shading on surrounding <b>sites</b>.</li> <li>2. Whether the topography of the <b>site</b> or the location of any built features on the <b>site</b> or other requirements, such as easements, impose constraints that make compliance impracticable.</li> </ol>

Prohibited Activities		
RPROZ-R28	Gang fortifications	PR

## Methods

- RPROZ-M1 District Plan provisions consisting of the following:
1. Identification of areas which have different topography, character and **amenity values** as zones on the Planning Maps.
  2. Rules controlling **setbacks**, minimum **site** size, **subdivision** and **building**.
  3. Environmental standards to mitigate the potential adverse **effects** of **activities** on the rural **environment**.
  4. Financial contributions and conditions of resource consents to achieve **amenity values**, reserves, **landscaping** and infrastructural requirements.
- RPROZ-M2 **Code of Practice for Civil Engineering Works**.
- RPROZ-M3 Abatement notices and enforcement orders may be issued where it is necessary to enforce the Plan rules and mitigate any adverse **effects**.

**RPROZ-M4** Management Plans prepared under relevant legislation.

**RPROZ-M5** District Plan rules setting standards to protect adjacent properties from adverse shading **effects**.

**RPROZ-M6** 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 of this chapter. The means of monitoring whether this Plan achieves the anticipated environmental results are also set out below.

<b>Anticipated environmental results</b>		<b>Monitoring indicators</b>	<b>Data source</b>
<b>RPROZ-AER1</b>	Maintenance of the present levels of diversity and health of soils and ecosystems	Change in <b>land</b> cover and use Numbers of resource consents and types of conditions imposed	Aerial photos Compliance monitoring
<b>RPROZ-AER2</b>	New <b>buildings</b> , development and <b>activities</b> which reflect rural character and <b>amenity values</b>	Change in density of <b>subdivision</b> patterns and built form Complaints received about development	Aerial photos Monitoring of <b>building</b> and <b>subdivision</b> consents Complaints register
<b>RPROZ-AER3</b>	Maintenance of rural <b>amenity values</b>	Changes in ambient <b>noise</b> levels Complaints about adverse environmental effects	Survey Complaints register
<b>RPROZ-AER4</b>	Restricted development in areas with environmentally sensitive characteristics and landscape values	Numbers and types of resource consents and conditions imposed Complaints received	Monitoring of consents Compliance monitoring Complaints register
<b>RPROZ-AER5</b>	Protection of natural landforms	Change in <b>land</b> cover and use Numbers and types of resource consents and conditions imposed	Aerial photos Compliance monitoring
<b>RPROZ-AER6</b>	A built <b>environment</b> which supports the health and safety of the City's residents	Resource consents and type and <b>effect</b> on health and safety issues Consultation and community initiatives	Council records

## RLZ — Rural Lifestyle Zone

### Background

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

### Resource Management Issues

**RLZ-I1** *The loss of rural character, the destruction of significant areas of **indigenous vegetation** and areas of significant habitat for fauna, the degradation of **amenity values** from development and **activities** and competing expectations of, and demands for, rural resources.*

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

While the appearance of the rural **environment** is subject to considerable change and evolution, some characteristics remain constant. These are the open, expansive nature of the countryside with a relatively low density of **buildings** and with vegetation being the dominant feature. Open spaces, a key feature of rural character, serve to mitigate adverse **effects** which may be generated by **farming 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 level of amenity in the rural area is important to the quality of life enjoyed by people living and working in the area and by visitors. **Amenity values** refer to those natural and physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes.

The rural **environment** is characterised by important ecological values. These include significant areas of **indigenous vegetation** and areas of significant habitat for indigenous fauna. Such areas can be degraded or partially or totally destroyed by clearance, milling or pest and weed infestation. These issues are considered in greater detail in the Natural Features and Landscapes (NFL) Chapter and the Ecosystems and Indigenous Biodiversity (ECO) Chapter.

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. **Activities**, such as outdoor recreation or rural lifestyle development can become an accepted part of the rural **environment** if they do not impact on rural amenity and character. A range of opportunities are therefore required to enable the community to make use of the rural **land** resource.

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

**RLZ-I2** *The loss of the life supporting capacity of soil through inappropriate development and unsustainable **land** use practices.*

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

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

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

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

### Objectives

**RLZ-O1** *The maintenance and enhancement of the open spaces, natural features and ecological systems which comprise the rural character and amenity.*

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

The Rural Lifestyle Zone provides for low density rural-residential development and includes existing residential areas at Maclaren Street and Maymorn that were established during the construction of the Rimutaka Railway.

**RLZ-O2** *The promotion of an **environment** within which soil, **water** and **land** resources are managed sustainably.*

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

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

**RLZ-O3** *To maintain and enhance the **amenity values** of the rural area.*

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

## Policies

**RLZ-P1** *To manage the adverse environmental **effects** arising from the scale, density, number and location of **earthworks**, new **building** developments and **activities** so that they do not significantly compromise rural character and landscape values.*

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

**RLZ-P2** *To ensure that **activities** which alter the contour of the **land** do not significantly affect rural character and **amenity values**, particularly where the **land** is visible from **roads** and public places.*

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

**RLZ-P3** *To ensure that essential services are able to be operated safely and efficiently.*

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

**RLZ-P4** *To avoid, remedy or mitigate the adverse **effects** of **activities** on soil, **water**, **land** and other natural resources.*

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

**RLZ-P5** *To avoid or mitigate run-off, contamination and erosion of soil from **land** development so as to sustain the life supporting capacity of the soil.*

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

**RLZ-P6** *To encourage new development of an urban nature to locate within the urban areas of the City.*

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

**RLZ-P7** *To limit the potential adverse **effects** of rural and non-rural **activities** on each other and on rural **amenity values**.*

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

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

**RLZ-P8** *To encourage **building** design, location and scale that complements the character of the surrounding area.*

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

**RLZ-P9** *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.

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

<b>District-wide matters</b>
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
PK - Papakāinga
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 RLZ-P1, RLZ-P6, NH-P6, NU-P4,*

Permitted Activities		
RLZ-R1	Farming activities (unless otherwise specified in this table)	PER
RLZ-R2	Forestry	PER
RLZ-R3	Minor Structures	PER
RLZ-R4	One residential unit per site	PER
RLZ-R5	One family flat in conjunction with a residential unit	PER
RLZ-R6	Home business incidental to residential activities carried out on the site	PER
RLZ-R7	Passive recreation activities	PER
RLZ-R8	Removal of a building from a site	PER

Controlled Activity		
RLZ-R9  <i>Policy RLZ-P8</i>	Establishment of a <b>relocated building</b> from another <b>site</b>  <b>Council</b> may impose conditions on: 1. Reinstatement works to the condition and appearance of the <b>building</b> relating to: a. Works to the exterior fabric of the <b>building</b> to repair, replace or renovate damaged, defective or substandard elements; c. Painting and/or cleaning of the exterior fabric of the <b>building</b> if necessary; d. Cladding or other means of enclosing open subfloor areas below the <b>building</b> ; e. Alterations required to ensure that the reinstated exterior of any <b>relocated building</b> is not likely to detract from the <b>amenity values</b> of the surrounding area. 2. The timeframe for the work to be completed; 3. <b>Landscaping</b> , screening and <b>boundary</b> 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 <b>effects</b> on utilities and/or services. 6. Standard, construction and layout of vehicular access.  Notes in respect of (4): • A bond is not mandatory. It will only be required when <b>Council</b> 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 <b>building</b> 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 <b>Council</b> as guarantor.	CON

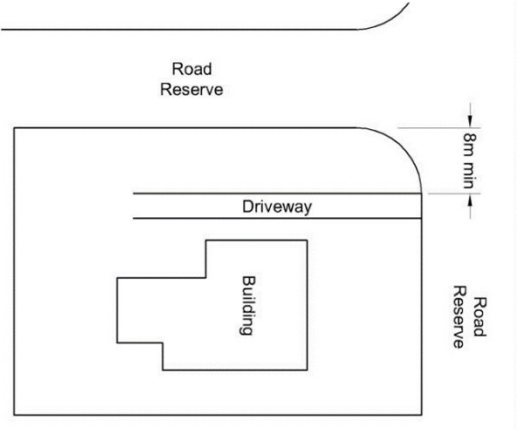


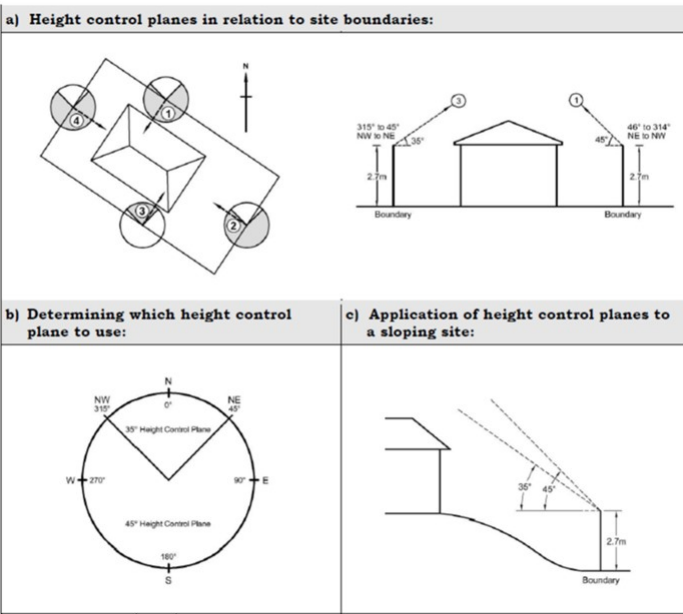
- The bond shall be cancelled upon completion of exterior reinstatement works required in the conditions of the resource consent. The verification method for completion of these works shall be the issuing of a full or interim Code Compliance Certificate as defined in the Building Act. In the event that conditions relating to exterior reinstatement works are not complied with, the bond may be used in whole or in part to complete the works.

**Controlled activities – restrictions on notification**

Subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of the Act, a resource consent application for a controlled activity is precluded from public notification under section 95A and, subject to section 95B(3), is precluded from limited notification under section 95B(2) of the Act.

**Standards for Permitted and Controlled Activities**

<p><b>RLZ-S1</b></p> <p><i>Policies RLZ-P3, TP-P5</i></p>	<p>Access standards for <b>land use activities</b></p> <ol style="list-style-type: none"> <li>Access to any <b>allotment</b>, including <b>rear allotments</b>, shall be sited at least 20m, measured along the <b>road</b> carriageway, from any access on an adjoining <b>allotment</b>, unless the two access provisions join the <b>road</b> carriageway at a common point.</li> <li>All accessways and manoeuvring areas shall be formed and surfaced in accordance with the <b>Code of Practice for Civil Engineering Works</b>. Exemption – the requirement for accessways serving <b>sites</b> 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 <b>road</b> carriageway seal.</li> <li><b>Sites</b> shall have practical vehicle access to car parking and <b>loading</b> spaces, in accordance with the <b>Code of Practice for Civil Engineering Works</b>. This requirement does not apply to <b>sites</b> solely occupied by unstaffed utilities, provided that vehicles associated with utilities shall not obstruct the footpath or create a traffic hazard on the <b>road</b>.</li> <li>Vehicular access to a <b>corner allotment</b> shall be located no closer than 8m from the street corner. Where a <b>site</b> is located on an intersection of a primary or secondary arterial 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 <b>setback</b> shall be measured from where the two front <b>boundaries</b> of the <b>site</b> (refer to the definition of a <b>corner allotment</b>) join, or in accordance with the diagram below.</li> </ol>  <ol style="list-style-type: none"> <li>Where a <b>corner allotment</b> is located at an intersection of a national, primary or secondary arterial traffic route, as identified in the Transport and Parking (TP) Chapter, no <b>building</b>, fence or other <b>structure</b> is to be erected and no vegetation allowed to grow so as to obstruct a traffic sight line.</li> <li>At the intersection of a <b>road</b> or rail level crossing, no <b>building</b>, 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.</li> <li><b>Land use activities</b> 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.</li> </ol>
<p><b>RLZ-S2</b></p> <p><i>Policies RLZ-P1, RLZ-P7</i></p>	<p><b>Setbacks</b></p> <ol style="list-style-type: none"> <li>The <b>setback</b> distance for <b>buildings</b> from <b>boundaries</b> shall not be less than:             <ol style="list-style-type: none"> <li>Rural Lifestyle zone - front <b>boundary</b> 8m</li> <li>Rural Lifestyle zone - all other <b>boundaries</b> 3m</li> </ol> </li> </ol> <p><b>Exemptions:</b></p> <ol style="list-style-type: none"> <li>Eaves, bay windows or similar features, may encroach into <b>boundary setbacks</b> by up to 0.7m.</li> <li>Non-enclosed and uncovered decks of 1.0m or less in <b>height</b> above <b>ground level</b>.</li> </ol> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li><b>Sites</b> of less than 1500m<sup>2</sup> in all Rural Lifestyle zones shall comply with the <b>setback</b> standards of the Residential Conservation Precinct zone.</li> <li>New <b>residential units</b> shall not be built within 10m of an existing forest.</li> </ul>
<p><b>RLZ-S3</b></p> <p><i>Policies RLZ-P1, RLZ-P7, RLZ-P8</i></p>	<p><b>Building height</b></p> <ol style="list-style-type: none"> <li>The maximum <b>height</b> above <b>ground level</b> of any <b>building</b> shall not exceed 8m.</li> </ol> <p><b>Exemption:</b></p> <ol style="list-style-type: none"> <li>Chimneys, flues and minor decorative features may exceed the maximum <b>height</b> above <b>ground level</b> by up to 1m.</li> </ol>

<p><b>RLZ-S4</b></p> <p><i>Policies GRZ-P4, RLZ-P7, RLZ-P8,</i></p>	<p>Sunlight Access</p> <ol style="list-style-type: none"> <li><b>Height</b> control planes apply to all <b>buildings</b>:             <ol style="list-style-type: none"> <li>Adjacent to a General Residential or <b>High Density Residential Zone</b>.</li> <li>On <b>sites</b> smaller than 1500m<sup>2</sup> in a Rural Lifestyle Zone.</li> </ol> </li> <li><b>Buildings</b> shall be designed so that they fit within the <b>height</b> control planes defined below:             <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> <p><b>a) Height control planes in relation to site boundaries:</b></p>  </div> </li> </ol> <p><b>Exemptions:</b></p> <ol style="list-style-type: none"> <li>Chimneys, flues, and minor decorative features may extend beyond the <b>height</b> control plane by up to 1m.</li> <li>The top of a dormer or gable, but not the eaves, may extend beyond the <b>height</b> control plane by up to 0.5 m provided that the aggregate length of all projections through the plane does not exceed 25% of the total <b>building</b> length.</li> <li>Where the <b>boundary</b> involved in the measurement of the <b>height</b> control plane adjoins an access strip or right-of-way to a <b>rear allotment</b>, the outside <b>boundary</b> of such an access strip or right-of-way may be substituted for the nearest <b>site boundary</b>.</li> </ol>
<p><b>RLZ-S5</b></p> <p><i>Policy NATC-P1</i></p>	<p><b>Water supply, stormwater and wastewater</b></p> <ol style="list-style-type: none"> <li>All <b>activities</b> shall comply with the <b>water supply, stormwater and wastewater</b> standards in the <b>Code of Practice for Civil Engineering Works</b>.</li> </ol>
<p><b>RLZ-S6</b></p> <p><i>Policies RLZ-P4, RLZ-P5, RLZ-P7,</i></p>	<p><b>Forestry</b></p> <ol style="list-style-type: none"> <li>Forest owners and managers are expected to comply with the management and operational practices in the New Zealand Forest Code of Practice.</li> <li>There shall be a 10m non-millable buffer from any <b>waterbody</b> with a width greater than 1m.</li> <li>A buffer width of at least 10m is to be provided to any existing <b>residential unit</b> on another <b>site</b>.</li> <li>No less than 20 working days before harvesting any forest or section of a forest, the harvester shall submit a Forestry Harvesting Notice to the <b>Council</b>. This Notice shall contain the following information:             <ol style="list-style-type: none"> <li>A description of the extent of the area to be harvested and the method of tree removal from the <b>site</b>.</li> <li>The date of commencement and duration of the harvesting.</li> <li>The expected volume of timber to be extracted.</li> <li>The regularity of logging truck movements.</li> <li>The <b>roads</b> proposed to be used for the cartage of timber or logs or machinery used in harvesting.</li> <li>Appropriate measures to manage the adverse impacts of road use resulting from harvesting.</li> </ol> </li> </ol>
<p><b>RLZ-S7</b></p> <p><i>Policies RLZ-P7, RLZ-P9</i></p>	<p><b>Home business</b> ancillary to <b>residential activities</b> carried out on the <b>site</b></p> <ol style="list-style-type: none"> <li>At least one of the persons engaged in the <b>home business</b> shall live on the <b>site</b> as their principal place of residence.</li> <li>No more than three non-resident persons may be engaged in the <b>home business</b> at any one time.</li> <li>The repair or maintenance of vehicles or engines, other than those belonging to the residents, is not permitted.</li> <li>The <b>site</b> shall not be used as a depot for any heavy vehicle associated with a trade.</li> <li>Only goods produced or grown on the <b>site</b> may be sold from the <b>site</b>, provided that no retailing <b>activity</b> shall take place where access is to the State Highway.</li> <li>Homestay <b>activities</b>, where accommodation and meals are provided in a family type <b>environment</b>, are permitted provided the total number of persons accommodated on the <b>site</b> at any one time, including persons normally resident on the <b>site</b>, does not exceed twelve.</li> <li>Equipment used shall not interfere with radio and television reception.</li> </ol>

Restricted Discretionary Activity		
<p><b>RLZ-R10</b></p> <p><i>Policies RLZ-P9,</i></p>	<p>Family flat which does not meet permitted or controlled activity standards</p> <p><b>Council</b> will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li><b>Land</b> tenure.</li> <li>Location.</li> <li>Provision of and <b>effects</b> on utilities and/or services</li> <li><b>Landscaping</b></li> <li><b>Setbacks</b> and coverage.</li> <li><b>Height</b> and sunlight access.</li> <li>Standard, construction and layout of vehicular access.</li> <li><b>Effects</b> on character and amenity</li> <li>Financial contributions</li> </ol>	<p><b>RDIS</b></p>

<p><b>RLZ-R11</b></p> <p><i>Policies</i> RLZ-P7, RLZ-P9</p>	<p><b>Home business</b>, ancillary to <b>residential activities</b> carried out on the <b>site</b>, which do not meet permitted or controlled activity standards</p> <p><b>Council</b> will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>1. External storage.</li> <li>2. The number of non-resident workers employed on the <b>site</b>.</li> <li>3. The creation of <b>dust</b>, light, <b>noise</b>, vibration or other nuisance.</li> <li>4. Appearance of <b>buildings</b>.</li> <li>5. Size, number of, location and appearance of <b>signs</b>.</li> <li>6. Car parking, traffic and pedestrian safety and the efficient functioning of the roading network.</li> <li>7. Financial contributions.</li> </ol>	<p><b>RDIS</b></p>
<p><b>RLZ-R12</b></p> <p><i>Policies</i> RLZ-P8, RLZ-P9</p>	<p><b>Buildings</b> accessory to a permitted or controlled activity which do not comply with permitted or controlled activity standards</p> <p><b>Council</b> will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>1. <b>Height</b> and sunlight access.</li> <li>2. <b>Setbacks</b> and coverage.</li> <li>3. <b>Landscaping</b> and screening.</li> <li>4. Provision of and <b>effects</b> on utilities and/or services.</li> <li>5. Standard, construction and layout of vehicular access, manoeuvring and traffic safety.</li> <li>6. Streetscape <b>effects</b>.</li> <li>7. <b>Effects</b> on rural character and amenity.</li> <li>8. Financial contributions.</li> </ol>	<p><b>RDIS</b></p>
<p><b>RLZ-R13</b></p> <p><i>Policy</i> NU-P4</p>	<p><b>Buildings</b> or <b>structures</b> within 12-32m of high voltage (110kV or greater) electricity <b>transmission lines</b> as shown on the Planning Maps *(refer to the definition of <b>transmission line</b>)</p> <p><b>Council</b> will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>1. Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances 2001 (NZECP 34:2001).</li> <li>2. The location, height, scale, orientation and use of buildings and structures to ensure the following are addressed:             <ol style="list-style-type: none"> <li>a. The risk to the structural integrity of the transmission line.</li> <li>b. The effects on the ability of the transmission line owner to operate, maintain and upgrade the transmission network.</li> <li>c. The risk of electrical hazards affecting public or individual safety, and risk of property damage.</li> <li>d. The extent of earthworks required, and use of mobile machinery near the transmission line which may put the line at risk.</li> <li>e. Minimising the visual effects of the transmission line.</li> <li>f. The outcome of any consultation with the affected utility operator.</li> </ol> </li> </ol> <p><b>Restriction on notification</b> Subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of the <b>Act</b>, 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><b>RDIS</b></p>
<p><b>RLZ-R14</b></p> <p><i>Policy</i> TP-P3</p>	<p><b>Activities</b> listed as permitted or controlled which do not comply with the access standards in RLZ-S1</p> <p><b>Council</b> will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>1. The extent to which the activity will adversely affect traffic and pedestrian safety.</li> <li>2. The extent to which the activity will adversely affect the efficient functioning of the roading network.</li> </ol>	<p><b>RDIS</b></p>

<b>Discretionary Activity</b>		
<b>RLZ-R15</b>	<b>Topsoil removal</b>	<b>DIS</b>
<b>RLZ-R19</b>	<b>Community facilities</b>	<b>DIS</b>
<b>RLZ-R16</b>	<b>Visitor accommodation</b> , other than as part of any <b>home business</b>	<b>DIS</b>
<b>RLZ-R17</b>	Veterinary clinics	<b>DIS</b>
<b>RLZ-R18</b>	<b>Educational institutions</b> and places of assembly	<b>DIS</b>
<b>RLZ-R20</b>	<b>Tourism facilities</b>	<b>DIS</b>
<b>RLZ-R21</b>	<b>Active recreation activities</b>	<b>DIS</b>
<b>RLZ-R22</b>	<b>Activities</b> listed as permitted or controlled which do not comply with the relevant standards in this chapter, except as specified below	<b>DIS</b>

<b>Non-complying Activity</b>		
<b>RLZ-R23</b>	Intensive animal farming, including pig farming	<b>NC</b>
<b>RLZ-R24</b>	<b>Buildings</b> or <b>structures</b> within 12m of high voltage (110kV or greater) electricity <b>transmission lines</b> as shown on the Planning Maps *(refer to the definition of <b>transmission line</b> )	<b>NC</b>
<b>RLZ-R25</b>	<b>Activities</b> which are not listed in this Table unless otherwise covered in the District-wide matters of the Plan	<b>NC</b>
<b>RLZ-R26</b>	Two or more <b>residential units</b> on any one <b>site</b>	<b>NC</b>

<b>Matters for Consideration</b>		
Matters that may be relevant in the consideration of any Discretionary or Non-Complying Activity resource consent may include the following:		
<b>RLZ-MC1</b>	<p><b>Access</b></p> <ol style="list-style-type: none"> <li>1. Accessibility for public transport, cyclists and pedestrians.</li> <li>2. Compliance with the <b>Code of Practice for Civil Engineering Works</b>.</li> <li>3. Whether the topography, size or shape of the <b>site</b> or the location of any natural or built feature(s) on the <b>site</b> or other requirements such as easements, rights-of-way or restrictive covenants impose constraints that make compliance impracticable.</li> <li>4. Whether the <b>activities</b> proposed will not generate a demand for servicing facilities.</li> <li>5. Whether suitable alternative provision for servicing can be made.</li> <li>6. Whether the nature of adjacent <b>roads</b> is such that the entry, exit and manoeuvring of vehicles can be conducted safely.</li> </ol>	

RLZ-MC2	<b>Intensive animal farming, including pig farming</b> <ol style="list-style-type: none"> <li>Whether amenities of the surrounding <b>environment</b> can be maintained.</li> <li>Whether the effluent from the <b>site</b> can be <b>discharged</b> appropriately.</li> </ol>
RLZ-MC3	<b>Forestry</b> <ol style="list-style-type: none"> <li>The method and timing of the <b>activity</b>.</li> <li>The area to be cleared at any one time.</li> <li>Traffic and access considerations and financial contributions regarding these.</li> <li><b>Effects</b> on the amenity of neighbouring residential <b>properties</b>.</li> </ol>
RLZ-MC4	<b>Topsoil removal</b> <ol style="list-style-type: none"> <li>Whether the <b>activity</b> is to be the subject of a Management Plan to provide certainty as to the nature, timing and duration of ongoing <b>activity</b>, and a Rehabilitation Plan to show how the <b>land</b> will be restored to a state that respects the natural landform and ensures its long term sustainability for plant growth.</li> <li>The nature and extent of <b>effects</b> on visual amenity or on <b>sites</b> or features of ecological, cultural or heritage value.</li> <li>The nature and extent of <b>effects</b> on <b>waterbodies</b>, including <b>effects</b> on <b>water</b> quality and the potential for flooding.</li> <li>The extent to which the <b>activity</b> causes or exacerbates soil erosion or compromises the versatility of the soil resource.</li> <li>Whether the <b>activity</b> includes measures to deal with the <b>effects</b> of wind blown soil and <b>dust</b>.</li> <li>The <b>effects</b> of <b>vehicle movements</b> to, from and within the <b>site</b>.</li> <li>Regard for the provisions of the Regional Soil Plan (including Appendix 3 'Guidelines for Topsoil Mining').</li> <li>The nature and effectiveness of measures to avoid, remedy or mitigate adverse <b>effects</b>.</li> <li><b>Noise</b>.</li> <li><b>Financial contributions</b>.</li> </ol>
RLZ-MC5	<b>Active recreation</b> <ol style="list-style-type: none"> <li>The location, hours of operation and layout of facilities in relation to their <b>noise effects</b> on adjoining <b>land</b> uses.</li> <li>Access and parking.</li> <li>Timing and frequency of events.</li> </ol>
RLZ-MC6	<b>Non-rural activities</b> <ol style="list-style-type: none"> <li>Whether the <b>activity</b>, <b>buildings</b>, <b>structures</b> or other works are of an appropriate scale having regard to the local landforms and the nature of the surrounding <b>environment</b>.</li> <li>Whether the amenities and the quality of the rural <b>environment</b> can be maintained.</li> <li>The potential impacts of <b>noise</b>, <b>dust</b>, glare, vibration, fumes, smoke, <b>discharges</b> or pollutants or the excavation or deposition of earth.</li> <li>Traffic <b>effects</b> and access to formed, sealed <b>roads</b>.</li> <li>Whether the <b>site</b> of any non-rural or residential use is appropriately located having regard to the scale of the <b>building</b> development proposed and the intensity of the <b>activity</b>. The <b>Council</b> will consider the extent to which any non-rural <b>activity</b>, <b>building</b>, <b>residential unit</b> or <b>structure</b> may hinder the continued operation of any lawfully established <b>activity</b>.</li> <li>The extent to which landscape character and ecological values will be maintained or enhanced.</li> </ol>
RLZ-MC7	<b>Residential units</b> <ol style="list-style-type: none"> <li>Provision for effluent treatment, disposal and <b>water</b> supply.</li> <li>The necessity for the number of <b>residential units</b> proposed.</li> <li>Whether the form, scale and character of the new <b>buildings</b> are compatible with those of the <b>buildings</b> in the immediate vicinity of the <b>site</b>.</li> </ol>
RLZ-MC8	Scale, bulk, location and appearance of <b>buildings</b> <ol style="list-style-type: none"> <li>Whether the <b>building</b> design, appearance, location and scale detrimentally affects the character of the surrounding area.</li> <li>Whether a better standard of development can be achieved by varying the design, location or size of the <b>buildings</b>.</li> <li>The arrangement of <b>buildings</b>, car parks and <b>vehicle movements</b> on <b>site</b>.</li> <li>Whether the topography of the <b>site</b> has been taken into account.</li> </ol>
RLZ-MC9	<b>Amenity values</b> <ol style="list-style-type: none"> <li>Whether the proposed <b>activity</b> will have more than minor <b>effect</b> on the <b>amenity values</b> of the area in which it is to be located.</li> </ol>
RLZ-MC10	Sunlight access <ol style="list-style-type: none"> <li>Whether the <b>building</b> will adversely interfere with sunlight access or create adverse shading on surrounding <b>sites</b>.</li> <li>Whether the topography of the <b>site</b> or the location of any built features on the <b>site</b> or other requirements, such as easements, impose constraints that make compliance impracticable.</li> </ol>

Prohibited Activity		
RLZ-R27	Gang fortifications	PR

## Methods

RLZ-M1	District Plan provisions consisting of the following: <ol style="list-style-type: none"> <li>Identification of areas which have different topography, character and <b>amenity values</b> as zones or precincts on the Planning Maps.</li> <li>Rules controlling <b>setbacks</b>, minimum <b>site</b> size, <b>subdivision</b> and <b>building</b>.</li> <li>Environmental standards to mitigate the potential adverse <b>effects</b> of <b>activities</b> on the rural <b>environment</b>.</li> <li>Financial contributions and conditions of resource consents to achieve <b>amenity values</b>, reserves, <b>landscaping</b> and infrastructural requirements.</li> </ol>
RLZ-M2	<b>Code of Practice for Civil Engineering Works.</b>
RLZ-M3	Abatement notices and enforcement orders may be issued where it is necessary to enforce the Plan rules and mitigate any adverse <b>effects</b> .
RLZ-M4	Management Plans prepared under relevant legislation.
RLZ-M5	District Plan rules setting standards to protect adjacent properties from adverse shading effects.
RLZ-M6	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 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
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<b>RLZ-AER1</b>	Maintenance of the present levels of diversity and health of soils and ecosystems	Change in <b>land</b> cover and use Numbers of resource consents and types of conditions imposed	Aerial photos Compliance monitoring
<b>RLZ-AER2</b>	New <b>buildings</b> , development and <b>activities</b> which reflect rural character and <b>amenity values</b>	Change in density of <b>subdivision</b> patterns and built form Complaints received about development	Aerial photos Monitoring of <b>building</b> and <b>subdivision</b> consents Complaints register
<b>RLZ-AER3</b>	Maintenance of rural amenity values	Changes in ambient noise levels Complaints about adverse environmental effects	Survey Complaints register
<b>RLZ-AER4</b>	Restricted development in areas with environmentally sensitive characteristics and landscape values	Numbers and types of resource consents and conditions imposed Complaints received	Monitoring of consents Compliance monitoring Complaints register
<b>RLZ-AER5</b>	Protection of natural landforms	Change in land cover and use Numbers and types of resource consents and conditions imposed	Aerial photos Compliance monitoring
<b>RLZ-AER6</b>	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

## **SETZ — Settlement Zone**

### ***Objectives***

**SETZ-O1      Settlement Zone**

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

**SETZ-O2      Focal Point or Transition Area**

The Settlement Zone creates a focal point for the rural community or acts as a transition area between rural and urban.

### ***Policies***

**SETZ-P1      Location of Settlement Zone**

Provide for the Settlement Zone on the urban fringe in close proximity to urban amenities to act as a transition area.

**SETZ-P2      Type of Development**

Enable low density residential and rural residential development that maintains rural character.

## NCZ - Neighbourhood Centre Zone

The Neighbourhood Centre Zone provides for a range of small scale **commercial activities** that service the day-to-day needs of the immediate residential neighbourhood. Neighbourhood Centres accommodate a range of **commercial, retail** and community services and provide a limited range of services, employment and living opportunities.

Neighbourhood Centres are of a scale that aligns well with the medium density of the surrounding residential neighbourhoods. **Buildings** in the Neighbourhood Centre Zone usually are of a similar scale to the surrounding residential neighbourhood. Typically **buildings** are built up to the **road** frontage, with **commercial** windows along the frontage and carparking available on the street. **Residential units** are located either above the ground floor or towards the rear of the **site**.

Due to their location within residential neighbourhoods, non-**residential activities** and development have the potential to generate adverse **effects** where they are directly adjoining Residential and Open Space and Recreation areas. To manage these potential **effects buildings** need to be set back and outdoor storage and parking areas need to be screened.

### Objectives

#### NCZ-O1 Purpose of the Neighbourhood Centre Zone

*Neighbourhood Centres are small-scale **commercial sites** and centres that service the day-to-day needs of surrounding residential neighbourhoods. They accommodate a range of small-scale **commercial** and community **activities** as well as **residential activities**.*

#### NCZ-O2 Character and amenity values of the Neighbourhood Centre Zone

*Built development in the Neighbourhood Centre Zone is of medium density and reflects the planned urban built form of the surrounding residential neighbourhood. It is well-designed and contributes positively to the surrounding residential environment.*

#### NCZ-O3 Managing effects at the zone interface

*Use and development within the Neighbourhood Centre Zone are of an appropriate scale and proportion for the purpose and anticipated character of the zone and the surrounding residential **environment** and have minimal adverse **effects** on the **amenity values** of adjacent **sites** in Residential Zones and Open Space and Recreation Zones.*

#### NCZ-O4 Hydraulic neutrality

*There is no increase in the peak demand on stormwater management systems and increase in flooding from **subdivision** and development.*

### Policies

#### NCZ-P1 Appropriate activities

*Enable appropriate **activities** that:*

1. Are compatible with the anticipated purpose and planned urban built form of the Neighbourhood Centre Zone;
2. Provide for the day-to-day needs of the immediate residential neighbourhood; and
3. Minimise adverse **effects** on adjoining residential, recreational and open space **sites**.

#### NCZ-P2 Residential activity

*Provide for **residential activity** where:*

1. The **residential units** are located either above ground floor or to the rear of a **commercial activity**;
2. It does not compromise an active **commercial** frontage that addresses the street.
3. Any **residential units** are designed to:
  - a. Achieve adequate indoor **noise** and ventilation levels for occupants; and
  - b. Provide appropriate amenity for occupants; and
4. **Reverse sensitivity** effects on **commercial activities** are minimised.

#### NCZ-P3 Other activities

*Only allow for other **activities**, including larger scale **commercial** and **retail activities** where:*

1. Any adverse **effects** can be managed;
2. The scale and intensity of the **activity** is consistent with the planned urban built form and function of the Neighbourhood Centre Zone;
3. The design and layout of the **activity** does not compromise the streetscape, amenity or safety;
4. The nature, size, intensity and scale of the **activity** does not compromise other **activities** that are enabled and anticipated in the zone; and
5. The location of the **activity** in the Neighbourhood Centre Zone does not undermine the role and function of the City Centre Zone.

#### NCZ-P4 Inappropriate activities

*Avoid **activities** that are incompatible with the size, purpose and anticipated function of the Neighbourhood Centre Zone and the surrounding environment.*

#### NCZ-P5 Built development

*Provide for medium-density development that:*

1. Reflects the purpose and is consistent with the anticipated density and planned built urban form of the Neighbourhood Centre Zone;
2. Is commensurate with the anticipated level of **commercial activities** and community services in the Neighbourhood Centre Zone;
3. Is compatible with the planned built form of medium density residential development within the surrounding residential environment; and
4. Is well designed and contributes to an attractive well-functioning urban environment.

#### NCZ-P6 Public space interface

*Encourage development that creates attractive and safe streets and public open spaces.*

Require new development to create a positive interface with the public space through the provision of:

1. Display windows;
2. Obvious entrances; and
3. Well designed and unobtrusive parking, loading and storage areas.

**NCZ-P7 Interface with residential zones and open space and recreation zones**

Minimise the adverse effects from commercial activities and development on directly adjoining sites that are zoned Residential or Open Space and Recreation through:

1. Requiring new buildings and activities to be located and designed to manage any shading and privacy effects on neighbouring sites zoned Residential or Open Space and Recreation;
2. Limiting the height, bulk and form of new buildings along boundaries with sites zoned Residential or Open Space and Recreation to minimise dominance effects; and
3. Requiring the use of landscaping and screening to minimise adverse visual effects on adjoining sites zoned Residential or Open Space and Recreation.

**NCZ-P8 Hydraulic neutrality**

Require new buildings and development to be designed to achieve hydraulic neutrality.

**Rules**

Note: There may be a number of provisions that apply to an activity, building, structure or site. Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in Chapter 2 How the Plan Works.

Rules relating to subdivision are found in the SUB-GEN (General Subdivision Provisions that Apply in All Zones) and the SUB-CMU (Subdivision in Commercial and Mixed Use Zones) chapters.

Each activity in the Neighbourhood Centre Zone shall comply with the relevant qualifying matter areas, and permitted activity standards in the district-wide matters of the Plan as listed below.

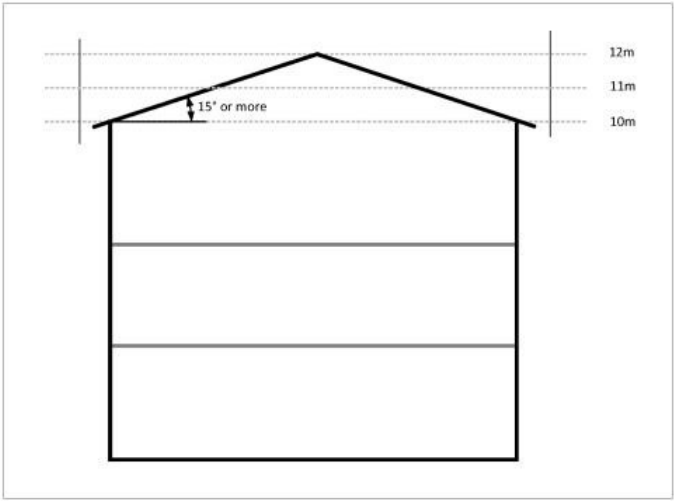
<b>District-wide matters</b>
NU — Network Utilities
REG - Renewable Energy Generation
TP — Transport and Parking
CL — Contaminated Land
HS - Hazardous Substances
NH - Natural Hazards
WM — Waste Management
HH - Historical Heritage
TREE - Notable Trees
UTG - Urban Tree Groups
ECO - Ecosystems and Indigenous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

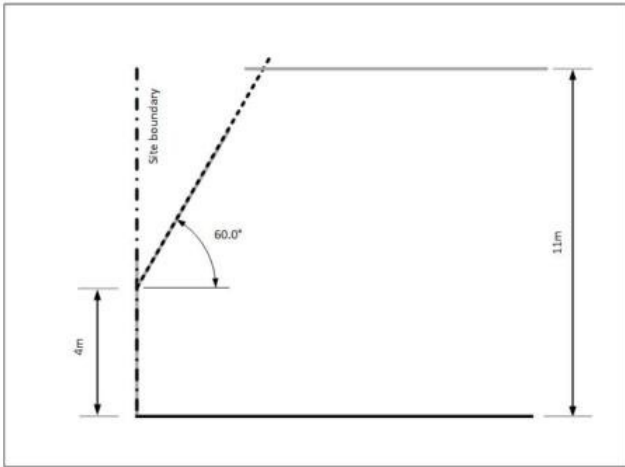
**Activity Tables**

Permitted Activities		
<b>NCZ-R1</b>	<p><b>Buildings and structures</b>, including additions and alterations where:</p> <ol style="list-style-type: none"> <li>1. The <b>gross floor area</b> of the new <b>building</b> does not exceed 500m<sup>2</sup>;</li> <li>2. Any addition to an existing <b>building</b> does not result in the <b>gross floor area</b> of the <b>building</b> exceeding 500m<sup>2</sup>; and</li> <li>3. Compliance is achieved with:                             <ol style="list-style-type: none"> <li>a. NCZ-S1 (<b>Height</b>);</li> <li>b. NCZ-S2 (<b>Height in Relation to Boundary</b>);</li> <li>c. NCZ-S3 (<b>Setbacks</b>);</li> <li>d. NCZ-S4 (Active Frontages);</li> <li>e. NCZ-S5 (Location of <b>Residential Units</b>);</li> </ol> </li> </ol>	<b>PER</b>



	f. NCZ-S6 ( <b>Noise</b> and Ventilation) g. NCZ-S7 ( <b>Outdoor Living Space</b> ); h. NCZ-S8 ( <b>Landscaping</b> and Screening); i. NCZ-S9 (Water Supply, <b>Stormwater</b> and <b>Wastewater</b> ); and j. NCZ-S10 ( <b>Hydraulic neutrality</b> ).	
NCZ-R2	Minor structures	PER
NCZ-R3	Demolition  <i>Note: Prior to demolition commencing, confirm whether rules in Chapter HH-Historic Heritage apply.</i>	PER
NCZ-R4	Retail activity where: 1. The <b>gross floor area</b> per tenancy does not exceed 150m <sup>2</sup> ; and 2. Compliance is achieved with NCZ-S8 ( <b>Landscaping</b> and screening)	PER
NCZ-R5	Commercial activity where: 1. The <b>gross floor area</b> per tenancy does not exceed 150m <sup>2</sup> ; and 2. Compliance is achieved with NCZ-S8 ( <b>Landscaping</b> and Screening).	PER
NCZ-R6	Food and beverage activity where: 1. The <b>gross floor area</b> per tenancy does not exceed 150m <sup>2</sup> ; and 2. Compliance is achieved with NCZ-S8 ( <b>Landscaping</b> and Screening).	PER
NCZ-R7	Community facility where: 1. The <b>gross floor area</b> per tenancy does not exceed 150m <sup>2</sup> ; and 2. Compliance is achieved with NCZ-S8 ( <b>Landscaping</b> and Screening).	PER
NCZ-R8	Retail activity where: 1. No more than six <b>residential units</b> occupy the <b>site</b> ; and 2. Compliance is achieved with: a. NCZ-S5 (Location of <b>Residential Units</b> ); b. NCZ-S6 ( <b>Noise</b> and Ventilation) c. NCZ-S7 ( <b>Outdoor Living Space</b> );	PER

Standards for Permitted Activities		
NCZ-S1	<p><b>Height</b></p> <p>1. <b>Buildings</b> must not exceed 11 metres in <b>height</b>, except that 50% of a <b>building's</b> roof in elevation, measured vertically from the junction between wall and roof, may exceed this <b>height</b> by 1 metre, where the entire roof slopes 15° or more, as shown on the following diagram:</p>  <p>2. Any fence or standalone wall along a side or rear <b>boundary</b> which adjoins a <b>site</b> zoned Residential or Open Space and Recreation must not exceed 2m in <b>height</b>.</p> <p>This standard does not apply to:</p> <ol style="list-style-type: none"> <li>Solar water heating components provided these do not exceed the <b>height</b> by more than 1m.</li> <li>Chimney <b>structures</b> not exceeding 1.1m in width on any elevation and provided these do not exceed the <b>height</b> by more than 1m.</li> <li><b>Antennas</b>, aerials, and flues provided these do not exceed the <b>height</b> by more than 1m.</li> <li>Satellite dishes (less than 1m in diameter) and architectural features (e.g. finials, spires) provided these do not exceed the <b>height</b> by more than 1m.</li> <li>Lift overruns provided these do not exceed the <b>height</b> by more than 1m.</li> </ol>	<p>Matters of discretion (if this standard is not met) are restricted to:</p> <ol style="list-style-type: none"> <li>The location, design and appearance of the <b>building</b> or <b>structure</b>.</li> <li>Any adverse <b>effects</b> on the streetscape.</li> <li>Visual dominance, shading and loss of privacy for adjoining Residential or Open Space and Recreation zoned <b>sites</b>.</li> <li>Compatibility with the planned built urban form of <b>buildings, structures</b> and <b>activities</b> in the surrounding area.</li> <li>Whether the <b>building height</b> is commensurate with the anticipated level of <b>commercial activities</b> and community services in the Neighbourhood Centre Zone;</li> <li>Whether an increase in <b>building height</b> results from a response to <b>natural hazard</b> mitigation.</li> <li>Whether topographical or other <b>site</b> constraints make compliance with the standard impractical.</li> </ol>

<p><b>NCZ-S2</b></p>	<p><b>Height in relation to boundary</b> Where the side or rear <b>boundary</b> of a <b>site</b> adjoins a Residential Zone or Open Space and Recreation Zone the following <b>Height in Relation to Boundary</b> standard applies:</p> <ol style="list-style-type: none"> <li><b>Buildings</b> must not project beyond a 60° recession plane measured from a point 4 metres vertically above <b>ground level</b> along all <b>boundaries</b>, as shown on the following diagram. Where the <b>boundary</b> forms part of a legal right of way, <b>entrance strip</b>, access <b>site</b>, or pedestrian access way, the <b>height in relation to boundary</b> applies from the farthest <b>boundary</b> of that legal right of way, <b>entrance strip</b>, access <b>site</b>, or pedestrian access way</li> </ol>  <p>This standard does not apply to:</p> <ol style="list-style-type: none"> <li>A <b>boundary</b> with a <b>road</b>.</li> <li>Existing or proposed internal <b>boundaries</b> within a <b>site</b>.</li> <li><b>Site boundaries</b> where there is an existing common wall between 2 <b>buildings</b> on adjacent <b>sites</b> or where a common wall is proposed.</li> <li>Solar water heating components provided these do not exceed the <b>height in relation to boundary</b> by more than 1m.</li> <li>Chimney <b>structures</b> not exceeding 1.1m in width on any elevation and provided these do not exceed the <b>height in relation to boundary</b> by more than 1m.</li> <li><b>Antennas</b>, aerials, satellite dishes (less than 1m in diameter), flues, and architectural features (e.g. finials, spires) provided these do not exceed the <b>height in relation to boundary</b> by more than 3m measured vertically.</li> </ol>	<p>Matters of discretion (if this standard is not met) are restricted to:</p> <ol style="list-style-type: none"> <li>Visual dominance, shading and loss of privacy for adjoining Residential or Open Space and Recreation zoned <b>sites</b>.</li> <li>The location, design and appearance of the <b>building</b> or <b>structure</b>.</li> <li>Whether an increase in <b>height in relation to boundary</b> results from a response to <b>natural hazard</b> mitigation.</li> <li>Whether any architectural features or steps are proposed in the <b>building</b> façade to provide an attractive appearance when viewed from adjoining Residential or Open Space and Recreation zoned <b>sites</b>.</li> </ol>						
<p><b>NCZ-S3</b></p>	<p><b>Setback</b> Where the side or rear <b>boundary</b> of a <b>site</b> adjoins a Residential Zone or Open Space and Recreation Zone the following <b>Setback</b> standard applies:</p> <ol style="list-style-type: none"> <li><b>Buildings</b> must be set back from the relevant <b>boundary</b> by the minimum depth listed in the yards table below:</li> </ol> <table border="1" data-bbox="316 1285 1002 1391"> <thead> <tr> <th>Yard</th> <th>Minimum depth</th> </tr> </thead> <tbody> <tr> <td>Side</td> <td>1 metre</td> </tr> <tr> <td>Rear</td> <td>1 metre</td> </tr> </tbody> </table> <ol style="list-style-type: none"> <li>This standard does not apply to <b>site boundaries</b> where there is an existing common wall between 2 <b>buildings</b> on adjacent <b>sites</b> or where a common wall is proposed.</li> <li>This standard does not apply to:             <ol style="list-style-type: none"> <li><b>Accessory buildings</b> less than 2m in <b>height</b>.</li> <li>Fences and standalone walls.</li> </ol> </li> </ol>	Yard	Minimum depth	Side	1 metre	Rear	1 metre	<p>Matters of discretion (if this standard is not met) are restricted to:</p> <ol style="list-style-type: none"> <li>The visual amenity of adjoining Residential and Open Space and Recreation <b>sites</b>.</li> <li>The location, design and appearance of the <b>building</b> or <b>structure</b>.</li> <li>Whether any architectural features or steps are proposed in the <b>building</b> façade to provide an attractive appearance when viewed from adjoining Residential or Open Space and Recreation <b>sites</b>.</li> <li>Any benefits, including the extent to which the reduced <b>setback</b> will result in a more efficient, practical and better use of the balance of the <b>site</b>.</li> </ol>
Yard	Minimum depth							
Side	1 metre							
Rear	1 metre							
<p><b>NCZ-S4</b></p>	<p><b>Active frontages</b></p> <ol style="list-style-type: none"> <li>All new <b>buildings</b> must be built up to and oriented towards the front <b>boundary</b> of the <b>site</b>.</li> <li>At least 55% of the ground floor frontage of a <b>building</b> fronting a street, pedestrian mall or other public space must be display windows or transparent glazing.</li> <li>The principal public entrance to the <b>building</b> must be located on the front <b>boundary</b>.</li> </ol>	<p>Matters of discretion (if this standard is not met) are restricted to:</p> <ol style="list-style-type: none"> <li>The <b>effects</b> on the amenity and quality of the streetscape.</li> <li>The design and appearance of the street frontage.</li> <li>The ability to reuse and adapt the <b>building</b> for a variety of <b>activities</b>.</li> </ol>						
<p><b>NCZ-S5</b></p>	<p><b>Location of residential units</b></p> <ol style="list-style-type: none"> <li>All <b>residential units</b> must be located above ground floor level, except that <b>residential units</b> may be located on the ground floor where:             <ol style="list-style-type: none"> <li>No part of the <b>residential unit</b> fronts onto a public open space, including <b>roads</b>; and</li> <li>They do not interrupt or prevent an active frontage as required by NCZ-S4.</li> </ol> </li> </ol>	<p>Matters of discretion (if this standard is not met) are restricted to:</p> <ol style="list-style-type: none"> <li>The <b>effects</b> on the amenity and quality of the streetscape.</li> <li>The amenity for the occupiers of the <b>residential units</b>.</li> </ol>						
<p><b>NCZ-S6</b></p>	<p><b>Noise and ventilation</b></p> <ol style="list-style-type: none"> <li>All <b>residential units</b> must meet the following standards:             <ol style="list-style-type: none"> <li>All <b>habitable rooms</b> must be designed and constructed to meet internal sound insulation levels achieving <math>DnT,w+Ctr &gt; 30dB</math> with an acoustic design certificate signed by a qualified acoustic engineer stating compliance will be achieved; and</li> <li>All <b>habitable rooms</b> must have a positive supplementary source of fresh air ducted from outside. The supplementary source of air is to achieve a minimum of 7.5 litres per second per person.</li> </ol> </li> </ol>	<p>Matters of discretion (if this standard is not met) are restricted to:</p> <ol style="list-style-type: none"> <li>Any potential <b>reverse sensitivity effects</b> on the continued operation of non- <b>residential activities</b>.</li> <li>The amenity for the occupiers of the <b>residential units</b>.</li> </ol>						
<p><b>NCZ-S7</b></p>	<p>Outdoor living space</p>	<p>Matters of discretion where permitted <b>activities</b> are</p>						

	<p>1. Each residential unit, including any dual key unit, must be provided with either a private outdoor living space or access to a communal outdoor living space;</p> <p>2. Where private outdoor living space is provided it must be:</p> <ol style="list-style-type: none"> <li>For the exclusive use of residents;</li> <li>Directly accessible from a habitable room;</li> <li>A single contiguous space; and</li> <li>Of the minimum area and dimension specified in the table below;</li> </ol> <table border="1" data-bbox="316 277 1002 510"> <thead> <tr> <th>Living space type</th> <th>Minimum area</th> <th>Minimum dimension</th> </tr> </thead> <tbody> <tr> <td><b>Private</b></td> <td></td> <td></td> </tr> <tr> <td>Studio unit &amp; 1 bedroom unit</td> <td>5m<sup>2</sup></td> <td>1.8m</td> </tr> <tr> <td>2+ bedroom unit</td> <td>8m<sup>2</sup></td> <td>1.8m</td> </tr> <tr> <td><b>Communal</b></td> <td></td> <td></td> </tr> <tr> <td>For every 5 units</td> <td>10m<sup>2</sup> (per residential unit)</td> <td>8m diameter</td> </tr> </tbody> </table> <p>3. Where communal outdoor living space is provided it does not need to be in a single continuous space, but it must be:</p> <ol style="list-style-type: none"> <li>Accessible from the residential units it serves;</li> <li>Of the minimum area and dimension specified in the table below; and</li> <li>Free of buildings, parking spaces, and servicing and manoeuvring areas.</li> </ol>	Living space type	Minimum area	Minimum dimension	<b>Private</b>			Studio unit & 1 bedroom unit	5m <sup>2</sup>	1.8m	2+ bedroom unit	8m <sup>2</sup>	1.8m	<b>Communal</b>			For every 5 units	10m <sup>2</sup> (per residential unit)	8m diameter	<p>not met:</p> <ol style="list-style-type: none"> <li>Whether adequate useable space is provided to accommodate outdoor <b>activities</b>.</li> <li>Whether there are topographical or other <b>site</b> constraints that make compliance with the standard impractical.</li> <li>The proximity of the <b>residential unit</b> to accessible public open space.</li> </ol>
Living space type	Minimum area	Minimum dimension																		
<b>Private</b>																				
Studio unit & 1 bedroom unit	5m <sup>2</sup>	1.8m																		
2+ bedroom unit	8m <sup>2</sup>	1.8m																		
<b>Communal</b>																				
For every 5 units	10m <sup>2</sup> (per residential unit)	8m diameter																		
<p><b>NCZ-S8</b></p>	<p><b>Screening</b> and landscaping of service areas, outdoor storage areas and parking areas</p> <ol style="list-style-type: none"> <li>Any on-<b>site</b> service areas, including rubbish collection areas, and areas for the outdoor storage of goods or materials must, without preventing the provision of an entry point to the <b>site</b>, be adequately screened by a fence or <b>landscaping</b> where they are visible from any:             <ol style="list-style-type: none"> <li>Public road;</li> <li>Other public space; or</li> <li>Directly adjoining <b>site</b> zoned Residential or Open Space and Recreation.</li> </ol> </li> <li>Any on-<b>site</b> parking areas must be adequately screened by a fence or <b>landscaping</b> from any directly adjoining <b>site</b> zoned Residential or Open Space and Recreation.</li> </ol>	<p>Matters of discretion (if this standard is not met) are restricted to:</p> <ol style="list-style-type: none"> <li>Any adverse <b>effects</b> on the streetscape.</li> <li>The visual amenity of adjoining Residential and Open Space and Recreation zoned <b>sites</b> including shading.</li> <li>The service, storage and parking needs of the <b>activity</b>.</li> <li>The size and location of service, storage and any parking areas.</li> </ol>																		
<p><b>NCZ-S9</b></p>	<p><b>Water supply, stormwater and wastewater</b></p> <ol style="list-style-type: none"> <li>All <b>activities</b> must comply with the water supply, <b>stormwater</b> and <b>wastewater</b> standards in the Code of Practice for Civil Engineering Works.</li> </ol>	<p>Matters of discretion (if this standard is not met) are restricted to:</p> <ol style="list-style-type: none"> <li>Whether the Water Supply, <b>Stormwater</b> and <b>Wastewater</b> infrastructure has sufficient capacity to accommodate the <b>activity</b>.</li> <li>Any alternative measures proposed to mitigate adverse <b>effects</b> on the Water Supply, <b>Stormwater</b> and <b>Wastewater</b> infrastructure network.</li> <li>Whether the additional demand generated will necessitate additional unplanned public investment in, or expansion of, the Water Supply, <b>Stormwater</b> and <b>Wastewater</b> infrastructure network or compromise its ability to service other <b>activities</b> permitted within the zone.</li> <li>Whether the development can achieve <b>hydraulic neutrality</b>.</li> <li>The extent to which the development incorporates <b>stormwater</b> management techniques or controls to mitigate any increase in pre-development peak <b>stormwater</b> runoff.</li> </ol>																		
<p><b>NCZ-S10</b></p>	<p><b>Hydraulic neutrality</b></p> <p>New buildings and development must be designed to achieve <b>hydraulic neutrality</b>.</p>	<p>Matters of discretion (if this standard is not met) are restricted to:</p> <ol style="list-style-type: none"> <li>Methods to avoid, remedy or mitigate any adverse <b>effects</b> resulting from any increase in pre-development peak <b>stormwater</b> runoff.</li> <li>Cumulative <b>effects</b>.</li> </ol>																		

Restricted Discretionary Activities		
<p><b>NCZ-R9</b></p>	<p><b>Buildings and structures</b>, including additions and alterations where:</p> <ol style="list-style-type: none"> <li>Compliance is not achieved with NCZ-R1.1) or NCZ-R1.2): Council will restrict its discretion to, and may impose conditions on:             <ol style="list-style-type: none"> <li>The extent to which the size and scale of the <b>building</b> is commensurate with the anticipated level of <b>commercial activities</b> and community services in the Neighbourhood Centre Zone;</li> <li>The extent to which the size and scale of the <b>building</b> may adversely impact on the amenity of the Neighbourhood Centre Zone or adjacent <b>properties</b>.</li> <li>Whether the <b>building</b> is well designed and contributes to an attractive urban environment.</li> <li>The <b>effects</b> of the size and scale of the <b>building</b> on the existing and anticipated function and role of the Neighbourhood Centre Zone.</li> <li>The potential of the size and scale of the <b>building</b> to compromise <b>activities</b> that are enabled in the Neighbourhood Centre Zone.</li> <li>The potential of the size and scale of the <b>building</b> to undermine the role and function of the City Centre Zone.</li> <li>The extent to which the adverse <b>effects</b> of the size and scale of the <b>building</b> can be avoided, or appropriately remedied or mitigated.</li> </ol> </li> <li>Compliance is not achieved with NCZ-R1.3): Council will restrict its discretion to, and may impose conditions on:             <ol style="list-style-type: none"> <li>The matters of discretion of any infringed standard.</li> </ol> <p><b>Notification:</b></p> <ul style="list-style-type: none"> <li>An application under this rule where compliance is not achieved with NCZ-S2, NCZ-S3, NCZ-S4, NCZ-S5, NCZ-S6 or NCZ-S8 is precluded from being publicly notified in accordance with section 95A of the RMA.</li> <li>An application under this rule where compliance is not achieved with NCZ-S7 is precluded from being publicly or limited</li> </ul> </li> </ol>	<p><b>RDIS</b></p>

	notified in accordance with section 95A of the RMA.	
<b>NCZ-R10</b>	<p>Retail activity where:</p> <ol style="list-style-type: none"> <li>Compliance is not achieved with NCZ-R4.1 Council will restrict its discretion to, and may impose conditions on:                     <ol style="list-style-type: none"> <li>The extent to which the intensity, size and scale of the <b>activity</b> may adversely impact on the amenity of the Neighbourhood Centre Zone or adjacent <b>properties</b>.</li> <li>The <b>effects</b> of the intensity, size and scale of the <b>activity</b> on the existing and anticipated function and role of the Neighbourhood Centre Zone.</li> <li>The potential of the intensity, size and scale of the <b>activity</b> to compromise <b>activities</b> that are enabled in the Neighbourhood Centre Zone.</li> <li>The potential of the location of the <b>activity</b> in the Neighbourhood Centre Zone to undermine the role and function of the City Centre Zone.</li> <li>The extent to which the adverse <b>effects</b> of the intensity, size and scale of the <b>activity</b> can be avoided, or appropriately remedied or mitigated.</li> </ol> </li> <li>Compliance is not achieved with NCZ-R4.2 Council will restrict its discretion to, and may impose conditions on:                     <ol style="list-style-type: none"> <li>The matters of discretion of the infringed standard.</li> </ol> </li> </ol> <p><b>Notification:</b></p> <ul style="list-style-type: none"> <li>An application under NCZ-R10.2 is precluded from being publicly notified in accordance with section 95A of the RMA.</li> </ul>	<b>RDIS</b>
<b>NCZ-R11</b>	<p>Commercial <b>activity</b> where:</p> <ol style="list-style-type: none"> <li>Compliance is not achieved with NCZ-R5.1 Council will restrict its discretion to, and may impose conditions on:                     <ol style="list-style-type: none"> <li>The extent to which the intensity, size and scale of the <b>activity</b> may adversely impact on the amenity of the Neighbourhood Centre Zone or adjacent <b>properties</b>.</li> <li>The <b>effects</b> of the intensity, size and scale of the <b>activity</b> on the existing and anticipated function and role of the Neighbourhood Centre Zone.</li> <li>The potential of the intensity, size and scale of the <b>activity</b> to compromise <b>activities</b> that are enabled in the Neighbourhood Centre Zone.</li> <li>The potential of the location of the <b>activity</b> in the Neighbourhood Centre Zone to undermine the role and function of the City Centre Zone.</li> <li>The extent to which the adverse <b>effects</b> of the intensity, size and scale of the <b>activity</b> can be avoided, or appropriately remedied or mitigated.</li> </ol> </li> <li>Compliance is not achieved with NCZ-R5.2 Council will restrict its discretion to, and may impose conditions on:                     <ol style="list-style-type: none"> <li>The matters of discretion of the infringed standard.</li> </ol> </li> </ol> <p><b>Notification:</b></p> <ul style="list-style-type: none"> <li>An application under NCZ-R11.2 is precluded from being publicly notified in accordance with section 95A of the RMA.</li> </ul>	<b>RDIS</b>
<b>NCZ-R12</b>	<p>Food and beverage <b>activity</b> where:</p> <ol style="list-style-type: none"> <li>Compliance is not achieved with NCZ-R6.1 Council will restrict its discretion to, and may impose conditions on:                     <ol style="list-style-type: none"> <li>The extent to which the intensity, size and scale of the <b>activity</b> may adversely impact on the amenity of the Neighbourhood Centre Zone or adjacent <b>properties</b>.</li> <li>The <b>effects</b> of the intensity, size and scale of the <b>activity</b> on the existing and anticipated function and role of the Neighbourhood Centre Zone.</li> <li>The potential of the intensity, size and scale of the <b>activity</b> to compromise <b>activities</b> that are enabled in the Neighbourhood Centre Zone.</li> <li>The potential of the location of the <b>activity</b> in the Neighbourhood Centre Zone to undermine the role and function of the City Centre Zone.</li> <li>The extent to which the adverse <b>effects</b> of the intensity, size and scale of the <b>activity</b> can be avoided, or appropriately remedied or mitigated.</li> </ol> </li> <li>Compliance is not achieved with NCZ-R6.2 Council will restrict its discretion to, and may impose conditions on:                     <ol style="list-style-type: none"> <li>The matters of discretion of the infringed standard.</li> </ol> </li> </ol> <p><b>Notification:</b></p> <ul style="list-style-type: none"> <li>An application under NCZ-R12.2 is precluded from being publicly notified in accordance with section 95A of the RMA.</li> </ul>	<b>RDIS</b>
<b>NCZ-R13</b>	<p><b>Community facility</b> where:</p> <ol style="list-style-type: none"> <li>Compliance is not achieved with NCZ-R7.1 Council will restrict its discretion to, and may impose conditions on:                     <ol style="list-style-type: none"> <li>The extent to which the intensity, size and scale of the <b>activity</b> may adversely impact on the amenity of the Neighbourhood Centre Zone or adjacent <b>properties</b>.</li> <li>The <b>effects</b> of the intensity, size and scale of the <b>activity</b> on the existing and anticipated function and role of the Neighbourhood Centre Zone.</li> <li>The potential of the intensity, size and scale of the <b>activity</b> to compromise <b>activities</b> that are enabled in the Neighbourhood Centre Zone.</li> <li>The potential of the location of the <b>activity</b> in the Neighbourhood Centre Zone to undermine the role and function of the City Centre Zone.</li> <li>The extent to which the adverse <b>effects</b> of the intensity, size and scale of the <b>activity</b> can be avoided, or appropriately remedied or mitigated.</li> </ol> </li> <li>Compliance is not achieved with NCZ-R7.2 Council will restrict its discretion to, and may impose conditions on:                     <ol style="list-style-type: none"> <li>The matters of discretion of the infringed standard.</li> </ol> </li> </ol> <p><b>Notification:</b></p> <ul style="list-style-type: none"> <li>An application under NCZ-R13.2 is precluded from being publicly notified in accordance with section 95A of the RMA.</li> </ul>	<b>RDIS</b>
<b>NCZ-R14</b>	<p>Residential <b>activity</b> where:</p> <ol style="list-style-type: none"> <li>Compliance is not achieved with NCZ-R8.1 Council will restrict its discretion to, and may impose conditions on:                     <ol style="list-style-type: none"> <li>The <b>effects</b> of the <b>residential activity</b> on the existing and anticipated function and role of the Neighbourhood Centre Zone.</li> <li>The potential of the <b>residential activity</b> to compromise <b>activities</b> that are enabled in the Neighbourhood Centre Zone.</li> <li>The amenity for the occupiers of the <b>residential units</b>.</li> </ol> </li> <li>Compliance is not achieved with NCZ-R8.2 Council will restrict its discretion to, and may impose conditions on:                     <ol style="list-style-type: none"> <li>The matters of discretion of the infringed standard.</li> </ol> </li> </ol> <p><b>Notification</b></p> <ul style="list-style-type: none"> <li>An application under this rule where compliance is not achieved with NCZ-S5 or NCZ-S6 is precluded from being publicly notified in accordance with section 95A of the RMA.</li> </ul>	<b>RDIS</b>

	<ul style="list-style-type: none"> <li>An application under this rule where compliance is not achieved with NCZ-S7 is precluded from being publicly or limited notified in accordance with section 95A of the RMA.</li> </ul>	
<b>NCZ-R15</b>	<p>Healthcare <b>activity</b> where compliance is achieved with NCZ-S8.</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>The extent to which the <b>activity</b> may adversely impact on the amenity of the Neighbourhood Centre Zone or adjacent <b>properties</b>.</li> <li>The <b>effects</b> of the <b>activity</b> on the existing and anticipated function and role of the Neighbourhood Centre Zone.</li> <li>The potential of the <b>activity</b> to compromise <b>activities</b> that are enabled in the Neighbourhood Centre Zone.</li> <li>The potential of the location of the <b>activity</b> in the Neighbourhood Centre Zone to undermine the role and function of the City Centre Zone.</li> <li>The extent to which the adverse <b>effects</b> of the <b>activity</b> can be avoided, or appropriately remedied or mitigated.</li> </ol>	<b>RDIS</b>
<b>NCZ-R16</b>	<p>Educational <b>facility</b> where compliance is achieved with NCZ-S8.</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>The extent to which the <b>activity</b> may adversely impact on the amenity of the Neighbourhood Centre Zone or adjacent <b>properties</b>.</li> <li>The <b>effects</b> of the <b>activity</b> on the existing and anticipated function and role of the Neighbourhood Centre Zone.</li> <li>The potential of the <b>activity</b> to compromise <b>activities</b> that are enabled in the Neighbourhood Centre Zone.</li> <li>The potential of the location of the <b>activity</b> in the Neighbourhood Centre Zone to undermine the role and function of the City Centre Zone.</li> <li>The extent to which the adverse <b>effects</b> of the <b>activity</b> can be avoided, or appropriately remedied or mitigated.</li> </ol>	<b>RDIS</b>
<b>NCZ-R17</b>	<p>Emergency service <b>facility</b> where compliance is achieved with NCZ-S8.</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>The extent to which the <b>activity</b> may adversely impact on the amenity of the Neighbourhood Centre Zone or adjacent <b>properties</b>.</li> <li>The <b>effects</b> of the of the <b>activity</b> on the existing and anticipated function and role of the Neighbourhood Centre Zone.</li> <li>The potential of the <b>activity</b> to compromise <b>activities</b> that are enabled in the Neighbourhood Centre Zone.</li> <li>The extent to which the adverse <b>effects</b> of the <b>activity</b> can be avoided, or appropriately remedied or mitigated.</li> <li>The <b>functional need</b> or <b>operational need</b> for the <b>Emergency Service Facility</b> to be located in the Neighbourhood Centre Zone.</li> </ol> <p><b>Notification:</b></p> <ul style="list-style-type: none"> <li>An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.</li> </ul>	<b>RDIS</b>

<b>Discretionary Activities</b>		
<b>NCZ-R18</b>	Healthcare <b>activity</b> where compliance is not achieved with NCZ-R15	<b>DIS</b>
<b>NCZ-R19</b>	Educational <b>facility</b> where compliance is not achieved with NCZ-R16	<b>DIS</b>
<b>NCZ-R20</b>	Emergency services <b>facility</b> where compliance is not achieved with NCZ-R17	<b>DIS</b>
<b>NCZ-R21</b>	Visitor <b>accommodation</b>	<b>DIS</b>
<b>NCZ-R22</b>	Sport and active recreation <b>activity</b>	<b>DIS</b>
<b>NCZ-R23</b>	Entertainment <b>facility</b>	<b>DIS</b>
<b>NCZ-R24</b>	Office <b>activity</b>	<b>DIS</b>
<b>NCZ-R25</b>	Large format retail <b>activity</b>	<b>DIS</b>
<b>NCZ-R26</b>	Drive-through <b>activity</b>	<b>DIS</b>
<b>NCZ-R27</b>	Retirement <b>village</b>	<b>DIS</b>
<b>NCZ-R28</b>	Any <b>activity</b> not otherwise listed as permitted, restricted discretionary, discretionary, or non-complying	<b>DIS</b>

<b>Non-complying Activities</b>		
<b>NCZ-R29</b>	Industrial <b>activity</b>	<b>NC</b>
<b>NCZ-R30</b>	Yard sale <b>activity</b> / Trade <b>supplier</b>	<b>NC</b>
<b>NCZ-R31</b>	Motorised <b>recreation</b>	<b>NC</b>
<b>NCZ-R32</b>	Rural <b>industry</b>	<b>NC</b>
<b>NCZ-R33</b>	Primary <b>production</b>	<b>NC</b>

### NCZ — Site Specific Controls

The following **site** specific controls apply to the **site** identified in NCZ-Figure1 below. The controls apply in addition to the provisions of the underlying Neighbourhood Centre Zone. Where there is any conflict between the provisions the **site** specific controls shall prevail.

#### NCZ-Figure1 — Neighbourhood Centre Zone at Riverstone Terrace



**Rules**

NCZ-SSC-R1	Retail activity not exceeding 500m <sup>2</sup> gross floor area, restaurants, office activities, early childhood centre and residential accommodation (including at ground level)	PER
NCZ-SSC-R2	Garden centres and all activities other than retail activity, restaurants, offices activities, early childhood centres and residential accommodation (including at ground level)	DIS

Activity Standards		
NCZ-SSC-S1	<b>Setback from boundaries</b>	
	The <b>setback</b> distance from boundaries shall be not less than:	
	Front boundary	4m
	Side boundary	0m
	Minimum <b>building</b> and <b>structure setback</b> from the power pylon and electricity <b>transmission lines</b> on the <b>site</b>	12m
Rear <b>boundaries</b> except where the rear <b>boundary</b> adjoins a Reserve in which case an exemption from the rear <b>boundary setback</b> applies	3m	
NCZ-SSC-S2	<b>Building coverage</b>	
	1. The maximum coverage by <b>buildings</b> on the net area of a <b>site</b> shall not exceed 20%.	
NCZ-SSC-S3	<b>Screening</b>	
	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 <b>height</b> .	
NCZ-SSC-S3	<b>Landscaping</b>	
	1. Along the common rear <b>boundary</b> of the <b>land</b> identified in COMZ-Figure1 and Lots 8 to 11 DP 399832 of the Cosgrove Rise subdivision a landscape buffer with a minimum width of 0.6m shall be provided within the <b>site</b> between the zone <b>boundary</b> and the <b>buildings</b> .	

## LCZ - Local Centre Zone

The Local Centre Zone provides for medium-scale **commercial** centres that are conveniently located to service the needs of the surrounding **commercial** catchment. Local Centres accommodate a range of **retail**, **commercial** and community **activities** while also offering services, employment and residential opportunities. The size of the centres depends largely on their location and the size of the surrounding catchment. Most Local Centres have potential for growth and intensification, which allows them to provide for the expected growth of surrounding residential areas, while not undermining the primary function and vitality of the City Centre Zone.

The Local Centre Zone allows for **residential activities** if they are located above ground floor along identified street frontages. **Large format retail**, car oriented **activities**, larger **commercial activities** and **office activities** and **light industrial activities** are not anticipated in this zone but are encouraged to establish in more appropriate locations such as the Mixed Use Zone, the City Centre Zone or the General Industrial Zone.

The built form and density of Local Centres is anticipated to align with the expected high density of surrounding residential areas. Most Local Centres are located along main transport routes and **buildings** front the street edge with **verandahs** and display windows. While the scale and density of **buildings** vary between centres they are expected to change and intensify over time. Parking is usually available on the street or in dedicated and ideally shared on-site parking areas.

Non-residential **activities** and development have the potential to generate adverse **effects** where they are directly adjoining Residential and Open Space and Recreation areas. To manage these potential **effects** **buildings** have to be set back and outdoor storage and parking areas need to be screened.

## Objectives

### LCZ-01 Purpose of the Local Centre Zone

*Local Centres are medium scale **commercial** centres that service the needs of the surrounding residential catchment and accommodate a range of medium scale **commercial** and community **activities** as well as **residential activities**.*

### LCZ-02 Urban built form and amenity values of the Local Centre Zone

*Local Centres are safe and attractive urban environments. The built **environment** is of a scale that reflects the planned built form of the medium to high density surrounding residential **environment** and contributes positively to the surrounding streetscape and **commercial** and residential environment.*

### LCZ-03 Managing effects at the zone interface

*Use and development within the Local Centre Zone are of an appropriate scale and reflect the purpose, planned urban built form of the zone and the surrounding residential **environment** while managing potential adverse **effects** on the **amenity values** of adjoining **sites** in Residential and Open Space and Recreation Zones.*

### LCZ-04 Hydraulic neutrality

*There is no increase in the peak demand on stormwater management systems and increase in flooding from **subdivision** and development.*

## Policies

### LCZ-P1 Appropriate activities

*Enable appropriate **activities** that:*

1. Are compatible with the anticipated purpose, character and **amenity values** of the Local Centre Zone;
2. Service the needs of the surrounding residential catchment; and
3. Minimise adverse **effects** on the amenity of adjoining residential, recreational and open space **sites**.

### LCZ-P2 Residential activity

*Provide for **residential activity** and development where:*

1. The **residential units** are located above ground floor, where located along an active frontage identified on the planning maps;
2. It does not interrupt or preclude an attractive and active frontage that provides a positive interface with the public space;
3. **Residential units** are designed to:
  - a. Achieve adequate indoor **noise** and ventilation levels for occupants; and
  - b. Provide appropriate amenity for occupants; and
4. **Reverse sensitivity effects** on **commercial activities** are minimised

### LCZ-P3 Other activities

*Only allow for other **activities**, including larger scale **activities**, where:*

1. Any adverse **effects** can be managed;
2. The scale and intensity of the **activity** is consistent with the anticipated character of the Local Centre Zone;
3. The design and layout of the **activity** does not compromise the streetscape, amenity or safety;
4. The size, intensity and scale of the **activity** does not compromise other **activities** that are anticipated and enabled within the Local Centre Zone; and
5. The location of the **activity** in the Local Centre Zone does not undermine the role and function of the City Centre Zone.

### LCZ-P4 Inappropriate activities

*Avoid **activities** that are incompatible with the anticipated purpose, role and function of the Local Centre Zone and the surrounding environment.*

### LCZ-P5 Built development

*Provide for medium to higher density development that:*

1. Is compatible with the planned built urban form and the anticipated role, character and density of the Local Centre Zone;
2. Is commensurate with the anticipated level of **commercial activities** and community services in the Local Centre Zone;
3. Reflects the anticipated medium to high density of the surrounding residential environment,
4. Is well designed and contributes to an attractive well-functioning urban environment; and

5. Provides active and attractive street frontages.

**LCZ-P6 Public space interface and active street frontages**

Provide for new development that creates an attractive interface with the public space through high quality **building** design.

Where located along identified active frontages, require new built development and **activities** to provide a positive interface with the public space through:

1. Being built up to and oriented towards the front **boundary** of the **site**;
2. Providing **verandahs** or other adequate forms of pedestrian shelter;
3. Providing display windows and obvious public entrances; and
4. Requiring parking, storage and servicing areas to be visually unobtrusive.

**LCZ-P7 Interface with residential zones and open space and recreation zones**

Minimise the adverse **effects** from **commercial activities** and development on directly adjoining **sites** that are zoned Residential or Open Space and Recreation through:

1. Requiring new **buildings** and **activities** to be located and designed to manage any shading and privacy **effects** on neighbouring **sites** zoned Residential or Open Space and Recreation;
2. Limiting the **height**, bulk and form of new **buildings** along **boundaries** with **sites** zoned Residential or Open Space and Recreation to minimise dominance **effects**; and
3. Requiring the use of **landscaping** and screening to minimise adverse visual **effects** on adjoining **sites** zoned Residential or Open Space and Recreation.

**LCZ-P8 Hydraulic neutrality**

New **buildings** and development will be designed to achieve **hydraulic neutrality**.

**Rules**

**Note:** There may be a number of provisions that apply to an **activity**, **building**, **structure** or **site**. Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule, resource consent is required under each relevant rule. The steps to determine the status of an **activity** are set out in Chapter 2 How the Plan Works.

Rules relating to **subdivision** are found in the SUB-GEN (General **Subdivision** Provisions that Apply in All Zones) and the SUB-CMU (**Subdivision** in Commercial and Mixed Use Zones) chapters.

Each **activity** in the Local Centre Zone shall comply with the relevant **qualifying matter area** provisions and permitted activity standards in the district-wide matters of the Plan as listed below.

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

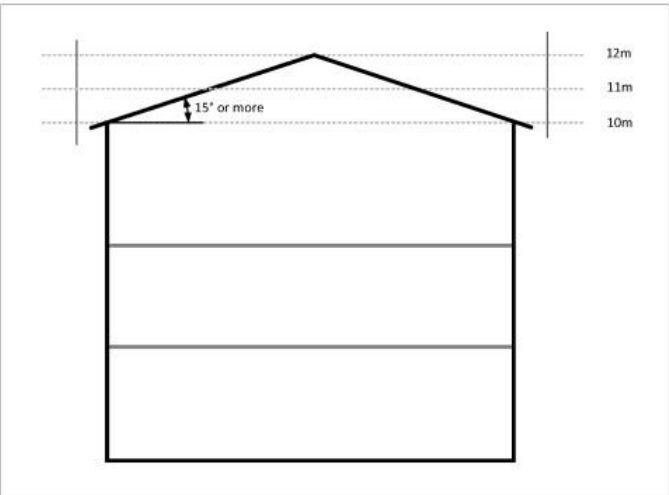
**Activity Tables**

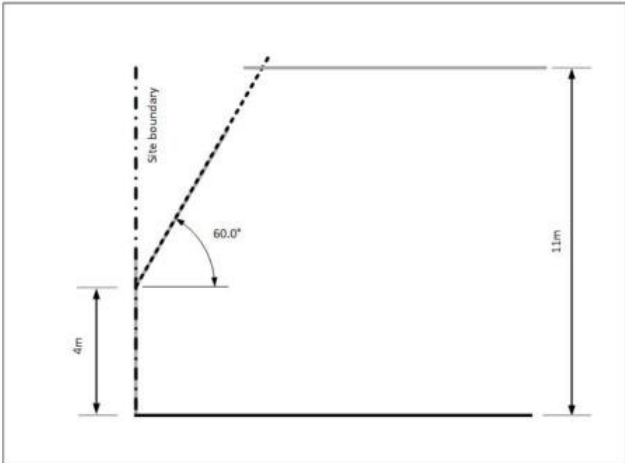
Permitted Activities		
LCZ-R1	Buildings and structures, including additions and alterations where:	PER



	<ol style="list-style-type: none"> <li>1. The <b>gross floor area</b> of the new <b>building</b> does not exceed 500m<sup>2</sup>;</li> <li>2. Any addition to an existing <b>building</b> does not result in the <b>gross floor area</b> of the <b>building</b> exceeding 500m<sup>2</sup>; and</li> <li>3. Compliance is achieved with <ol style="list-style-type: none"> <li>a. LCZ-S1 (<b>Height</b>);</li> <li>b. LCZ-S2 (<b>Height in Relation to Boundary</b>);</li> <li>c. LCZ-S3 (<b>Setbacks</b>);</li> <li>d. LCZ-S4 (<b>Active Frontages</b>);</li> <li>e. LCZ-S5 (<b>Location of Residential Units</b>);</li> <li>f. LCZ-S6 (<b>Noise and Ventilation</b>);</li> <li>g. LCZ-S7 (<b>Outdoor Living Space</b>);</li> <li>h. LCZ-S8 (<b>Landscaping and Screening</b>);</li> <li>i. LCZ-S9 (<b>Water Supply, Stormwater and Wastewater</b>); and</li> <li>j. LCZ-S10 (<b>Hydraulic neutrality</b>).</li> </ol> </li> </ol>	
LCZ-R2	<b>Minor structures</b>	PER
LCZ-R3	<b>Demolition</b> <i>Note: Prior to demolition commencing, confirm whether rules in chapter HH-Historic Heritage apply.</i>	PER
LCZ-R4	<b>Retail activity</b> where: <ol style="list-style-type: none"> <li>1. The <b>gross floor area</b> per tenancy does not exceed 250m<sup>2</sup>; and</li> <li>2. Compliance is achieved with LCZ-S8</li> </ol>	PER
LCZ-R5	<b>Commercial service activity</b> where: <ol style="list-style-type: none"> <li>1. The <b>gross floor area</b> per tenancy does not exceed 250m<sup>2</sup>; and</li> <li>2. Compliance is achieved with LCZ-S8</li> </ol>	PER
LCZ-R6	<b>Food and beverage activity</b> where: <ol style="list-style-type: none"> <li>1. The <b>gross floor area</b> per tenancy does not exceed 250m<sup>2</sup>; and</li> <li>2. Compliance is achieved with LCZ-S8</li> </ol>	PER
LCZ-R7	<b>Community facility</b> where: <ol style="list-style-type: none"> <li>1. The <b>gross floor area</b> per tenancy does not exceed 250m<sup>2</sup>; and</li> <li>2. Compliance is achieved with LCZ-S8</li> </ol>	PER
LCZ-R8	<b>Healthcare activity</b> where: <ol style="list-style-type: none"> <li>1. The <b>gross floor area</b> per tenancy does not exceed 250m<sup>2</sup>; and</li> <li>2. Compliance is achieved with LCZ-S8</li> </ol>	PER
LCZ-R9	<b>Educational facility</b> where: <ol style="list-style-type: none"> <li>1. The <b>gross floor area</b> per tenancy does not exceed 250m<sup>2</sup>; and</li> <li>2. Compliance is achieved with LCZ-S8</li> </ol>	PER
LCZ-R10	<b>Office activity</b> where: <ol style="list-style-type: none"> <li>1. The <b>gross floor area</b> per tenancy does not exceed 250m<sup>2</sup>; and</li> <li>2. Compliance is achieved with LCZ-S8</li> </ol>	PER
LCZ-R11	<b>Visitor accommodation</b> where: <ol style="list-style-type: none"> <li>1. The <b>gross floor area</b> per tenancy does not exceed 250m<sup>2</sup>; and</li> <li>2. All <b>habitable rooms</b> comply with: <ol style="list-style-type: none"> <li>a. LCZ-S5; and</li> <li>b. LCZ-S6; and</li> </ol> </li> <li>3. Compliance is achieved with LCZ-S8.</li> </ol>	PER
LCZ-R12	<b>Residential activity</b> where: <ol style="list-style-type: none"> <li>1. No more than six <b>residential units</b> occupy the <b>site</b>; and</li> <li>2. Compliance is achieved with <ol style="list-style-type: none"> <li>a. LCZ-S5;</li> <li>b. LCZ-S6; and</li> <li>c. LCZ-S7.</li> </ol> </li> </ol>	PER

<b>Standards for Permitted Activities</b>
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<p><b>LCZ-S1</b></p>	<p><b>Height</b></p> <p>1. <b>Buildings</b> must not exceed 26 metres in <b>height</b>, except that 50% of a <b>building's</b> roof in elevation, measured vertically from the junction between wall and roof, may exceed this <b>height</b> by 1 metre, where the entire roof slopes 15° or more, as shown on the following diagram:</p>  <p>1. Any fence or standalone wall along a side or rear <b>boundary</b> which adjoins a <b>site</b> zoned Residential or Open Space and Recreation must not exceed 2m in <b>height</b>.</p> <p>This standard does not apply to:</p> <ol style="list-style-type: none"> <li>Solar water heating components provided these do not exceed the <b>height</b> by more than 1m.</li> <li>Chimney <b>structures</b> not exceeding 1.1m in width on any elevation and provided these do not exceed the <b>height</b> by more than 1m.</li> <li><b>Antennas</b>, aerials, and flues provided these do not exceed the <b>height</b> by more than 1m.</li> <li>Satellite dishes (less than 1m in diameter) and architectural features (e.g. finials, spires) provided these do not exceed the <b>height</b> by more than 1m.</li> <li>Lift overruns provided these do not exceed the <b>height</b> by more than 1m.</li> </ol>	<p>Matters of discretion (if this standard is not met) are restricted to:</p> <ol style="list-style-type: none"> <li>The location, design and appearance of the <b>building</b> or structure.</li> <li>Any adverse <b>effects</b> on the streetscape.</li> <li>Visual dominance, shading and loss of privacy for adjoining Residential or Open Space and Recreation zoned <b>sites</b>.</li> <li>Compatibility with the planned built urban form of <b>buildings, structures</b> and <b>activities</b> in the surrounding area.</li> <li>Whether the <b>building height</b> is commensurate with the anticipated level of <b>commercial activities</b> and community services in the Local Centre Zone.</li> <li>Whether an increase in <b>building height</b> results from a response to <b>natural hazard</b> mitigation.</li> <li>Whether topographical or other <b>site</b> constraints make compliance with the standard impractical.</li> </ol>
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<p><b>LCZ-S2</b></p>	<p><b>Height in relation to boundary</b></p> <p>Where the side or rear <b>boundary</b> of a <b>site</b> adjoins a Residential Zone or Open Space and Recreation Zone the following <b>Height in Relation to Boundary</b> standard applies:</p> <ol style="list-style-type: none"> <li><b>Buildings</b> must not project beyond a 60° recession plane measured from a point 4 metres vertically above <b>ground level</b> along all <b>boundaries</b> that adjoin a General residential zone or Open space and Recreation zone as shown on the following diagram. Where the <b>boundary</b> forms part of a legal right of way, <b>entrance strip</b>, access <b>site</b>, or pedestrian access way, the <b>height in relation to boundary</b> applies from the farthest boundary of that legal right of way, <b>entrance strip</b>, access <b>site</b>, or pedestrian access way.</li> <li><b>Buildings</b> must not project beyond a 60° recession plane measured from a point 5 metres vertically above <b>ground level</b> along all <b>boundaries</b> that adjoin a High Density Residential Zone. Where the <b>boundary</b> forms part of a legal right of way, <b>entrance strip</b>, access <b>site</b>, or pedestrian access way, the <b>height in relation to boundary</b> applies from the farthest <b>boundary</b> of that legal right of way, <b>entrance strip</b>, access <b>site</b>, or pedestrian access way.</li> </ol>  <p>This standard does not apply to:</p> <ol style="list-style-type: none"> <li>A <b>boundary</b> with a <b>road</b>.</li> <li>Existing or proposed internal <b>boundaries</b> within a <b>site</b>.</li> <li><b>Site boundaries</b> where there is an existing common wall between 2 <b>buildings</b> on adjacent <b>sites</b> or where a common wall is proposed.</li> <li>Solar water heating components provided these do not exceed the <b>height in relation to boundary</b> by more than 1m.</li> <li>Chimney <b>structures</b> not exceeding 1.1m in width on any elevation and provided these do not exceed the <b>height in relation to boundary</b> by more than 1m.</li> <li><b>Antennas</b>, aerials, satellite dishes (less than 1m in diameter), flues, and architectural features (e.g. finials, spires) provided these do not exceed the <b>height in relation to boundary</b> by more than 3m measured vertically.</li> </ol>	<p>Matters of discretion (if this standard is not met) are restricted to:</p> <ol style="list-style-type: none"> <li>Visual dominance, shading and loss of privacy for adjoining Residential or Open Space and Recreation zoned <b>sites</b>.</li> <li>The location, design and appearance of the <b>building</b> or <b>structure</b>.</li> <li>Whether an increase in <b>height in relation to boundary</b> results from a response to <b>natural hazard</b> mitigation.</li> <li>Whether any architectural features or steps are proposed in the <b>building</b> façade to provide an attractive appearance when viewed from adjoining Residential or Open Space and Recreation zoned <b>sites</b>.</li> </ol>						
<p><b>LCZ-S3</b></p>	<p><b>Setbacks</b></p> <p>Where the side or rear <b>boundary</b> of a <b>site</b> adjoins a Residential Zone or Open Space and Recreation Zone the following <b>Setback</b> standard applies:</p> <ol style="list-style-type: none"> <li><b>Buildings</b> must be set back from the relevant <b>boundary</b> by the minimum depth listed in the yards table below:</li> </ol> <table border="1" data-bbox="316 1487 1002 1592"> <thead> <tr> <th>Yard</th> <th>Minimum depth</th> </tr> </thead> <tbody> <tr> <td>Side</td> <td>1 metre</td> </tr> <tr> <td>Rear</td> <td>1 metre</td> </tr> </tbody> </table> <ol style="list-style-type: none"> <li>This standard does not apply to <b>site boundaries</b> where there is an existing common wall between 2 <b>buildings</b> on adjacent <b>sites</b> or where a common wall is proposed.</li> <li>This standard does not apply to:             <ol style="list-style-type: none"> <li><b>Accessory buildings</b> less than 2m in <b>height</b>.</li> <li>Fences and standalone walls.</li> </ol> </li> </ol>	Yard	Minimum depth	Side	1 metre	Rear	1 metre	<p>Matters of discretion (if this standard is not met) are restricted to:</p> <ol style="list-style-type: none"> <li>The visual amenity of adjoining Residential and Open Space and Recreation <b>sites</b>.</li> <li>The location, design and appearance of the <b>building</b> or <b>structure</b>.</li> <li>Whether any architectural features or steps are proposed in the <b>building</b> façade to provide an attractive appearance when viewed from adjoining Residential or Open Space and Recreation <b>sites</b>.</li> <li>Any benefits, including the extent to which the reduced <b>setback</b> will result in a more efficient, practical and better use of the balance of the <b>site</b>.</li> </ol>
Yard	Minimum depth							
Side	1 metre							
Rear	1 metre							
<p><b>LCZ-S4</b></p>	<p><b>Active frontages</b></p> <ol style="list-style-type: none"> <li>Along active frontages identified on the Planning Maps:             <ol style="list-style-type: none"> <li>All new <b>buildings</b> and <b>ground level</b> additions or alterations to existing <b>buildings</b> must be built up to the street edge and oriented towards the public space;</li> <li>A veranda must be provided that:                 <ol style="list-style-type: none"> <li>Extends along the entire length of the <b>building</b> frontage;</li> <li>Provides continuous shelter with any adjoining veranda; and</li> <li>Has a minimum <b>setback</b> of 500mm from any kerb face;</li> </ol> </li> <li>At least 55% of the ground floor <b>building</b> frontage must be display windows or transparent glazing; and</li> <li>The principal public entrance to the <b>building</b> must be located on the front <b>boundary</b>.</li> </ol> </li> </ol>	<p>Matters of discretion (if this standard is not met) are restricted to:</p> <ol style="list-style-type: none"> <li>The <b>effects</b> on the amenity and quality of the streetscape.</li> <li>The design and appearance of the street frontage.</li> <li>The ability to reuse and adapt the <b>building</b> for a variety of <b>activities</b>.</li> </ol>						
<p><b>LCZ-S5</b></p>	<p><b>Location of residential units</b></p> <ol style="list-style-type: none"> <li>Along active frontages identified on the planning maps all <b>residential units</b> must be located above ground floor level.</li> </ol>	<p>Matters of discretion (if this standard is not met) are restricted to:</p> <ol style="list-style-type: none"> <li>The <b>effects</b> on the amenity and quality of the</li> </ol>						

		streetscape. 2. The amenity for the occupiers of the <b>residential units</b> .																		
<b>LCZ-S6</b>	<p>Noise and ventilation</p> <p>1. All <b>residential units</b> must meet the following standards:</p> <p>a. All <b>habitable rooms</b> must be designed and constructed to meet internal sound insulation levels achieving <math>DnT_{w+Ctr} &gt; 30dB</math> with an acoustic design certificate signed by a qualified acoustic engineer stating compliance will be achieved; and</p> <p>b. All <b>habitable rooms</b> must have a positive supplementary source of fresh air ducted from outside. The supplementary source of air is to achieve a minimum of 7.5 litres per second per person.</p>	<p>Matters of discretion (if this standard is not met) are restricted to:</p> <p>1. Any potential <b>reverse sensitivity effects</b> on the continued operation of non- <b>residential activities</b>.</p> <p>2. The amenity for the occupiers of the <b>residential units</b>.</p>																		
<b>LCZ-S7</b>	<p>Outdoor living space</p> <p>1. Each residential unit, including any dual key unit, must be provided with either a private outdoor living space or access to a communal outdoor living space;</p> <p>2. Where private outdoor living space is provided it must be:</p> <p>a. For the exclusive use of residents;</p> <p>b. Directly accessible from a habitable room;</p> <p>c. A single contiguous space; and</p> <p>d. Of the minimum area and dimension specified in the table below;</p> <table border="1" data-bbox="316 595 1007 826"> <thead> <tr> <th>Living space type</th> <th>Minimum area</th> <th>Minimum dimension</th> </tr> </thead> <tbody> <tr> <td><b>Private</b></td> <td></td> <td></td> </tr> <tr> <td>Studio unit &amp; 1 bedroom unit</td> <td>5m<sup>2</sup></td> <td>1.8m</td> </tr> <tr> <td>2+ bedroom unit</td> <td>8m<sup>2</sup></td> <td>1.8m</td> </tr> <tr> <td><b>Communal</b></td> <td></td> <td></td> </tr> <tr> <td>For every 5 units</td> <td>10m<sup>2</sup> (per residential unit)</td> <td>8m diameter</td> </tr> </tbody> </table> <p>3. Where communal outdoor living space is provided it does not need to be in a single continuous space, but it must be:</p> <p>a. Accessible from the residential units it serves;</p> <p>b. Of the minimum area and dimension specified in the table below; and</p> <p>c. Free of buildings, parking spaces, and servicing and manoeuvring areas.</p>	Living space type	Minimum area	Minimum dimension	<b>Private</b>			Studio unit & 1 bedroom unit	5m <sup>2</sup>	1.8m	2+ bedroom unit	8m <sup>2</sup>	1.8m	<b>Communal</b>			For every 5 units	10m <sup>2</sup> (per residential unit)	8m diameter	<p>Matters of discretion (if this standard is not met) are restricted to:</p> <p>1. Whether adequate useable space is provided to accommodate outdoor <b>activities</b>.</p> <p>2. Whether there are topographical or other <b>site</b> constraints that make compliance with the standard impractical.</p> <p>3. The proximity of the <b>residential unit</b> to accessible public open space.</p>
Living space type	Minimum area	Minimum dimension																		
<b>Private</b>																				
Studio unit & 1 bedroom unit	5m <sup>2</sup>	1.8m																		
2+ bedroom unit	8m <sup>2</sup>	1.8m																		
<b>Communal</b>																				
For every 5 units	10m <sup>2</sup> (per residential unit)	8m diameter																		
<b>LCZ-S8</b>	<p><b>Screening and landscaping of service areas, outdoor storage areas and parking areas</b></p> <p>1. Any on-<b>site</b> service areas, including rubbish collection areas, and areas for the outdoor storage of goods or materials must, without preventing the provision of an entry point to the <b>site</b>, be adequately screened by a fence or <b>landscaping</b> where they are visible from any:</p> <p>a. Public <b>road</b>;</p> <p>b. Other public space; and</p> <p>c. Directly adjoining <b>site</b> zoned Residential or Open Space and Recreation.</p> <p>2. Any on-<b>site</b> parking area must:</p> <p>a. Be adequately screened by a fence or <b>landscaping</b> from any directly adjoining <b>site</b> zoned Residential or Open Space and Recreation.</p> <p>b. Where located along a street edge, provide a <b>landscaping</b> strip that extends at least 1.5m from the <b>boundary</b> with the <b>road</b> and comprise a mix of trees, shrubs and ground cover plants, without preventing the provision of an entry point to the <b>site</b>.</p> <p>Except that:</p> <ul style="list-style-type: none"> <li>The <b>landscaping</b> requirement for on-<b>site</b> parking areas along a street edge does not apply to individual parking spaces for residential development, if provided.</li> </ul>	<p>Matters of discretion (if this standard is not met) are restricted to:</p> <p>1. Any adverse <b>effects</b> on the streetscape.</p> <p>2. The visual amenity of adjoining Residential and Open Space and Recreation zoned <b>sites</b> including shading.</p> <p>3. The service, storage and parking needs of the <b>activity</b>.</p> <p>4. The size and location of service, storage and any parking areas.</p>																		
<b>LCZ-S9</b>	<p><b>Water supply, stormwater and wastewater</b></p> <p>1. All <b>activities</b> shall comply with the water supply, <b>stormwater</b> and <b>wastewater</b> standards in the Code of Practice for Civil Engineering Works.</p>	<p>Matters of discretion (if this standard is not met) are restricted to:</p> <p>1. Whether the Water Supply, <b>Stormwater</b> and <b>Wastewater</b> infrastructure has sufficient capacity to accommodate the <b>activity</b>.</p> <p>2. Any alternative measures proposed to mitigate adverse effects on the Water Supply, <b>Stormwater</b> and <b>Wastewater</b> infrastructure network.</p> <p>3. Whether the additional demand generated will necessitate additional unplanned public investment in, or expansion of, the Water Supply, <b>Stormwater</b> and <b>Wastewater</b> infrastructure network or compromise its ability to service other activities permitted within the zone.</p> <p>4. Whether the development can achieve <b>hydraulic neutrality</b>.</p> <p>5. The extent to which the development incorporates <b>stormwater</b> management techniques or controls to mitigate any increase in pre-development peak <b>stormwater</b> runoff.</p>																		
<b>LCZ-S10</b>	<p><b>Hydraulic neutrality</b></p> <p>1. New <b>buildings</b> and development must be designed to achieve hydraulic neutrality.</p>	<p>Matters of discretion (if this standard is not met) are restricted to:</p> <p>1. Methods to avoid, remedy or mitigate any adverse effects resulting from any increase in pre-development peak <b>stormwater</b> runoff.</p> <p>2. Cumulative <b>effects</b>.</p>																		

Restricted Discretionary Activities		
<b>LCZ-R13</b>	<b>Buildings and structures</b> , including additions and alterations where:	<b>RDIS</b>

	<p>1. Compliance is not achieved with LCZ-R1.1 and LCZ-R1.2 Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>The extent to which the size and scale of the <b>building</b> is commensurate with the anticipated level of <b>commercial activities</b> and community services in the Local Centre Zone;</li> <li>The extent to which the size and scale of the <b>building</b> may adversely impact on the amenity of the Local Centre Zone or adjacent <b>properties</b>.</li> <li>Whether the <b>building</b> is well designed and contributes to an attractive urban environment.</li> <li>The <b>effects</b> of the size and scale of the <b>building</b> on the existing and anticipated function and role of the Local Centre Zone.</li> <li>The potential of the size and scale of the <b>building</b> to compromise <b>activities</b> that are enabled in the Local Centre Zone.</li> <li>The potential of the location of the <b>activity</b> in the Local Centre Zone to undermine the role and function of the City Centre Zone.</li> <li>The extent to which the adverse <b>effects</b> of the size and scale of the <b>building</b> can be avoided, or appropriately remedied or mitigated.</li> </ol> <p>2. Compliance is not achieved with one or more of the standards under LCZ-R1.3 Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>The matters of discretion of any infringed standard.</li> </ol> <p><b>Notification:</b></p> <ul style="list-style-type: none"> <li>An application under this rule where compliance is not achieved with LCZ-S2, LCZ-S3, LCZ-S4, LCZ-S5, LCZ-S6 or LCZ-S8 is precluded from being publicly notified in accordance with section 95A of the RMA.</li> <li>An application under this rule where compliance is not achieved with LCZ-S7 is precluded from being publicly or limited notified in accordance with section 95A of the RMA.</li> </ul>	
<p>LCZ-R14</p>	<p><b>Retail activity</b> where:</p> <ol style="list-style-type: none"> <li>Compliance is not achieved with LCZ-R4.1 Council will restrict its discretion to, and may impose conditions on: <ol style="list-style-type: none"> <li>The extent to which the intensity, size and scale of the <b>activity</b> may adversely impact on the amenity of the Local Centre Zone or adjacent <b>properties</b>.</li> <li>The <b>effects</b> of the intensity, size and scale of the <b>activity</b> on the existing and anticipated function and role of the Local Centre Zone.</li> <li>The potential of the intensity, size and scale of the <b>activity</b> to compromise <b>activities</b> that are enabled in the Local Centre Zone.</li> <li>The potential of the location of the <b>activity</b> in the Local Centre Zone to undermine the role and function of the City Centre Zone.</li> <li>The extent to which the adverse <b>effects</b> of the intensity, size and scale of the <b>activity</b> can be avoided, or appropriately remedied or mitigated.</li> </ol> </li> <li>Compliance is not achieved with LCZ-R4.2 Council will restrict its discretion to, and may impose conditions on: <ol style="list-style-type: none"> <li>The matters of discretion of the infringed standard.</li> </ol> </li> </ol> <p><b>Notification:</b></p> <ul style="list-style-type: none"> <li>An application under LCZ-R14-2 is precluded from being publicly notified in accordance with section 95A of the RMA.</li> </ul>	<p>RDIS</p>
<p>LCZ-R15</p>	<p><b>Commercial service activity</b> where:</p> <ol style="list-style-type: none"> <li>Compliance is not achieved with LCZ-R5.1 Council will restrict its discretion to, and may impose conditions on: <ol style="list-style-type: none"> <li>The extent to which the intensity, size and scale of the <b>activity</b> may adversely impact on the amenity of the Local Centre Zone or adjacent <b>properties</b>.</li> <li>The <b>effects</b> of the intensity, size and scale of the <b>activity</b> on the existing and anticipated function and role of the Local Centre Zone.</li> <li>The potential of the intensity, size and scale of the <b>activity</b> to compromise <b>activities</b> that are enabled in the Local Centre Zone.</li> <li>The potential of the location of the <b>activity</b> in the Local Centre Zone to undermine the role and function of the City Centre Zone.</li> <li>The extent to which the adverse <b>effects</b> of the intensity, size and scale of the <b>activity</b> can be avoided, or appropriately remedied or mitigated.</li> </ol> </li> <li>Compliance is not achieved with LCZ-R5.2 Council will restrict its discretion to, and may impose conditions on: <ol style="list-style-type: none"> <li>The matters of discretion of the infringed standard.</li> </ol> </li> </ol> <p><b>Notification:</b></p> <ul style="list-style-type: none"> <li>An application under LCZ-R5-2.b is precluded from being publicly notified in accordance with section 95A of the RMA.</li> </ul>	<p>RDIS</p>
<p>LCZ-R16</p>	<p><b>Food and beverage activity</b> where:</p> <ol style="list-style-type: none"> <li>Compliance is not achieved with LCZ-R6.1 Council will restrict its discretion to, and may impose conditions on: <ol style="list-style-type: none"> <li>The extent to which the intensity, size and scale of the <b>activity</b> may adversely impact on the amenity of the Local Centre Zone or adjacent <b>properties</b>.</li> <li>The <b>effects</b> of the intensity, size and scale of the <b>activity</b> on the existing and anticipated function and role of the Local Centre Zone.</li> <li>The potential of the intensity, size and scale of the <b>activity</b> to compromise <b>activities</b> that are enabled in the Local Centre Zone.</li> <li>The potential of the location of the <b>activity</b> in the Local Centre Zone to undermine the role and function of the City Centre Zone.</li> <li>The extent to which the adverse <b>effects</b> of the intensity, size and scale of the <b>activity</b> can be avoided, or appropriately remedied or mitigated.</li> </ol> </li> <li>Compliance is not achieved with LCZ-R6.2 Council will restrict its discretion to, and may impose conditions on: <ol style="list-style-type: none"> <li>The matters of discretion of the infringed standard.</li> </ol> </li> </ol> <p><b>Notification:</b></p> <ul style="list-style-type: none"> <li>An application under LCZ-R6-1.b is precluded from being publicly notified in accordance with section 95A of the RMA.</li> </ul>	<p>RDIS</p>
<p>LCZ-R17</p>	<p><b>Community facility</b> where:</p> <ol style="list-style-type: none"> <li>Compliance is not achieved with LCZ-R7.1 Council will restrict its discretion to, and may impose conditions on: <ol style="list-style-type: none"> <li>The extent to which the intensity, size and scale of the <b>activity</b> may adversely impact on the amenity of the Local Centre Zone or adjacent <b>properties</b>.</li> <li>The <b>effects</b> of the intensity, size and scale of the <b>activity</b> on the existing and anticipated function and role of the Local Centre Zone.</li> <li>The potential of the intensity, size and scale of the <b>activity</b> to compromise <b>activities</b> that are enabled in the Local Centre Zone.</li> <li>The potential of the location of the <b>activity</b> in the Local Centre Zone to undermine the role and function of the City Centre Zone.</li> </ol> </li> </ol>	<p>RDIS</p>

	<p>e. The extent to which the adverse <b>effects</b> of the intensity, size and scale of the <b>activity</b> can be avoided, or appropriately remedied or mitigated.</p> <p>2. Compliance is not achieved with LCZ-R7.2 Council will restrict its discretion to, and may impose conditions on:</p> <p>a. The matters of discretion of the infringing standard.</p> <p><b>Notification:</b></p> <ul style="list-style-type: none"> <li>• An application under LCZ-R17.2 is precluded from being publicly notified in accordance with section 95A of the RMA.</li> </ul>	
LCZ-R18	<p><b>Healthcare activity</b> where:</p> <p>1. Compliance is not achieved with LCZ-R8.1 Council will restrict its discretion to, and may impose conditions on:</p> <p>a. The extent to which the intensity, size and scale of the <b>activity</b> may adversely impact on the amenity of the Local Centre Zone or adjacent <b>properties</b>.</p> <p>b. The <b>effects</b> of the intensity, size and scale of the <b>activity</b> on the existing and anticipated function and role of the Local Centre Zone.</p> <p>c. The potential of the intensity, size and scale of the <b>activity</b> to compromise <b>activities</b> that are enabled in the Local Centre Zone.</p> <p>d. The potential of the location of the <b>activity</b> in the Local Centre Zone to undermine the role and function of the City Centre Zone.</p> <p>e. The extent to which the adverse <b>effects</b> of the intensity, size and scale of the <b>activity</b> can be avoided, or appropriately remedied or mitigated.</p> <p>2. Compliance is not achieved with LCZ-R8.2 Council will restrict its discretion to, and may impose conditions on:</p> <p>a. The matters of discretion of the infringing standard.</p> <p><b>Notification:</b></p> <ul style="list-style-type: none"> <li>• An application under LCZ-R18.2 is precluded from being publicly notified in accordance with section 95A of the RMA.</li> </ul>	RDIS
LCZ-R19	<p><b>Educational facility</b> where:</p> <p>1. Compliance is not achieved with LCZ-R9.1 Council will restrict its discretion to, and may impose conditions on:</p> <p>a. The extent to which the intensity, size and scale of the <b>activity</b> may adversely impact on the amenity of the Local Centre Zone or adjacent <b>properties</b>.</p> <p>b. The <b>effects</b> of the intensity, size and scale of the <b>activity</b> on the existing and anticipated function and role of the Local Centre Zone.</p> <p>c. The potential of the intensity, size and scale of the <b>activity</b> to compromise <b>activities</b> that are enabled in the Local Centre Zone.</p> <p>d. The potential of the location of the <b>activity</b> in the Local Centre Zone to undermine the role and function of the City Centre Zone.</p> <p>e. The extent to which the adverse <b>effects</b> of the intensity, size and scale of the <b>activity</b> can be avoided, or appropriately remedied or mitigated.</p> <p>2. Compliance is not achieved with LCZ-R9.2 Council will restrict its discretion to, and may impose conditions on:</p> <p>a. The matters of discretion of the infringing standard.</p> <p><b>Notification:</b></p> <ul style="list-style-type: none"> <li>• An application under LCZ-R19.2 is precluded from being publicly notified in accordance with section 95A of the RMA.</li> </ul>	RDIS
LCZ-R20	<p><b>Office activity</b> where:</p> <p>1. Compliance is not achieved with LCZ-R10.1 Council will restrict its discretion to, and may impose conditions on:</p> <p>a. The extent to which the intensity, size and scale of the <b>activity</b> may adversely impact on the amenity of the Local Centre Zone or adjacent <b>properties</b>.</p> <p>b. The <b>effects</b> of the intensity, size and scale of the <b>activity</b> on the existing and anticipated function and role of the Local Centre Zone.</p> <p>c. The potential of the intensity, size and scale of the <b>activity</b> to compromise <b>activities</b> that are enabled in the Local Centre Zone.</p> <p>d. The potential of the location of the <b>activity</b> in the Local Centre Zone to undermine the role and function of the City Centre Zone.</p> <p>e. The extent to which the adverse <b>effects</b> of the intensity, size and scale of the <b>activity</b> can be avoided, or appropriately remedied or mitigated.</p> <p>2. Compliance is not achieved with LCZ-R10.2 Council will restrict its discretion to, and may impose conditions on:</p> <p>a. The matters of discretion of the infringing standard.</p> <p><b>Notification:</b></p> <ul style="list-style-type: none"> <li>• An application under LCZ-R20.2 is precluded from being publicly notified in accordance with section 95A of the RMA.</li> </ul>	RDIS
LCZ-R21	<p><b>Visitor accommodation</b> where:</p> <p>1. Compliance is not achieved with LCZ-R11.1 Council will restrict its discretion to, and may impose conditions on:</p> <p>a. The extent to which the intensity, size and scale of the <b>activity</b> may adversely impact on the amenity of the Local Centre Zone or adjacent <b>properties</b>.</p> <p>b. The <b>effects</b> of the intensity, size and scale of the <b>activity</b> on the existing and anticipated function and role of the Local Centre Zone.</p> <p>c. The potential of the intensity, size and scale of the <b>activity</b> to compromise <b>activities</b> that are enabled in the Local Centre Zone.</p> <p>d. The potential of the location of the <b>activity</b> in the Local Centre Zone to undermine the role and function of the City Centre Zone.</p> <p>e. The extent to which the adverse <b>effects</b> of the intensity, size and scale of the <b>activity</b> can be avoided, or appropriately remedied or mitigated.</p> <p>2. Compliance is not achieved with LCZ-R11.2 Council will restrict its discretion to, and may impose conditions on:</p> <p>a. The matters of discretion of the infringing standard.</p> <p><b>Notification:</b></p> <ul style="list-style-type: none"> <li>• An application under LCZ-R21.2 is precluded from being publicly notified in accordance with section 95A of the RMA.</li> </ul>	RDIS
LCZ-R22	<p><b>Residential activity</b> where:</p> <p>1. Compliance is not achieved with LCZ-R12.1 Council will restrict its discretion to, and may impose conditions on:</p> <p>a. The extent to which the intensity, size and scale of the <b>activity</b> may adversely impact on the amenity of the Local Centre Zone or adjacent <b>properties</b>.</p> <p>b. The <b>effects</b> of the intensity, size and scale of the <b>activity</b> on the existing and anticipated function and role of the Local Centre Zone.</p> <p>c. The potential of the intensity, size and scale of the <b>activity</b> to compromise <b>activities</b> that are enabled in the Local</p>	RDIS

	<p>Centre Zone.</p> <p>d. The potential of the location of the <b>activity</b> in the Local Centre Zone to undermine the role and function of the City Centre Zone.</p> <p>e. The extent to which the adverse <b>effects</b> of the intensity, size and scale of the <b>activity</b> can be avoided, or appropriately remedied or mitigated.</p> <p>2. Compliance is not achieved with LCZ-R12.2</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <p>a. The matters of discretion of the infringed standard.</p> <p><b>Notification:</b></p> <ul style="list-style-type: none"> <li>An application under LCZ-R22.2 is precluded from being publicly notified in accordance with section 95A of the RMA.</li> </ul>	
LCZ-R23	<p><b>Supermarket</b> where:</p> <p>1. The <b>gross floor area</b> does not exceed 1500m<sup>2</sup>; and</p> <p>2. Compliance is achieved with LCZ-S8.</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <p>a. The extent to which the <b>activity</b> may adversely impact on the amenity of the Local Centre Zone or adjacent <b>properties</b>.</p> <p>b. The <b>effects</b> of the of the <b>activity</b> on the existing and anticipated function and role of the Local Centre Zone.</p> <p>c. The potential of the <b>activity</b> to compromise <b>activities</b> that are enabled in the Local Centre Zone.</p> <p>d. The potential of the location of the <b>activity</b> in the Local Centre Zone to undermine the role and function of the City Centre Zone.</p> <p>e. The extent to which the adverse <b>effects</b> of the <b>activity</b> can be avoided, or appropriately remedied or mitigated.</p>	RDIS
LCZ-R24	<p><b>Emergency service facility</b> where compliance is achieved with LCZ-S8.</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <p>a. The extent to which the <b>activity</b> may adversely impact on the amenity of the Local Centre Zone or adjacent <b>properties</b>.</p> <p>b. The <b>effects</b> of the of the <b>activity</b> on the existing and anticipated function and role of the Local Centre Zone.</p> <p>c. The potential of the <b>activity</b> to compromise <b>activities</b> that are enabled in the Local Centre Zone.</p> <p>d. The extent to which the adverse effects of the <b>activity</b> can be avoided, or appropriately remedied or mitigated.</p> <p>e. The <b>functional need</b> or <b>operational need</b> for the <b>Emergency Service Facility</b> to be located in the Local Centre Zone.</p> <p><b>Notification:</b></p> <ul style="list-style-type: none"> <li>An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.</li> </ul>	RDIS

#### Discretionary Activities

LCZ-R25	<b>Supermarket</b> where compliance is not achieved with LCZ-R23	
LCZ-R26	<b>Emergency service facility</b> where compliance is not achieved with LCZ-R24	
LCZ-R27	<b>Entertainment facility</b>	DIS
LCZ-R28	<b>Sport and active recreation</b>	DIS
LCZ-R29	<b>Large format retail activity</b> , excluding <b>supermarkets</b>	DIS
LCZ-R30	<b>Drive through activity</b>	DIS
LCZ-R31	<b>Retirement village</b>	DIS
LCZ-R32	Any <b>activity</b> not otherwise listed as permitted, restricted discretionary, discretionary or non-complying	DIS

#### Non-complying Activities

LCZ-R33	<b>Industrial activity</b>	NC
LCZ-R34	<b>Yard sale activity / Trade supplier</b>	NC
LCZ-R35	<b>Motorised recreation</b>	NC
LCZ-R36	<b>Rural industry</b>	NC
LCZ-R37	<b>Primary production</b>	NC

## Mixed Use Zone

The Mixed Use Zone provides for a wide range of **activities** ranging from residential over **commercial** to light industrial. It enables retail, **large format retail**, **commercial**, recreational and **entertainment activities**, while also providing for **drive-through activities** and **light industrial activities**.

While anticipated and provided for in the Mixed Use Zone, **light industrial activities** are proposed to be assessed on a case by case basis through a resource consent process. This allows for an assessment of their suitability for the zone and provides the opportunity to manage potential adverse **effects** on existing or anticipated **activities** in the Mixed Use Zone.

The mixture of residential and non-**residential activities** in the zone and the medium scale built form establish a safe, vibrant and attractive **environment** for workers, residents and customers.

It needs to be noted that, due to the wide range of non-**residential activities** provided for and the potential for **light industrial activities** to establish, this zone may have fewer day-to-day conveniences and different amenity levels for residents than other Commercial or Residential Zones.

## Objectives

### MUZ-01 Purpose of the Mixed Use Zone

*The Mixed Use Zone accommodates a wide range of activities, including commercial, recreational, entertainment, large format retail and car focused activities as well as compatible light industrial activities and residential activities. The non-residential activities service the needs of business and residential catchments.*

### MUZ-02 Character and Amenity Values of the Mixed Use Zone

*Mixed Use Zones are vibrant, attractive and safe urban environments. The built environment is well-designed, reflects the wide mix of compatible activities and is generally of a medium to high scale and density.*

### MUZ-03 Managing Effects at the Zone Interface

*Use and development within the Mixed Use Zone are of an appropriate scale and manage potential adverse effects on the amenity values of adjoining sites in Residential or Open Space and Recreation Zones.*

### MUZ-04 Hydraulic neutrality

*There is no increase in the peak demand on stormwater management systems and increase in flooding from subdivision and development.*

## Policies

### MUZ-P1 Appropriate Activities

*Enable appropriate activities that:*

1. Are consistent with the anticipated role, function and character of the Mixed Use Zone;
2. Provide employment and services to businesses and surrounding residential catchments; and
3. Minimise any adverse effects on the amenity of adjoining residential, recreational and open space sites.

### MUZ-P2 Residential Activities

*Provide for residential activity where any residential units are designed to:*

1. Achieve adequate indoor noise and ventilation levels for occupants;
2. Provide a high level of amenity for occupants; and
3. Minimise reverse sensitivity effects on non-residential activities.

### MUZ-P3 Other Activities

*Provide for other activities where:*

1. Any significant adverse effects, including reverse sensitivity effects, can be managed;
2. The design and location of parking areas, vehicle access and servicing arrangements:
  - a. maintain streetscape amenity; and
  - b. ensure that pedestrian safety is not compromised;
3. The size, intensity and scale of the activity:
  - a. Is consistent with the anticipated character and amenity values of the Mixed Use Zone; and
  - b. Does not compromise other activities that are anticipated within the Mixed Use Zone; and
4. The location of the activity in the Mixed Use Zone does not undermine the role and function of the City Centre Zone or the General Industrial Zone.

### MUZ-P4 Inappropriate Activities

*Avoid activities that are incompatible with the anticipated scale and character of the Mixed Use Zone and the surrounding environment.*

### MUZ-P5 Built Development

*Provide for built development that:*

1. Is consistent with the anticipated role, character, planned urban built form and density of the Mixed Use Zone;
2. Is commensurate with the anticipated level of commercial activities and community services in the Mixed Use Zone;
3. Is well designed; and
4. Contributes to an attractive and safe well-functioning urban environment.

### MUZ-P6 Public Space Interface

*Provide for new development that creates an attractive interface with the public space and minimises adverse effects on the amenity and quality of the*



streetscape through:

1. High quality **building** design;
2. Visually unobtrusive parking, storage and servicing areas;
3. The use of **landscaping** to minimise the **effects** of larger parking, service and storage areas.

Encourage new **buildings** to be oriented towards the front **boundary** of the **site** and create a positive interface with the public space.

**MUZ-P7 Interface with Residential and Open Space and Recreation Zones**

Minimise the adverse **effects** from non-residential use and development on **sites** directly adjoining the Residential or Open Space and Recreation Zones through:

1. Requiring new **buildings** and **activities** to be located and designed to manage any shading and privacy **effects** on neighbouring **sites** zoned Residential or Open Space and Recreation;
2. Limiting the **height**, bulk and form of new **buildings** along **boundaries** with **sites** zoned Residential or Open Space and Recreation to minimise dominance **effects**; and
3. Requiring the use of screening and **landscaping** to minimise adverse visual **effects** on adjoining **sites** zoned Residential or Open Space and Recreation.

**MUZ-P8 Hydraulic neutrality**

New **buildings** and development will be designed to achieve **hydraulic neutrality**.

**Rules**

Note: There may be a number of provisions that apply to an **activity**, **building**, **structure** or **site**. Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule, resource consent is required under each relevant rule. The steps to determine the status of an **activity** are set out in Chapter 2 How the Plan Works.

Rules relating to **subdivision** are found in the SUB-GEN (General **Subdivision** Provisions that Apply in All Zones) and the SUB-CMU (**Subdivision** in Commercial and Mixed Use Zones) chapters.

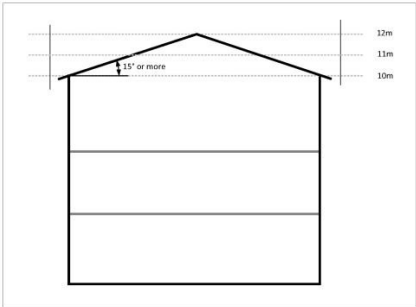
Each **activity** in the Mixed Use Zone shall comply with the relevant **qualifying matter areas**, permitted activity standards in the district-wide matters of the Plan as listed below.

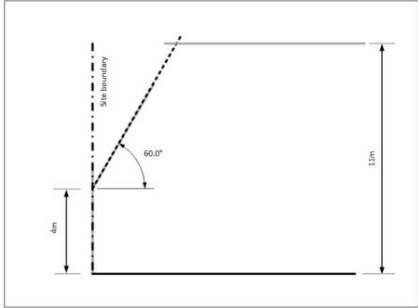
<b>District-wide matters</b>
NU — Network Utilities
REG - Renewable Energy Generation
TP — Transport and Parking
CL — Contaminated Land
HS - Hazardous Substances
NH - Natural Hazards
WM — Waste Management
HH - Historical Heritage
TREE - Notable Trees
UTG - Urban Tree Groups
ECO - Ecosystems and Indigenous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

**Activity Tables**

<b>Permitted Activities</b>		
<b>MUZ-R1</b>	<b>Buildings</b> and <b>structures</b> , including additions and alterations where compliance is achieved with: 1. MUZ-S1 (Height); 2. MUZ-S2 (Height in Relation to Boundary); 3. MUZ-S3 (Setbacks); 4. MUZ-S4 (Noise and Ventilation); 5. MUZ-S5 (Outdoor Living Space); 6. MUZ-S6 (Landscaping and Screening); 7. MUZ-S7 (Water Supply, Stormwater and Wastewater); and	<b>PER</b>

	8. MUZ-S8 (Hydraulic neutrality)	
MUZ-R2	Minor structures	PER
MUZ-R3	Demolition  <i>Note: Prior to demolition commencing, confirm whether rules in chapter HH-Historic Heritage apply.</i>	PER
MUZ-R4	Retail activity and large format retailing where compliance is achieved with MUZ-S6.	PER
MUZ-R5	Commercial service activity where: 1. The gross floor area per tenancy does not exceed 500m <sup>2</sup> ; and 2. Compliance is achieved with MUZ-S6.	PER
MUZ-R6	Food and beverage activity where: 1. The gross floor area per tenancy does not exceed 500m <sup>2</sup> ; and 2. Compliance is achieved with MUZ-S6.	PER
MUZ-R7	Community facility where: 1. The gross floor area per tenancy does not exceed 500m <sup>2</sup> ; and 2. Compliance is achieved with MUZ-S6.	PER
MUZ-R8	Healthcare activity where: 1. The gross floor area per tenancy does not exceed 500m <sup>2</sup> ; and 2. Compliance is achieved with MUZ-S6.	PER
MUZ-R9	Educational facility and community corrections activity where: 1. The gross floor area per tenancy does not exceed 500m <sup>2</sup> ; and 2. Compliance is achieved with MUZ-S6.	PER
MUZ-R10	Entertainment facility where: 1. The gross floor area per tenancy does not exceed 500m <sup>2</sup> ; and 2. Compliance is achieved with MUZ-S6.	PER
MUZ-R11	Sport and active recreation where: 1. The gross floor area per tenancy including outdoor areas does not exceed 500m <sup>2</sup> ; and 2. Compliance is achieved with MUZ-S6	PER
MUZ-R12	Office activity where: 1. The gross floor area per tenancy 250m <sup>2</sup> ; and 2. Compliance is achieved with MUZ-S6	PER
MUZ-R13	Drive through activity where: 1. The gross floor area of the activity including parking and manoeuvring areas does not exceed 1500m <sup>2</sup> ; and 2. Compliance is achieved with MUZ-S6	PER
MUZ-R14	Visitor accommodation where: 1. The gross floor area per tenancy does not exceed 500m <sup>2</sup> ; 2. All habitable rooms comply with MUZ-S4; and 3. Compliance is achieved with MUZ-S6	PER
MUZ-R15	Residential activity where: a. No more than six residential units occupy the site; and b. Compliance is achieved with i. MUZ-S4 and ii. MUZ-S5	PER

Standards for Permitted Activities		
MUZ-S1	<p><b>Height</b></p> <p>1. Buildings must not exceed 26 metres in height, except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1 metre, where the entire roof slopes 15° or more, as shown on the following diagram:</p>  <p>2. Any fence or standalone wall along a side or rear boundary which adjoins a site zoned Residential or Open Space and Recreation must not exceed 2m in height.</p> <p>This standard does not apply to:</p> <ol style="list-style-type: none"> <li>Solar water heating components provided these do not exceed the height by more than 1m.</li> <li>Chimney structures not exceeding 1.1m in width on any elevation and provided these do not exceed the height by more than 1m.</li> <li>Antennas, aerials, and flues provided these do not exceed the height by more than 1m.</li> <li>Satellite dishes (less than 1m in diameter) and architectural features (e.g. finials, spires) provided these do not exceed the height by more than 1m.</li> <li>Lift overruns provided these do not exceed the height by more than 1m</li> </ol>	<p>Matters of discretion (if this standard is not met) are restricted to:</p> <ol style="list-style-type: none"> <li>The location, design and appearance of the building or structure.</li> <li>Any adverse effects on the streetscape.</li> <li>Visual dominance, shading and loss of privacy for adjoining Residential or Open Space and Recreation zoned sites.</li> <li>Compatibility with the planned built urban form of buildings, structures and activities in the surrounding area.</li> <li>Whether the building height is commensurate with the anticipated level of commercial activities and community services in the Mixed Use Zone</li> <li>Whether an increase in building height results from a response to natural hazard mitigation.</li> <li>Whether topographical or other site constraints make compliance with the standard impractical.</li> </ol>

<p><b>MUZ-S2</b></p>	<p><b>Height in relation to boundary</b></p> <p>Where the side or rear <b>boundary</b> of a <b>site</b> adjoins a Residential Zone or Open Space and Recreation Zone, or where a boundary within Precinct 3 - Trentham Racecourse precinct adjoins Lot 1 DP 569820, the following <b>Height in Relation to Boundary</b> standard applies:</p> <ol style="list-style-type: none"> <li><b>Buildings</b> must not project beyond a 60° recession plane measured from a point 4 metres vertically above <b>ground level</b> along all <b>boundaries</b>, as shown on the following diagram. Where the <b>boundary</b> forms part of a legal right of way, <b>entrance strip</b>, access <b>site</b>, or pedestrian access way, the <b>height in relation to boundary</b> applies from the farthest boundary of that legal right of way, <b>entrance strip</b>, access <b>site</b>, or pedestrian access way.</li> </ol>  <p>This standard does not apply to:</p> <ol style="list-style-type: none"> <li>A <b>boundary</b> with a <b>road</b>.</li> <li>Existing or proposed internal boundaries within a <b>site</b>.</li> <li><b>Site boundaries</b> where there is an existing common wall between 2 <b>buildings</b> on adjacent <b>sites</b> or where a common wall is proposed.</li> <li>Solar water heating components provided these do not exceed the <b>height in relation to boundary</b> by more than 1m.</li> <li>Chimney <b>structures</b> not exceeding 1.1m in width on any elevation and provided these do not exceed the <b>height in relation to boundary</b> by more than 1m.</li> <li><b>Antennas</b>, aerials, satellite dishes (less than 1m in diameter), flues, and architectural features (e.g. finials, spires) provided these do not exceed the <b>height in relation to boundary</b> by more than 3m measured vertically.</li> </ol>	<p>Matters of discretion (if this standard is not met) are restricted to:</p> <ol style="list-style-type: none"> <li>Visual dominance, shading and loss of privacy for adjoining Residential or Open Space and Recreation zoned <b>sites</b>, or Precinct 3 - Trentham Racecourse precinct.</li> <li>The location, design and appearance of the <b>building</b> or <b>structure</b>.</li> <li>Whether an increase in <b>height in relation to boundary</b> results from a response to <b>natural hazard</b> mitigation.</li> <li>Whether any architectural features or steps are proposed in the <b>building</b> façade to provide an attractive appearance when viewed from adjoining Residential or Open Space and Recreation zoned <b>sites</b>, or Precinct 3 - Trentham Racecourse precinct.</li> </ol>																		
<p><b>MUZ-S3</b></p>	<p><b>Setback</b></p> <p>Where the side or rear <b>boundary</b> of a <b>site</b> adjoins a Residential Zone or Open Space and Recreation Zone, or where a boundary within Precinct 3 - Trentham Racecourse precinct adjoins Lot 1 DP 569820, the following <b>Setback</b> standard applies:</p> <ol style="list-style-type: none"> <li><b>Buildings</b> must be set back from the relevant <b>boundary</b> by the minimum depth listed in the yards table below:</li> </ol> <table border="1" data-bbox="316 1236 1002 1341"> <thead> <tr> <th>Yard</th> <th>Minimum depth</th> </tr> </thead> <tbody> <tr> <td>Side</td> <td>1 metre</td> </tr> <tr> <td>Rear</td> <td>1 metre</td> </tr> </tbody> </table> <ol style="list-style-type: none"> <li>This standard does not apply to <b>site boundaries</b> where there is an existing common wall between 2 <b>buildings</b> on adjacent <b>sites</b> or where a common wall is proposed.</li> <li>This standard does not apply to:             <ol style="list-style-type: none"> <li><b>Accessory buildings</b> less than 2m in <b>height</b>.</li> <li>Fences and standalone walls.</li> </ol> </li> </ol>	Yard	Minimum depth	Side	1 metre	Rear	1 metre	<p>Matters of discretion (if this standard is not met) are restricted to:</p> <ol style="list-style-type: none"> <li>The visual amenity of adjoining Residential and Open Space and Recreation <b>sites</b>, or Precinct 3 - Trentham Racecourse precinct.</li> <li>The location, design and appearance of the <b>building</b> or <b>structure</b>.</li> <li>Whether any architectural features or steps are proposed in the <b>building</b> façade to provide an attractive appearance when viewed from adjoining Residential or Open Space and Recreation <b>sites</b>, or Precinct 3 - Trentham Racecourse precinct.</li> <li>Any benefits, including the extent to which the reduced <b>setback</b> will result in a more efficient, practical and better use of the balance of the <b>site</b>.</li> </ol>												
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<p><b>MUZ-S4</b></p>	<p><b>Noise and ventilation</b></p> <ol style="list-style-type: none"> <li>All <b>residential units</b> must meet all of the following standards:             <ol style="list-style-type: none"> <li>All <b>habitable rooms</b> must be designed and constructed to meet internal sound insulation levels achieving <math>D_{nT,w}+C_{tr} &gt;30dB</math> with an acoustic design certificate signed by a qualified acoustic engineer stating compliance will be achieved; and</li> <li>All <b>habitable rooms</b> must have a positive supplementary source of fresh air ducted from outside. The supplementary source of air is to achieve a minimum of 7.5 litres per second per person.</li> </ol> </li> </ol>	<p>Matters of discretion (if this standard is not met) are restricted to:</p> <ol style="list-style-type: none"> <li>Any potential <b>reverse sensitivity effects</b> on the continued operation of non- <b>residential activities</b>.</li> <li>The amenity for the occupiers of the <b>residential units</b>.</li> </ol>																		
<p><b>MUZ-S5</b></p>	<p><b>Outdoor living space</b></p> <ol style="list-style-type: none"> <li>Each residential unit, including any dual key unit, must be provided with either a private outdoor living space or access to a communal outdoor living space;</li> <li>Where private outdoor living space is provided it must be:             <ol style="list-style-type: none"> <li>For the exclusive use of residents;</li> <li>Directly accessible from a habitable room;</li> <li>A single contiguous space; and</li> <li>Of the minimum area and dimension specified in the table below;</li> </ol> </li> </ol> <table border="1" data-bbox="316 1886 1002 2112"> <thead> <tr> <th>Living space type</th> <th>Minimum area</th> <th>Minimum dimension</th> </tr> </thead> <tbody> <tr> <td><b>Private</b></td> <td></td> <td></td> </tr> <tr> <td>Studio unit &amp; 1 bedroom unit</td> <td>5 m<sup>2</sup></td> <td>1.8m</td> </tr> <tr> <td>2+ bedroom units</td> <td>8m<sup>2</sup></td> <td>1.8m</td> </tr> <tr> <td><b>Communal</b></td> <td></td> <td></td> </tr> <tr> <td>For every 5 units</td> <td>10m<sup>2</sup> (per residential unit)</td> <td>8m diameter</td> </tr> </tbody> </table>	Living space type	Minimum area	Minimum dimension	<b>Private</b>			Studio unit & 1 bedroom unit	5 m <sup>2</sup>	1.8m	2+ bedroom units	8m <sup>2</sup>	1.8m	<b>Communal</b>			For every 5 units	10m <sup>2</sup> (per residential unit)	8m diameter	<p>Matters of discretion (if this standard is not met) are restricted to:</p> <ol style="list-style-type: none"> <li>Whether adequate useable space is provided to accommodate outdoor <b>activities</b>.</li> <li>Whether there are topographical or other <b>site</b> constraints that make compliance with the standard impractical.</li> <li>The proximity of the <b>residential unit</b> to accessible public open space.</li> </ol>
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	<p>3. Where communal outdoor living space is provided it does not need to be in a single continuous space, but it must be:</p> <ol style="list-style-type: none"> <li>Accessible from the residential units it serves;</li> <li>Of the minimum area and dimension specified in the table below; and</li> <li>Free of buildings, parking spaces, and servicing and manoeuvring areas.</li> </ol>	
<b>MUZ-S6</b>	<p><b>Screening and landscaping of service areas, outdoor storage areas and parking areas</b></p> <ol style="list-style-type: none"> <li>Any on-site service areas, including rubbish collection areas, and areas for the outdoor storage of goods or materials must, without preventing the provision of an entry point to the site, be screened by a fence or <b>landscaping</b> where they are visible from any: <ol style="list-style-type: none"> <li>Public road;</li> <li>Other public space; or</li> <li>The ground level of any directly adjoining site zoned Residential or Open Space and Recreation.</li> </ol> </li> <li>Any on-site parking area must <ol style="list-style-type: none"> <li>Be fully screened by a fence or <b>landscaping</b> from the ground level of any directly adjoining site zoned Residential or Open Space and Recreation.</li> <li>Where located along a street edge, provide a <b>landscaping</b> strip that extends at least 1.5m from the <b>boundary</b> with the road and comprise a mix of trees, shrubs and ground cover plants, without preventing the provision of an entry point to the site. This does not apply to individual parking spaces for residential development, if provided.</li> </ol> </li> <li>At least 5% of any <b>ground level</b> parking area not contained within a <b>building</b> must be <b>landscaped</b>.</li> </ol>	<p>Matters of discretion (if this standard is not met) are restricted to:</p> <ol style="list-style-type: none"> <li>Any adverse <b>effects</b> on the streetscape.</li> <li>The visual amenity of adjoining Residential and Open Space and Recreation zoned <b>sites</b> including shading.</li> <li>The service, storage and parking needs of the <b>activity</b>.</li> <li>The size and location of service, storage and any parking areas.</li> </ol>
<b>MUZ-S7</b>	<p><b>Water supply, stormwater and wastewater</b></p> <ol style="list-style-type: none"> <li>All <b>activities</b> shall comply with the water supply, <b>stormwater</b> and <b>wastewater</b> standards in the Code of Practice for Civil Engineering Works.</li> </ol>	<p>Matters of discretion (if this standard is not met) are restricted to:</p> <ol style="list-style-type: none"> <li>Whether the Water Supply, <b>Stormwater</b> and <b>Wastewater</b> infrastructure has sufficient capacity to accommodate the <b>activity</b>.</li> <li>Any alternative measures proposed to mitigate adverse <b>effects</b> on the Water Supply, <b>Stormwater</b> and <b>Wastewater</b> infrastructure network.</li> <li>Whether the additional demand generated will necessitate additional unplanned public investment in, or expansion of, the Water Supply, <b>Stormwater</b> and <b>Wastewater</b> infrastructure network or compromise its ability to service other <b>activities</b> permitted within the zone.</li> <li>Whether the development can achieve <b>hydraulic neutrality</b>.</li> <li>The extent to which the development incorporates <b>stormwater</b> management techniques or controls to mitigate any increase in pre-development peak <b>stormwater</b> runoff.</li> </ol>
<b>MUZ-S8</b>	<p><b>Hydraulic neutrality</b></p> <ol style="list-style-type: none"> <li>New <b>buildings</b> and development must be designed to achieve <b>hydraulic neutrality</b>.</li> </ol>	<p>Matters of discretion (if this standard is not met) are restricted to:</p> <ol style="list-style-type: none"> <li>Methods to avoid, remedy or mitigate any adverse <b>effects</b> resulting from any increase in pre-development peak <b>stormwater</b> runoff.</li> <li>Cumulative <b>effects</b>.</li> </ol>

<b>Restricted Discretionary Activities</b>		
<b>MUZ-R16</b>	<p>Buildings and structures, including additions and alterations where compliance is not achieved with one or more of the standards under MUZ-R1</p> <p>Council will restrict its direction to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>The matters of discretion of any infringed standard.</li> </ol> <p><b>Notification:</b></p> <ul style="list-style-type: none"> <li>An application under this rule where compliance is not achieved with MUZ-S2, MU-S3, MUZ-S4 or MUZ-S6 is precluded from being publicly notified in accordance with section 95A of the RMA.</li> <li>An application under this rule where compliance is not achieved with MUZ-S5 is precluded from being publicly or limited notified in accordance with section 95A of the RMA.</li> </ul>	<b>RDIS</b>
<b>MUZ-R17</b>	<p><b>Retail activity</b> and <b>large format retailing</b> where compliance is not achieved with MUZ-S6</p> <p>Council will restrict its direction to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>The matters of discretion of any infringed standard.</li> </ol>	<b>RDIS</b>
<b>MUZ-R18</b>	<p><b>Commercial service activity</b> where:</p> <ol style="list-style-type: none"> <li>Compliance is not achieved with MUZ-R5.1</li> </ol> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>The extent to which the intensity, size and scale of the <b>activity</b> may adversely impact on the amenity of the Mixed Use Zone or adjacent <b>properties</b>.</li> <li>The <b>effects</b> of the intensity, size and scale of the <b>activity</b> on the existing and anticipated function and role of the Mixed Use Zone.</li> <li>The potential of the intensity, size and scale of the <b>activity</b> to compromise <b>activities</b> that are enabled in the Mixed Use Zone.</li> <li>The potential of the location of the <b>activity</b> in the Mixed Use Zone to undermine the role and function of the City Centre Zone.</li> <li>The extent to which the adverse <b>effects</b> of the intensity, size and scale of the <b>activity</b> can be avoided, or appropriately remedied or mitigated.</li> </ol> <ol style="list-style-type: none"> <li>Compliance is not achieved with MUZ-R5.2</li> </ol> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>The matters of discretion of the infringed standard.</li> </ol>	<b>RDIS</b>

	<p>Notification:</p> <ul style="list-style-type: none"> <li>An application under MUZ-R18.2 is precluded from being publicly notified in accordance with section 95A of the RMA</li> </ul>	
MUZ-R19	<p><b>Food and beverage activity</b> where:</p> <ol style="list-style-type: none"> <li>Compliance is not achieved with MUZ-R6.1. Council will restrict its discretion to, and may impose conditions on:                     <ol style="list-style-type: none"> <li>The extent to which the intensity, size and scale of the <b>activity</b> may adversely impact on the amenity of the Mixed Use Zone or adjacent <b>properties</b>.</li> <li>The <b>effects</b> of the intensity, size and scale of the <b>activity</b> on the existing and anticipated function and role of the Mixed Use Zone.</li> <li>The potential of the intensity, size and scale of the <b>activity</b> to compromise <b>activities</b> that are enabled in the Mixed Use Zone.</li> <li>The potential of the location of the <b>activity</b> in the Mixed Use Zone to undermine the role and function of the City Centre Zone.</li> <li>The extent to which the adverse <b>effects</b> of the intensity, size and scale of the <b>activity</b> can be avoided, or appropriately remedied or mitigated.</li> </ol> </li> <li>Compliance is not achieved with MUZ-R6.2 Council will restrict its discretion to, and may impose conditions on:                     <ol style="list-style-type: none"> <li>The matters of discretion of the infringed standard.</li> </ol> </li> </ol> <p>Notification:</p> <ul style="list-style-type: none"> <li>An application under MUZ-R19.2 is precluded from being publicly notified in accordance with section 95A of the RMA</li> </ul>	RDIS
MUZ-R19a	<p>Any <b>activity</b> or combination of <b>activities</b> within Precinct 3 — Trentham Racecourse Precinct where the <b>activity</b> or <b>activities</b> will generate more than 100 vehicles per hour measured by <b>passenger car units (PCU)</b>.</p> <p>Council will restrict its direction to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>Methods to avoid, remedy or mitigate adverse effects on the transportation network as identified by an integrated transport assessment.</li> </ol>	RDIS
MUZ-R20	<p><b>Commercial facility</b> where:</p> <ol style="list-style-type: none"> <li>Compliance is not achieved with MUZ-R7.1 Council will restrict its discretion to, and may impose conditions on:                     <ol style="list-style-type: none"> <li>The extent to which the intensity, size and scale of the <b>activity</b> may adversely impact on the amenity of the Mixed Use Zone or adjacent <b>properties</b>.</li> <li>The <b>effects</b> of the intensity, size and scale of the <b>activity</b> on the existing and anticipated function and role of the Mixed Use Zone.</li> <li>The potential of the intensity, size and scale of the <b>activity</b> to compromise <b>activities</b> that are enabled in the Mixed Use Zone.</li> <li>The potential of the location of the <b>activity</b> in the Mixed Use Zone to undermine the role and function of the City Centre Zone.</li> <li>The extent to which the adverse <b>effects</b> of the intensity, size and scale of the <b>activity</b> can be avoided, or appropriately remedied or mitigated.</li> </ol> </li> <li>Compliance is not achieved with MUZ-R7.2 Council will restrict its discretion to, and may impose conditions on:                     <ol style="list-style-type: none"> <li>The matters of discretion of the infringed standard.</li> </ol> </li> </ol> <p>Notification:</p> <ul style="list-style-type: none"> <li>An application under MUZ-R20.2 is precluded from being publicly notified in accordance with section 95A of the RMA</li> </ul>	RDIS
MUZ-R21	<p><b>Healthcare activity</b> where:</p> <ol style="list-style-type: none"> <li>Compliance is not achieved with MUZ-R8.1 Council will restrict its discretion to, and may impose conditions on:                     <ol style="list-style-type: none"> <li>The extent to which the intensity, size and scale of the <b>activity</b> may adversely impact on the amenity of the Mixed Use Zone or adjacent <b>properties</b>.</li> <li>The <b>effects</b> of the intensity, size and scale of the <b>activity</b> on the existing and anticipated function and role of the Mixed Use Zone.</li> <li>The potential of the intensity, size and scale of the <b>activity</b> to compromise <b>activities</b> that are enabled in the Mixed Use Zone.</li> <li>The potential of the location of the <b>activity</b> in the Mixed Use Zone to undermine the role and function of the City Centre Zone.</li> <li>The extent to which the adverse <b>effects</b> of the intensity, size and scale of the <b>activity</b> can be avoided, or appropriately remedied or mitigated.</li> </ol> </li> <li>Compliance is not achieved with MUZ-R8.2 Council will restrict its discretion to, and may impose conditions on:                     <ol style="list-style-type: none"> <li>The matters of discretion of the infringed standard.</li> </ol> </li> </ol> <p>Notification:</p> <ul style="list-style-type: none"> <li>An application under MUZ-R21.2 is precluded from being publicly notified in accordance with section 95A of the RMA</li> </ul>	RDIS
MUZ-R22	<p><b>Educational facility and community corrections activity</b> where:</p> <ol style="list-style-type: none"> <li>Compliance is not achieved with MUZ-R9.1 Council will restrict its discretion to, and may impose conditions on:                     <ol style="list-style-type: none"> <li>The extent to which the intensity, size and scale of the <b>activity</b> may adversely impact on the amenity of the Mixed Use Zone or adjacent <b>properties</b>.</li> <li>The <b>effects</b> of the intensity, size and scale of the <b>activity</b> on the existing and anticipated function and role of the Mixed Use Zone.</li> <li>The potential of the intensity, size and scale of the <b>activity</b> to compromise <b>activities</b> that are enabled in the Mixed Use Zone.</li> <li>The potential of the location of the <b>activity</b> in the Mixed Use Zone to undermine the role and function of the City Centre Zone.</li> <li>The extent to which the adverse <b>effects</b> of the intensity, size and scale of the <b>activity</b> can be avoided, or appropriately remedied or mitigated.</li> </ol> </li> <li>Compliance is not achieved with MUZ-R9.2 Council will restrict its discretion to, and may impose conditions on:                     <ol style="list-style-type: none"> <li>The matters of discretion of the infringed standard.</li> </ol> </li> </ol> <p>Notification:</p> <ul style="list-style-type: none"> <li>An application under MUZ-R22.2 is precluded from being publicly notified in accordance with section 95A of the RMA</li> </ul>	RDIS
MUZ-R23	<p><b>Entertainment facility</b> where:</p> <ol style="list-style-type: none"> <li>Compliance is not achieved with MUZ-R10.1 Council will restrict its discretion to, and may impose conditions on:                     <ol style="list-style-type: none"> <li>The extent to which the intensity, size and scale of the <b>activity</b> may adversely impact on the amenity of the Mixed Use Zone or adjacent <b>properties</b>.</li> <li>The <b>effects</b> of the intensity, size and scale of the <b>activity</b> on the existing and anticipated function and role of the Mixed</li> </ol> </li> </ol>	RDIS

	<p>Use Zone.</p> <p>c. The potential of the intensity, size and scale of the <b>activity</b> to compromise <b>activities</b> that are enabled in the Mixed Use Zone.</p> <p>d. The potential of the location of the <b>activity</b> in the Mixed Use Zone to undermine the role and function of the City Centre Zone.</p> <p>e. The extent to which the adverse <b>effects</b> of the intensity, size and scale of the <b>activity</b> can be avoided, or appropriately remedied or mitigated.</p> <p>2. Compliance is not achieved with MUZ-R10.2 Council will restrict its discretion to, and may impose conditions on:</p> <p>a. The matters of discretion of the infringed standard.</p> <p>Notification:</p> <ul style="list-style-type: none"> <li>• An application under MUZ-R23.2 is precluded from being publicly notified in accordance with section 95A of the RMA</li> </ul>	
MUZ-R24	<p><b>Sport and active recreation</b> where:</p> <p>1. Compliance is not achieved with MUZ-R11.1 Council will restrict its discretion to, and may impose conditions on:</p> <p>a. The extent to which the intensity, size and scale of the <b>activity</b> may adversely impact on the amenity of the Mixed Use Zone or adjacent <b>properties</b>.</p> <p>b. The <b>effects</b> of the intensity, size and scale of the <b>activity</b> on the existing and anticipated function and role of the Mixed Use Zone.</p> <p>c. The potential of the intensity, size and scale of the <b>activity</b> to compromise <b>activities</b> that are enabled in the Mixed Use Zone.</p> <p>d. The extent to which the adverse <b>effects</b> of the intensity, size and scale of the <b>activity</b> can be avoided, or appropriately remedied or mitigated.</p> <p>2. Compliance is not achieved with MUZ-R11.2 Council will restrict its discretion to, and may impose conditions on:</p> <p>a. The matters of discretion of the infringed standard.</p> <p>Notification:</p> <ul style="list-style-type: none"> <li>• An application under MUZ-R24.2 is precluded from being publicly notified in accordance with section 95A of the RMA</li> </ul>	RDIS
MUZ-R25	<p><b>Office activity</b> where:</p> <p>1. Compliance is not achieved with MUZ-R12.1 Council will restrict its discretion to, and may impose conditions on:</p> <p>a. The extent to which the intensity, size and scale of the <b>activity</b> may adversely impact on the amenity of the Mixed Use Zone or adjacent <b>properties</b>.</p> <p>b. The <b>effects</b> of the intensity, size and scale of the <b>activity</b> on the existing and anticipated function and role of the Mixed Use Zone.</p> <p>c. The potential of the intensity, size and scale of the <b>activity</b> to compromise <b>activities</b> that are enabled in the Mixed Use Zone.</p> <p>d. The potential of the location of the <b>activity</b> in the Mixed Use Zone to undermine the role and function of the City Centre Zone.</p> <p>e. The extent to which the adverse <b>effects</b> of the intensity, size and scale of the <b>activity</b> can be avoided, or appropriately remedied or mitigated.</p> <p>2. Compliance is not achieved with MUZ-R12.2 Council will restrict its discretion to, and may impose conditions on:</p> <p>a. The matters of discretion of the infringed standard.</p> <p>Notification:</p> <ul style="list-style-type: none"> <li>• An application under MUZ-R25.2 is precluded from being publicly notified in accordance with section 95A of the RMA</li> </ul>	RDIS
MUZ-R26	<p><b>Drive through activity</b> where:</p> <p>1. Compliance is not achieved with MUZ-R13.1 Council will restrict its discretion to, and may impose conditions on:</p> <p>a. The extent to which the intensity, size and scale of the <b>activity</b> may adversely impact on the amenity of the Mixed Use Zone or adjacent <b>properties</b>.</p> <p>b. The <b>effects</b> of the intensity, size and scale of the <b>activity</b> on the existing and anticipated function and role of the Mixed Use Zone.</p> <p>c. The potential of the intensity, size and scale of the <b>activity</b> to compromise <b>activities</b> that are enabled in the Mixed Use Zone.</p> <p>d. The extent to which the adverse <b>effects</b> of the intensity, size and scale of the <b>activity</b> can be avoided, or appropriately remedied or mitigated.</p> <p>2. Compliance is not achieved with MUZ-R13.2 Council will restrict its discretion to, and may impose conditions on:</p> <p>a. The matters of discretion of the infringed standard.</p> <p>Notification:</p> <ul style="list-style-type: none"> <li>• An application under MUZ-R26.2 is precluded from being publicly notified in accordance with section 95A of the RMA</li> </ul>	RDIS
MUZ-R27	<p><b>Visitor accommodation</b> where:</p> <p>1. Compliance is not achieved with MUZ-R14.1 Council will restrict its discretion to, and may impose conditions on:</p> <p>a. The extent to which the intensity, size and scale of the <b>activity</b> may adversely impact on the amenity of the Mixed Use Zone or adjacent <b>properties</b>.</p> <p>b. The <b>effects</b> of the intensity, size and scale of the <b>activity</b> on the existing and anticipated function and role of the Mixed Use Zone.</p> <p>c. The potential of the intensity, size and scale of the <b>activity</b> to compromise <b>activities</b> that are enabled in the Mixed Use Zone.</p> <p>d. The potential of the location of the <b>activity</b> in the Mixed Use Zone to undermine the role and function of the City Centre Zone.</p> <p>e. The extent to which the adverse <b>effects</b> of the intensity, size and scale of the <b>activity</b> can be avoided, or appropriately remedied or mitigated.</p> <p>2. Compliance is not achieved with MUZ-R14.2 Council will restrict its discretion to, and may impose conditions on:</p> <p>a. The matters of discretion of the infringed standard.</p> <p>Notification:</p> <ul style="list-style-type: none"> <li>• An application under MUZ-R27.2 is precluded from being publicly notified in accordance with section 95A of the RMA</li> </ul>	RDIS
MUZ-R28	<p><b>Residential activity</b> where:</p> <p>1. Compliance is not achieved with MUZ-R15.1 Council will restrict its discretion to, and may impose conditions on:</p> <p>a. The effects of the residential activity on the existing and anticipated function and role of the Mixed Use Zone.</p> <p>b. The potential of the residential activity to compromise activities that are enabled in the zone.</p> <p>c. The amenity for the occupiers of the residential units.</p> <p>2. Compliance is not achieved with MUZ-R15.2</p>	RDIS

	<p>Council will restrict its discretion to, and may impose conditions on:</p> <p>a. The matters of discretion of the infringed standard.</p> <p>Notification:</p> <ul style="list-style-type: none"> <li>An application under MUZ-R28.2 is precluded from being publicly notified in accordance with section 95A of the RMA</li> </ul>	
MUZ-R29	<p><b>Retirement village</b> where:</p> <p>a. All <b>habitable rooms</b> comply with MUZ-S4; and</p> <p>b. Compliance is achieved with MUZ-S6.</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>The extent to which the <b>activity</b> may adversely impact on the amenity of the Mixed Use Zone or adjacent <b>properties</b>.</li> <li>The <b>effects</b> of the of the <b>activity</b> on the existing and anticipated function and role of the Mixed Use Zone.</li> <li>The potential of the <b>activity</b> to compromise <b>activities</b> that are enabled in the Mixed Use Zone.</li> <li>The extent to which the adverse <b>effects</b> of the <b>activity</b> can be avoided, or appropriately remedied or mitigated.</li> <li>Any potential <b>reverse sensitivity effects</b> on the continued operation of non- <b>residential activities</b>.</li> <li>The amenity for the occupiers of <b>residential units</b> or <b>habitable rooms</b>.</li> </ol>	RDIS
MUZ-R30	<p><b>Light industrial activity</b> where:</p> <p>a. The <b>gross floor area</b> does not exceed 3500m<sup>2</sup>; and</p> <p>b. Compliance is achieved with MUZ-S6</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>The extent to which the <b>activity</b> may adversely impact on the amenity of the Mixed Use Zone or adjacent <b>properties</b>.</li> <li>The <b>effects</b> of the of the <b>activity</b> on the existing and anticipated function and role of the Mixed Use Zone.</li> <li>The potential of the <b>activity</b> to compromise <b>activities</b> that are enabled in the Mixed Use Zone.</li> <li>The extent to which the adverse <b>effects</b> of the <b>activity</b> can be avoided, or appropriately remedied or mitigated.</li> </ol>	RDIS
MUZ-R31	<p><b>Emergency service facility</b> where compliance is achieved with MUZ-S6</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>The extent to which the <b>activity</b> may adversely impact on the amenity of the Mixed Use Zone or adjacent <b>properties</b>.</li> <li>The effects of the of the <b>activity</b> on the existing and anticipated function and role of the Mixed Use Zone.</li> <li>The potential of the <b>activity</b> to compromise <b>activities</b> that are enabled in the Mixed Use Zone.</li> <li>The extent to which the adverse <b>effects</b> of the <b>activity</b> can be avoided, or appropriately remedied or mitigated.</li> <li>The <b>functional need</b> or <b>operational need</b> for the <b>Emergency Service Facility</b> to be located in the Mixed Use Zone.</li> </ol> <p>Notification:</p> <ul style="list-style-type: none"> <li>An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA</li> </ul>	RDIS

Discretionary Activities		
MUZ-R32	Retirement villages where compliance is not achieved with MUZ-R29	DIS
MUZ-R33	Emergency service facility where compliance is not achieved with MUZ-R31	DIS
MUZ-R34	Warehouses	DIS
MUZ-R35	Yard based activity / Trade supplier	DIS
MUZ-R36	Motorised recreation	DIS
MUZ-R37	Any activity not otherwise listed as permitted, restricted discretionary, discretionary or non-complying	DIS

Non-complying Activities		
MUZ-R38	Industrial activity, excluding light industrial activities and warehouses	NC
MUZ-R39	Rural industry	NC
MUZ-R40	Primary production	NC

## TCZ - Town Centre Zone

The Town Centre Zone applies to the Silverstream Centre. It provides for a medium to large scale suburban shopping centre that serves not only the surrounding residential catchment but also neighbouring suburbs. The Town Centre Zone accommodates a wide range of **retail, commercial** services and health care and **community facilities**. It also provides for employment opportunities as well as **residential activities**. Overall the Town Centre Zone is of a larger scale and has a wider focus than the Local Centre Zone while not undermining the primary function of the City Centre Zone.

The Town Centre Zone provides for **residential activities** where it is located above ground floor along identified active street frontages. It does not encourage **large format retail** (except for **supermarkets**), car-oriented **activities** or **light industrial activities**.

The Town Centre Zone is characterised by a high-density built **environment** that aligns well with the expected high-density of the surrounding residential environment. The Town Centre Zone is well serviced by public transport. **Buildings** are mostly built up to the **road** frontage with active frontages to provide a vibrant and attractive streetscape.

Non-**residential activities** and development have the potential to generate adverse **effects** where they are directly adjoining residential and open space areas. To manage these potential **effects** **buildings** have to be set back and outdoor storage and parking areas need to be screened.

## Objectives

### TCZ-01 Purpose of the Town Centre Zone

*The Town Centre Zone is a medium to large scale **commercial** centre that services the needs of the immediate and neighbouring suburbs and accommodates a wide range of **commercial** and community **activities** as well as **residential activities**.*

### TCZ-02 Character and Amenity Values of the Town Centre Zone

*The Town Centre Zone is a vibrant, attractive and safe urban **environment** that is characterised by high-density urban development, well-designed **buildings** and high quality public spaces.*

### TCZ-03 Managing Effects at the Zone Interface

*Use and development within the Town Centre Zone are of an appropriate scale and manage potential adverse **effects** on the **amenity values** of adjoining **sites** in Residential and Open Space and Recreation Zones.*

### TCZ-04 Hydraulic neutrality

*There is no increase in the peak demand on stormwater management systems and increase in flooding from **subdivision** and development.*

## Policies

### TCZ-P1 Appropriate activities

*Enable appropriate **activities** that:*

1. *Are compatible with the anticipated purpose, character and **amenity values** of the Town Centre Zone;*
2. *Service the needs of the immediate and surrounding suburbs; and*
3. *Minimise any adverse **effects** on the amenity of adjoining residential, recreational and open space **sites**.*

### TCZ-P2 Residential activity

*Provide for medium to high density residential development and **activity** where:*

1. *The **residential units** are located above ground floor, where located along an active frontage identified on the planning maps;*
2. *It does not interrupt or preclude an attractive frontage that provides a positive interface with the public space;*
3. *Any **residential units** are designed to:*
  - a. *Achieve adequate indoor **noise** and ventilation levels for occupants; and*
  - b. *Provide appropriate amenity for occupants; and*
4. ***Reverse sensitivity effects** on **commercial activities** are minimised.*

### TCZ-P3 Other activities

*Only allow for other **activities**, including larger scale **activities**, where:*

1. *Any adverse **effects** can be managed;*
2. *The scale and intensity of the **activity** is consistent with the anticipated character of the Town Centre Zone;*
3. *The design and layout of the **activity** does not compromise the streetscape, amenity or safety;*
4. *The size, intensity and scale of the **activity** does not compromise other **activities** that are anticipated and enabled within the Town Centre Zone;*  
*and*
5. *The location of the **activity** in the Town Centre Zone does not undermine the role and function of the City Centre Zone.*

### TCZ-P4 Inappropriate activities

*Avoid **activities** that are incompatible with the anticipated purpose, character and **amenity values** of the Town Centre Zone and the surrounding environment.*

### TCZ-P5 Built development

*Provide for high-density development that:*

1. *Is compatible with the anticipated role, character and function of the Town Centre Zone;*
2. *Is commensurate with the anticipated level of **commercial activities** and community services in the Town Centre Zone;*
3. *Reflects the anticipated high-density built **environment** of the Town Centre Zone;*
4. *Is well designed and contributes to an attractive urban environment; and*
5. *Provides active and attractive street frontages.*



**TCZ-P6 Public Space Interface and Active Street Frontages**

Provide for new development that creates a positive interface with the public space through high quality **building** design. Where located along identified active frontages, require new built development and **activities** to provide a positive interface with the public space through:

1. Being built up to and oriented towards the front **boundary** of the **site**;
2. Providing **verandahs** or other adequate forms of pedestrian shelter;
3. Providing display windows and obvious public entrances; and
4. Requiring parking, storage and servicing areas to be visually unobtrusive and located within or to the rear of **buildings**.

**TCZ-P7 Interface with Residential Zones and Open Space and Recreation Zones**

Minimise the adverse **effects** from **commercial activities** and development on directly adjoining **sites** that are zoned Residential or Open Space and Recreation through:

1. Requiring new **buildings** and **activities** to be located and designed to manage any shading and privacy **effects** on neighbouring sites zoned Residential or Open Space and Recreation;
2. Limiting the **height, bulk and form** of new **buildings** along **boundaries** with **sites** zoned Residential or Open Space and Recreation to minimise dominance **effects**; and
3. Requiring the use of screening and **landscaping** to minimise adverse visual **effects** on adjoining **sites** zoned Residential or Open Space and Recreation

**TCZ-P8 Hydraulic neutrality**

New **buildings** and development will be designed to achieve **hydraulic neutrality**.

**Rules**

Note: There may be a number of provisions that apply to an **activity, building, structure** or **site**. Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule, resource consent is required under each relevant rule. The steps to determine the status of an **activity** are set out in Chapter 2 How the Plan Works.

Rules relating to **subdivision** are found in the SUB-GEN (General Subdivision Provisions that Apply in All Zones) and the SUB-CMU (**Subdivision** in Commercial and Mixed Use Zones) chapters.

Each activity in the Town Centre Zone shall comply with the relevant **qualifying matter area** provisions and permitted **activity** standards in the district-wide matters of the Plan as listed below.


**District-wide matters**

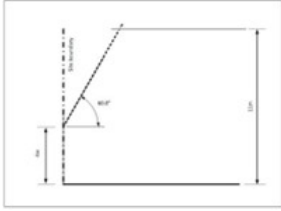
NU — Network Utilities
REG - Renewable Energy Generation
TP — Transport and Parking
CL — Contaminated Land
HS - Hazardous Substances
NH - Natural Hazards
WM — Waste Management
HH - Historical Heritage
TREE - Notable Trees
UTG - Urban Tree Groups
ECO - Ecosystems and Indigenous Biodiversity
NATC — Natural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

**Activity Tables**

Permitted Activities		
TCZ-R1	<b>Buildings and structures</b> , including additions and alterations where: <ol style="list-style-type: none"> <li>1. The <b>gross floor area</b> of the new <b>building</b> does not exceed 1,000m<sup>2</sup>;</li> <li>2. Any addition to an existing <b>building</b> does not result in the gross floor area of the <b>building</b> exceeding 1,000m<sup>2</sup>; and</li> </ol>	PER

	<p>3. Compliance is achieved with</p> <ol style="list-style-type: none"> <li>1. TCZ-S1 (<b>Height</b>);</li> <li>2. TCZ-S2 (<b>Height in Relation to Boundary</b>);</li> <li>3. TCZ-S3 (<b>Setbacks</b>);</li> <li>4. TCZ-S4 (<b>Active Frontages</b>);</li> <li>5. TCZ-S5 (<b>Location of Residential Units</b>);</li> <li>6. TCZ-S6 (<b>Noise and Ventilation</b>);</li> <li>7. TCZ-S7 (<b>Outdoor Living Space</b>);</li> <li>8. TCZ-S8 (<b>Landscaping and Screening</b>);</li> <li>9. TCZ-S9 (<b>Water Supply, Stormwater and Wastewater</b>); and</li> <li>10. TCZ-S10 (<b>Hydraulic neutrality</b>).</li> </ol>	
TCZ-R2	Minor structures	PER
TCZ-R3	Demolition  <i>Note: Prior to demolition commencing, confirm whether rules in chapter HH-Historic Heritage apply.</i>	PER
TCZ-R4	Retail Activity not exceeding 500m <sup>2</sup> gross floor area where compliance is achieved with TCZ-S8	PER
TCZ-R5	Commercial service activity where: 1. The gross floor area per tenancy does not exceed 500m <sup>2</sup> ; and 2. Compliance is achieved with TCZ-S8.	PER
TCZ-R6	Food and beverage activity where: 1. The gross floor area per tenancy does not exceed 500m <sup>2</sup> ; and 2. Compliance is achieved with TCZ-S8.	PER
TCZ-R7	Community facility where: 1. The gross floor area per tenancy does not exceed 500m <sup>2</sup> ; and 2. Compliance is achieved with TCZ-S8.	PER
TCZ-R8	Healthcare activity where: 1. The gross floor area per tenancy does not exceed 500m <sup>2</sup> ; and 2. Compliance is achieved with TCZ-S8.	PER
TCZ-R9	Educational facility and community corrections activity where: 1. The gross floor area per tenancy does not exceed 500m <sup>2</sup> ; and 2. Compliance is achieved with TCZ-S8.	PER
TCZ-R10	Office activity where: 1. The gross floor area per tenancy does not exceed 250m <sup>2</sup> ; and 2. Compliance is achieved with TCZ-S8.	PER
TCZ-R11	Visitor accommodation where: 1. The gross floor area per tenancy does not exceed 500m <sup>2</sup> ; and 2. All habitable rooms comply with TCZ-S5 and TCZ-S6; and 3. Compliance is achieved with TCZ-S8.	PER
TCZ-R12	Residential activity where: 1. No more than six residential units occupy the site; and 2. Compliance is achieved with a. TCZ-S5; b. TCZ-S6; and c. TCZ-S7.	PER
TCZ-R13	Supermarket where: 1. The gross floor area per tenancy does not exceed 1500m <sup>2</sup> ; and 2. Compliance is achieved with TCZ-S8.	PER

Standards for Permitted Activities		
TCZ-S1	<p><b>Height</b></p> <p>1. Buildings must not exceed 26 metres in height, except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1 metre, where the entire roof slopes 15° or more, as shown on the following diagram:</p>  <p>2. Any fence or standalone wall along a side or rear boundary which adjoins a site zoned Residential or Open Space and Recreation must not exceed 2m in height.</p> <p>This standard does not apply to:</p> <ol style="list-style-type: none"> <li>a. Solar water heating components provided these do not exceed the height by more than 1m.</li> <li>b. Chimney structures not exceeding 1.1m in width on any elevation and provided these do not exceed the height by more than 1m.</li> <li>c. Antennas, aerials, and flues provided these do not exceed the height by more than 1m.</li> <li>d. Satellite dishes (less than 1m in diameter) and architectural features (e.g. finials, spires) provided these do not exceed the height by more than 1m.</li> <li>e. Lift overruns provided these do not exceed the height by more than 1m.</li> </ol>	<p>Matters of discretion (if this standard is not met) are restricted to:</p> <ol style="list-style-type: none"> <li>1. The location, design and appearance of the building or structure.</li> <li>2. Any adverse effects on the streetscape.</li> <li>3. Visual dominance, shading and loss of privacy for adjoining Residential or Open Space and Recreation zoned sites.</li> <li>4. Compatibility with the planned built urban form of buildings, structures and activities in the surrounding area.</li> <li>5. Whether the building height is commensurate with the anticipated level of commercial activities and community services in the Town Centre Zone.</li> <li>6. Whether an increase in building height results from a response to natural hazard mitigation.</li> <li>7. Whether topographical or other site constraints make compliance with the standard impractical.</li> </ol>

<p><b>TCZ-S2</b></p>	<p><b>Height in relation to boundary</b></p> <p>Where the side or rear <b>boundary</b> of a <b>site</b> adjoins a Residential Zone or Open Space and Recreation Zone the following <b>Height in Relation to Boundary</b> standard applies:</p> <ol style="list-style-type: none"> <li><b>Buildings</b> must not project beyond a 60° recession plane measured from a point 4 metres vertically above <b>ground level</b> along all <b>boundaries</b>, as shown on the following diagram. Where the <b>boundary</b> forms part of a legal right of way, <b>entrance strip</b>, access <b>site</b>, or pedestrian access way, the <b>height in relation to boundary</b> applies from the farthest <b>boundary</b> of that legal right of way, <b>entrance strip</b>, access <b>site</b>, or pedestrian access way</li> </ol>  <p>This standard does not apply to:</p> <ol style="list-style-type: none"> <li>A <b>boundary</b> with a <b>road</b>.</li> <li>Existing or proposed internal <b>boundaries</b> within a <b>site</b>.</li> <li><b>Site boundaries</b> where there is an existing common wall between 2 <b>buildings</b> on adjacent <b>sites</b> or where a common wall is proposed.</li> <li>Solar water heating components provided these do not exceed the <b>height in relation to boundary</b> by more than 1m.</li> <li>Chimney <b>structures</b> not exceeding 1.1m in width on any elevation and provided these do not exceed the <b>height in relation to boundary</b> by more than 1m.</li> <li><b>Antennas</b>, aerials, satellite dishes (less than 1m in diameter), flues, and architectural features (e.g. finials, spires) provided these do not exceed the <b>height in relation to boundary</b> by more than 3m measured vertically.</li> </ol>	<p>Matters of discretion (if this standard is not met) are restricted to:</p> <ol style="list-style-type: none"> <li>Visual dominance, shading and loss of privacy for adjoining Residential or Open Space and Recreation zoned <b>sites</b>.</li> <li>The location, design and appearance of the <b>building</b> or <b>structure</b>.</li> <li>Whether an increase in <b>height in relation to boundary</b> results from a response to <b>natural hazard</b> mitigation.</li> <li>Whether any architectural features or steps are proposed in the <b>building</b> façade to provide an attractive appearance when viewed from adjoining Residential or Open Space and Recreation zoned <b>sites</b></li> </ol>						
<p><b>TCZ-S3</b></p>	<p><b>Setback</b></p> <p>Where the side or rear <b>boundary</b> of a <b>site</b> adjoins a Residential Zone or Open Space and Recreation Zone the following <b>Setback</b> standard applies:</p> <ol style="list-style-type: none"> <li><b>Buildings</b> must be set back from the relevant <b>boundary</b> by the minimum depth listed in the yards table below:</li> </ol> <table border="1" data-bbox="316 1043 1002 1149"> <thead> <tr> <th>Yard</th> <th>Minimum depth</th> </tr> </thead> <tbody> <tr> <td>Side</td> <td>1 metre</td> </tr> <tr> <td>Rear</td> <td>1 metre</td> </tr> </tbody> </table> <ol style="list-style-type: none"> <li>This standard does not apply to <b>site boundaries</b> where there is an existing common wall between 2 <b>buildings</b> on adjacent <b>sites</b> or where a common wall is proposed.</li> <li>This standard does not apply to:             <ol style="list-style-type: none"> <li><b>Accessory buildings</b> less than 2m in <b>height</b>.</li> <li>Fences and standalone walls.</li> </ol> </li> </ol>	Yard	Minimum depth	Side	1 metre	Rear	1 metre	<p>Matters of discretion (if this standard is not met) are restricted to:</p> <ol style="list-style-type: none"> <li>The visual amenity of adjoining Residential and Open Space and Recreation <b>sites</b>.</li> <li>The location, design and appearance of the <b>building</b> or <b>structure</b>.</li> <li>Whether any architectural features or steps are proposed in the <b>building</b> façade to provide an attractive appearance when viewed from adjoining Residential or Open Space and Recreation <b>sites</b>.</li> <li>Any benefits, including the extent to which the reduced <b>setback</b> will result in a more efficient, practical and better use of the balance of the <b>site</b>.</li> </ol>
Yard	Minimum depth							
Side	1 metre							
Rear	1 metre							
<p><b>TCZ-S4</b></p>	<p><b>Active frontages</b></p> <ol style="list-style-type: none"> <li>Along active frontages identified on the planning maps:             <ol style="list-style-type: none"> <li>All new <b>buildings</b> and <b>ground level</b> additions or alterations to existing buildings must be built up to and oriented towards the <b>road</b> or public space <b>boundary</b>;</li> <li>A veranda must be provided that:                 <ol style="list-style-type: none"> <li>Extends along the entire length of the <b>building</b> frontage;</li> <li>Provides continuous shelter with any adjoining veranda; and</li> <li>Has a minimum <b>setback</b> of 500mm from any kerb face;</li> </ol> </li> <li>At least 55% of the ground floor <b>building</b> frontage must be display windows or transparent glazing; and</li> <li>The principal public entrance to the <b>building</b> must be located on the front <b>boundary</b>.</li> </ol> </li> </ol>	<p>Matters of discretion (if this standard is not met) are restricted to:</p> <ol style="list-style-type: none"> <li>The <b>effects</b> on the amenity and quality of the streetscape.</li> <li>The design and appearance of the street frontage.</li> <li>The ability to reuse and adapt the <b>building</b> for a variety of <b>activities</b>.</li> </ol>						
<p><b>TCZ-S5</b></p>	<p><b>Location of residential units</b></p> <ol style="list-style-type: none"> <li>Along active frontages identified on the planning maps all <b>residential units</b> must be located above ground floor level.</li> </ol>	<p>Matters of discretion (if this standard is not met) are restricted to:</p> <ol style="list-style-type: none"> <li>The <b>effects</b> on the amenity and quality of the streetscape.</li> <li>The amenity for the occupiers of the <b>residential units</b>.</li> </ol>						
<p><b>TCZ-S6</b></p>	<p><b>Noise and ventilation</b></p> <ol style="list-style-type: none"> <li>All <b>residential units</b> must meet the following standards:             <ol style="list-style-type: none"> <li>All <b>habitable rooms</b> must be designed and constructed to meet internal sound insulation levels achieving <math>D_{nT,w} + C_{tr} &gt; 30dB</math> with an acoustic design certificate signed by a qualified acoustic engineer stating compliance will be achieved; and</li> <li>All <b>habitable rooms</b> must have a positive supplementary source of fresh air ducted from outside. The supplementary source of air is to achieve a minimum of 7.5 litres per second per person.</li> </ol> </li> </ol>	<p>Matters of discretion (if this standard is not met) are restricted to:</p>						
<p><b>TCZ-S7</b></p>	<p><b>Outdoor living space</b></p> <ol style="list-style-type: none"> <li>Each residential unit, including any dual key unit, must be provided with either a private outdoor living space or access to a communal outdoor living space;</li> <li>Where private outdoor living space is provided it must be:             <ol style="list-style-type: none"> <li>For the exclusive use of residents;</li> <li>Directly accessible from a habitable room;</li> <li>A single contiguous space; and</li> </ol> </li> </ol>	<p>Matters of discretion (if this standard is not met) are restricted to:</p> <ol style="list-style-type: none"> <li>Whether adequate useable space is provided to accommodate outdoor <b>activities</b>.</li> <li>Whether there are topographical or other site constraints that make compliance with the standard impractical.</li> </ol>						

	<p>d. Of the minimum area and dimension specified in the table below;</p> <table border="1" data-bbox="314 141 1000 376"> <thead> <tr> <th>Living space type</th> <th>Minimum area</th> <th>Minimum dimension</th> </tr> </thead> <tbody> <tr> <td><b>Private</b></td> <td></td> <td></td> </tr> <tr> <td>Studio unit &amp; 1 bedroom units</td> <td>5m<sup>2</sup></td> <td>1.8m</td> </tr> <tr> <td>2+ bedroom units</td> <td>8m<sup>2</sup></td> <td>1.8m</td> </tr> <tr> <td><b>Communal</b></td> <td></td> <td></td> </tr> <tr> <td>For every 5 units</td> <td>10m<sup>2</sup> (per residential unit)</td> <td>8m diameter</td> </tr> </tbody> </table> <p>3. Where communal outdoor living space is provided it does not need to be in a single continuous space, but it must be:</p> <ol style="list-style-type: none"> <li>Accessible from the residential units it serves;</li> <li>Of the minimum area and dimension specified in the table below; and</li> <li>Free of buildings, parking spaces, and servicing and manoeuvring areas.</li> </ol>	Living space type	Minimum area	Minimum dimension	<b>Private</b>			Studio unit & 1 bedroom units	5m <sup>2</sup>	1.8m	2+ bedroom units	8m <sup>2</sup>	1.8m	<b>Communal</b>			For every 5 units	10m <sup>2</sup> (per residential unit)	8m diameter	<p>3. The proximity of the <b>residential unit</b> to accessible public open space.</p>
Living space type	Minimum area	Minimum dimension																		
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<p><b>TCZ-S8</b></p>	<p><b>Screening and landscaping</b> of service areas, <b>outdoor storage areas</b> and <b>parking areas</b></p> <ol style="list-style-type: none"> <li>Any on-<b>site</b> service areas, including rubbish collection areas, and areas for the outdoor storage of goods or materials must, without preventing the provision of an entry point to the <b>site</b>, be adequately screened by a fence or <b>landscaping</b> where they are visible from any:             <ol style="list-style-type: none"> <li>Public <b>road</b>;</li> <li>Other public space; and</li> <li>Directly adjoining <b>site</b> zoned Residential or Open Space and Recreation.</li> </ol> </li> <li>Any on-<b>site</b> parking area must:             <ol style="list-style-type: none"> <li>Be adequately screened by a fence or <b>landscaping</b> from any directly adjoining <b>site</b> zoned Residential or Open Space and Recreation.</li> <li>Where located along a street edge, provide a <b>landscaping</b> strip that extends at least 1.5m from the <b>boundary</b> with the <b>road</b> and comprise a mix of trees, shrubs and ground cover plants, without preventing the provision of an entry point to the <b>site</b>. This does not apply to individual parking spaces for residential development, if provided.</li> </ol> </li> <li>Along active frontages identified on the planning maps any on-<b>site</b> service areas, including rubbish collection areas, and areas for the storage of goods or materials and any on-site <b>ground level</b> car parking must be:             <ol style="list-style-type: none"> <li>Located within or at the rear of the <b>building</b> that they serve; and</li> <li>Adequately screened by a fence or landscaping where they are visible from any public <b>road</b>, public space or directly adjoining <b>site</b> zoned Residential or Open Space and Recreation.</li> </ol> </li> </ol>	<p>Matters of discretion (if this standard is not met) are restricted to:</p> <ol style="list-style-type: none"> <li>Any adverse <b>effects</b> on the streetscape.</li> <li>The visual amenity of adjoining Residential and Open Space and Recreation zoned <b>sites</b> including shading.</li> <li>The service, storage and parking needs of the <b>activity</b>.</li> <li>The size and location of service, storage and any parking areas</li> </ol>																		
<p><b>TCZ-S9</b></p>	<p><b>Water supply, stormwater and wastewater</b></p> <ol style="list-style-type: none"> <li>All <b>activities</b> shall comply with the water supply, <b>stormwater</b> and <b>wastewater</b> standards in the <b>Code of Practice for Civil Engineering Works</b>.</li> </ol>	<p>Matters of discretion (if this standard is not met) are restricted to:</p> <ol style="list-style-type: none"> <li>Whether the Water Supply, <b>Stormwater</b> and <b>Wastewater</b> infrastructure has sufficient capacity to accommodate the <b>activity</b>.</li> <li>Any alternative measures proposed to mitigate adverse <b>effects</b> on the Water Supply, <b>Stormwater</b> and <b>Wastewater</b> infrastructure network.</li> <li>Whether the additional demand generated will necessitate additional unplanned public investment in, or expansion of, the Water Supply, <b>Stormwater</b> and <b>Wastewater</b> infrastructure network or compromise its ability to service other <b>activities</b> permitted within the zone.</li> <li>Whether the development can achieve <b>hydraulic neutrality</b>.</li> <li>The extent to which the development incorporates <b>stormwater</b> management techniques or controls to mitigate any increase in pre-development peak <b>stormwater</b> runoff.</li> </ol>																		
<p><b>TCZ-S10</b></p>	<p><b>Hydraulic neutrality</b></p> <ol style="list-style-type: none"> <li>New <b>buildings</b> and development must be designed to achieve <b>hydraulic neutrality</b>.</li> </ol>	<p>Matters of discretion (if this standard is not met) are restricted to:</p> <ol style="list-style-type: none"> <li>Methods to avoid, remedy or mitigate any adverse <b>effects</b> resulting from any increase in pre-development peak <b>stormwater</b> runoff.</li> <li>Cumulative <b>effects</b>.</li> </ol>																		

Restricted Discretionary Activities		
<p><b>TCZ-R14</b></p>	<p><b>Buildings and structures</b>, including additions and alterations where:</p> <ol style="list-style-type: none"> <li>Compliance is not achieved with TCZ-R1.1 or TCZ-R1.2 Council will restrict its discretion to, and may impose conditions on:             <ol style="list-style-type: none"> <li>The extent to which the size and scale of the <b>building</b> is commensurate with the anticipated level of <b>commercial activities</b> and community services in the Town Centre Zone.</li> <li>The extent to which the size and scale of the <b>building</b> may adversely impact on the anticipated amenity of the Town Centre Zone or adjacent <b>properties</b>.</li> <li>Whether the <b>building</b> reflects the anticipated purpose, scale and context of the Town Centre Zone.</li> <li>Whether the <b>building</b> is well designed and contributes to an attractive urban environment.</li> <li>The <b>effects</b> of the size and scale of the <b>building</b> on the existing and anticipated function and role of the Town Centre Zone.</li> <li>The potential of the size and scale of the <b>building</b> to compromise <b>activities</b> that are enabled in the Town Centre Zone.</li> <li>The potential of the size and scale of the <b>building</b> to undermine the role and function of the City Centre Zone.</li> <li>The extent to which the adverse <b>effects</b> of the size and scale of the <b>building</b> can be avoided, or appropriately remedied or mitigated.</li> </ol> </li> <li>Compliance is not achieved with one or more of the standards under TCZ-R1.3. Council will restrict its discretion to, and may impose conditions on:</li> </ol>	<p><b>RDIS</b></p>

	<p>a. The matters of discretion of any infringed standard.</p> <p><b>Notification:</b></p> <ul style="list-style-type: none"> <li>An application under this rule where compliance is not achieved with TCZ-S2, TCZ-S3, TCZ-S4, TCZ-S5, TCZ-S6 or TCZ-S8 is precluded from being publicly notified in accordance with section 95A of the RMA.</li> <li>An application under this rule where compliance is not achieved with TCZ-S7 is precluded from being publicly or limited notified in accordance with section 95A of the RMA.</li> </ul>	
<b>TCZ-R15</b>	<p><b>Retail Activity</b> not exceeding 500m<sup>2</sup> <b>gross floor area</b> where compliance is not achieved with TCZ-R4.</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>The matters of discretion of the infringed standard.</li> </ol> <p><b>Notification:</b></p> <ul style="list-style-type: none"> <li>An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA</li> </ul>	<b>RDIS</b>
<b>TCZ-R16</b>	<p><b>Commercial service activity</b> where:</p> <ol style="list-style-type: none"> <li>Compliance is not achieved with TCZ-R5.1. Council will restrict its discretion to, and may impose conditions on: <ol style="list-style-type: none"> <li>The extent to which the intensity, size and scale of the <b>activity</b> may adversely impact on the amenity of the Town Centre Zone or adjacent <b>properties</b>.</li> <li>The <b>effects</b> of the intensity, size and scale of the <b>activity</b> on the existing and anticipated function and role of the Town Centre Zone.</li> <li>The potential of the intensity, size and scale of the <b>activity</b> to compromise <b>activities</b> that are enabled in the Town Centre Zone.</li> <li>The potential of the location of the <b>activity</b> in the Town Centre Zone to undermine the role and function of the City Centre Zone.</li> <li>The extent to which the adverse <b>effects</b> of the intensity, size and scale of the <b>activity</b> can be avoided, or appropriately remedied or mitigated..</li> </ol> </li> <li>Compliance is not achieved with one or more of the standards under TCZ-R5.2. Council will restrict its discretion to, and may impose conditions on: <ol style="list-style-type: none"> <li>The matters of discretion of any infringed standard.</li> </ol> </li> </ol> <p><b>Notification:</b></p> <ul style="list-style-type: none"> <li>An application under TCZ-R16.2 is precluded from being publicly notified in accordance with section 95A of the RMA.</li> </ul>	<b>RDIS</b>
<b>TCZ-R17</b>	<p><b>Food and beverage activity</b> where:</p> <ol style="list-style-type: none"> <li>Compliance is not achieved with TCZ-R6.1. Council will restrict its discretion to, and may impose conditions on: <ol style="list-style-type: none"> <li>The extent to which the intensity, size and scale of the <b>activity</b> may adversely impact on the amenity of the Town Centre Zone or adjacent <b>properties</b>.</li> <li>The <b>effects</b> of the intensity, size and scale of the <b>activity</b> on the existing and anticipated function and role of the Town Centre Zone.</li> <li>The potential of the intensity, size and scale of the <b>activity</b> to compromise <b>activities</b> that are enabled in the Town Centre Zone.</li> <li>The potential of the location of the <b>activity</b> in the Town Centre Zone to undermine the role and function of the City Centre Zone.</li> <li>The extent to which the adverse <b>effects</b> of the intensity, size and scale of the <b>activity</b> can be avoided, or appropriately remedied or mitigated..</li> </ol> </li> <li>Compliance is not achieved with one or more of the standards under TCZ-R6.2. Council will restrict its discretion to, and may impose conditions on: <ol style="list-style-type: none"> <li>The matters of discretion of any infringed standard.</li> </ol> </li> </ol> <p><b>Notification:</b></p> <ul style="list-style-type: none"> <li>An application under TCZ-R17.2 is precluded from being publicly notified in accordance with section 95A of the RMA.</li> </ul>	<b>RDIS</b>
<b>TCZ-R18</b>	<p><b>Community facility</b> where:</p> <ol style="list-style-type: none"> <li>Compliance is not achieved with TCZ-R7.1. Council will restrict its discretion to, and may impose conditions on: <ol style="list-style-type: none"> <li>The extent to which the intensity, size and scale of the <b>activity</b> may adversely impact on the amenity of the Town Centre Zone or adjacent <b>properties</b>.</li> <li>The <b>effects</b> of the intensity, size and scale of the <b>activity</b> on the existing and anticipated function and role of the Town Centre Zone.</li> <li>The potential of the intensity, size and scale of the <b>activity</b> to compromise <b>activities</b> that are enabled in the Town Centre Zone.</li> <li>The potential of the location of the <b>activity</b> in the Town Centre Zone to undermine the role and function of the City Centre Zone.</li> <li>The extent to which the adverse <b>effects</b> of the intensity, size and scale of the <b>activity</b> can be avoided, or appropriately remedied or mitigated..</li> </ol> </li> <li>Compliance is not achieved with one or more of the standards under TCZ-R7.2. Council will restrict its discretion to, and may impose conditions on: <ol style="list-style-type: none"> <li>The matters of discretion of any infringed standard.</li> </ol> </li> </ol> <p><b>Notification:</b></p> <ul style="list-style-type: none"> <li>An application under TCZ-R18.2 is precluded from being publicly notified in accordance with section 95A of the RMA.</li> </ul>	<b>RDIS</b>
<b>TCZ-R19</b>	<p><b>Healthcare activity</b> where:</p> <ol style="list-style-type: none"> <li>Compliance is not achieved with TCZ-R8.1. Council will restrict its discretion to, and may impose conditions on: <ol style="list-style-type: none"> <li>The extent to which the intensity, size and scale of the <b>activity</b> may adversely impact on the amenity of the Town Centre Zone or adjacent <b>properties</b>.</li> <li>The <b>effects</b> of the intensity, size and scale of the <b>activity</b> on the existing and anticipated function and role of the Town Centre Zone.</li> <li>The potential of the intensity, size and scale of the <b>activity</b> to compromise <b>activities</b> that are enabled in the Town Centre Zone.</li> <li>The potential of the location of the <b>activity</b> in the Town Centre Zone to undermine the role and function of the City Centre Zone.</li> <li>The extent to which the adverse <b>effects</b> of the intensity, size and scale of the <b>activity</b> can be avoided, or appropriately remedied or mitigated..</li> </ol> </li> <li>Compliance is not achieved with one or more of the standards under TCZ-R8.2. Council will restrict its discretion to, and may impose conditions on: <ol style="list-style-type: none"> <li>The matters of discretion of any infringed standard.</li> </ol> </li> </ol> <p><b>Notification:</b></p> <ul style="list-style-type: none"> <li>An application under TCZ-R19.2 is precluded from being publicly notified in accordance with section 95A of the RMA.</li> </ul>	<b>RDIS</b>
<b>TCZ-R20</b>	<p><b>Educational facility and community corrections activity</b> where:</p> <ol style="list-style-type: none"> <li>Compliance is not achieved with TCZ-R9.1.</li> </ol>	<b>RDIS</b>

	<p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>The extent to which the intensity, size and scale of the <b>activity</b> may adversely impact on the amenity of the Town Centre Zone or adjacent <b>properties</b>.</li> <li>The <b>effects</b> of the intensity, size and scale of the <b>activity</b> on the existing and anticipated function and role of the Town Centre Zone.</li> <li>The potential of the intensity, size and scale of the <b>activity</b> to compromise <b>activities</b> that are enabled in the Town Centre Zone.</li> <li>The potential of the location of the <b>activity</b> in the Town Centre Zone to undermine the role and function of the City Centre Zone.</li> <li>The extent to which the adverse <b>effects</b> of the intensity, size and scale of the <b>activity</b> can be avoided, or appropriately remedied or mitigated..</li> </ol> <p>2. Compliance is not achieved with one or more of the standards under TCZ-R9.2.</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>The matters of discretion of any infringed standard.</li> </ol> <p><b>Notification:</b></p> <ul style="list-style-type: none"> <li>An application under TCZ-R20.2 is precluded from being publicly notified in accordance with section 95A of the RMA.</li> </ul>	
TCZ-R21	<p><b>Office activity</b> where:</p> <ol style="list-style-type: none"> <li>Compliance is not achieved with TCZ-R10.1.</li> </ol> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>The extent to which the intensity, size and scale of the <b>activity</b> may adversely impact on the amenity of the Town Centre Zone or adjacent <b>properties</b>.</li> <li>The <b>effects</b> of the intensity, size and scale of the <b>activity</b> on the existing and anticipated function and role of the Town Centre Zone.</li> <li>The potential of the intensity, size and scale of the <b>activity</b> to compromise <b>activities</b> that are enabled in the Town Centre Zone.</li> <li>The potential of the location of the <b>activity</b> in the Town Centre Zone to undermine the role and function of the City Centre Zone.</li> <li>The extent to which the adverse <b>effects</b> of the intensity, size and scale of the <b>activity</b> can be avoided, or appropriately remedied or mitigated..</li> </ol> <p>2. Compliance is not achieved with one or more of the standards under TCZ-R10.2.</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>The matters of discretion of any infringed standard.</li> </ol> <p><b>Notification:</b></p> <ul style="list-style-type: none"> <li>An application under TCZ-R21.2 is precluded from being publicly notified in accordance with section 95A of the RMA.</li> </ul>	RDIS
TCZ-R22	<p><b>Visitor accommodation</b> where:</p> <ol style="list-style-type: none"> <li>Compliance is not achieved with TCZ-R11.1.</li> </ol> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>The extent to which the intensity, size and scale of the <b>activity</b> may adversely impact on the amenity of the Town Centre Zone or adjacent <b>properties</b>.</li> <li>The <b>effects</b> of the intensity, size and scale of the <b>activity</b> on the existing and anticipated function and role of the Town Centre Zone.</li> <li>The potential of the intensity, size and scale of the <b>activity</b> to compromise <b>activities</b> that are enabled in the Town Centre Zone.</li> <li>The potential of the location of the <b>activity</b> in the Town Centre Zone to undermine the role and function of the City Centre Zone.</li> <li>The extent to which the adverse <b>effects</b> of the intensity, size and scale of the <b>activity</b> can be avoided, or appropriately remedied or mitigated..</li> </ol> <p>2. Compliance is not achieved with one or more of the standards under TCZ-R11.2.</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>The matters of discretion of any infringed standard.</li> </ol> <p><b>Notification:</b></p> <ul style="list-style-type: none"> <li>An application under TCZ-R22.2 is precluded from being publicly notified in accordance with section 95A of the RMA.</li> </ul>	RDIS
TCZ-R26	<p><b>Residential activity</b> where:</p> <ol style="list-style-type: none"> <li>Compliance is not achieved with TCZ-R12.1.</li> </ol> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>The <b>effects</b> of the <b>residential activity</b> on the existing and anticipated function and role of the Town Centre Zone.</li> <li>The potential of the <b>residential activity</b> to compromise <b>activities</b> that are enabled in the Town Centre Zone.</li> <li>The amenity for the occupiers of the <b>residential units</b>.</li> </ol> <p>2. Compliance is not achieved with one or more of the standards under TCZ-R12.2.</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>The matters of discretion of any infringed standard.</li> </ol> <p><b>Notification:</b></p> <ul style="list-style-type: none"> <li>An application under this rule where compliance is not achieved with TCZ-S5 or TCZ-S6 is precluded from being publicly notified in accordance with section 95A of the RMA.</li> <li>An application under this rule where compliance is not achieved with TCZ-S7 is precluded from being publicly or limited notified in accordance with section 95A of the RMA.</li> </ul>	RDIS
TCZ-R27	<p><b>Supermarket</b> where:</p> <ol style="list-style-type: none"> <li>Compliance is not achieved with TCZ-R13.1.</li> </ol> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>The extent to which the intensity, size and scale of the <b>activity</b> may adversely impact on the amenity of the Town Centre Zone or adjacent <b>properties</b>.</li> <li>The <b>effects</b> of the of the intensity, size and scale of the <b>activity</b> on the existing and anticipated function and role of the Town Centre Zone.</li> <li>The potential of the intensity, size and scale of the <b>activity</b> to compromise <b>activities</b> that are enabled in the Town Centre Zone.</li> <li>The potential of the location of the <b>activity</b> in the Town Centre Zone to undermine the role and function of the City Centre Zone.</li> <li>The extent to which the adverse <b>effects</b> of the intensity, size and scale of the <b>activity</b> can be avoided, or appropriately remedied or mitigated..</li> </ol> <p>2. Compliance is not achieved with one or more of the standards under TCZ-R13.2.</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>The matters of discretion of any infringed standard.</li> </ol> <p><b>Notification:</b></p> <ul style="list-style-type: none"> <li>An application under TCZ-R27.2 is precluded from being publicly notified in accordance with section 95A of the RMA</li> </ul>	RDIS
TCZ-R28	<p><b>Emergency service facility</b> where compliance is achieved with TCZ-S8.</p> <p>Council will restrict its discretion to, and may impose conditions on:</p>	RDIS

	<p>a. The extent to which the intensity, size and scale of the <b>activity</b> may adversely impact on the amenity of the Town Centre Zone or adjacent <b>properties</b>.</p> <p>b. The <b>effects</b> of the of the intensity, size and scale of the <b>activity</b> on the existing and anticipated function and role of the Town Centre Zone.</p> <p>c. The potential of the intensity, size and scale of the <b>activity</b> to compromise <b>activities</b> that are enabled in the Town Centre Zone.</p> <p>d. The potential of the location of the <b>activity</b> in the Town Centre Zone to undermine the role and function of the City Centre Zone.</p> <p>e. The extent to which the adverse <b>effects</b> of the intensity, size and scale of the <b>activity</b> can be avoided, or appropriately remedied or mitigated..</p> <p><b>Notification:</b></p> <ul style="list-style-type: none"> <li>• An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.</li> </ul>	
TCZ-R29	<p><b>Sport and active recreation</b> where:</p> <ol style="list-style-type: none"> <li>1. The <b>gross floor area</b> per tenancy does not exceed 500m<sup>2</sup>;</li> <li>2. Compliance is achieved with TCZ-S8 (Landscaping and Screening)</li> </ol> <p>Council will restrict its discretion to, and may impose conditions on:</p> <p>a. The extent to which the intensity, size and scale of the <b>activity</b> may adversely impact on the amenity of the Town Centre Zone or adjacent <b>properties</b>.</p> <p>b. The <b>effects</b> of the of the intensity, size and scale of the <b>activity</b> on the existing and anticipated function and role of the Town Centre Zone.</p> <p>c. The potential of the intensity, size and scale of the <b>activity</b> to compromise <b>activities</b> that are enabled in the Town Centre Zone.</p> <p>d. The extent to which the adverse <b>effects</b> of the intensity, size and scale of the <b>activity</b> can be avoided, or appropriately remedied or mitigated..</p>	RDIS

Discretionary Activities		
TCZ-R30	<b>Emergency service facility</b> where compliance is not achieved with TCZ-R28.	DIS
TCZ-R31	<b>Sport and active recreation</b> where compliance is not achieved with TCZ-R29.	DIS
TCZ-R32	<b>Entertainment facility</b>	DIS
TCZ-R33	<b>Large format retail activity</b> , excluding <b>supermarkets</b>	DIS
TCZ-R34	<b>Drive-through activity</b>	DIS
TCZ-R35	<b>Retirement village</b>	DIS
TCZ-R36	Any <b>activity</b> not otherwise listed as permitted, restricted discretionary, discretionary or non-complying	DIS

Non-complying Activities		
TCZ-R37	<b>Industrial activity</b>	NC
TCZ-R38	<b>Yard sale activity / Trade supplier</b>	NC
TCZ-R39	<b>Motorised recreation</b>	NC
TCZ-R40	<b>Rural Industry</b>	NC
TCZ-R41	<b>Primary production</b>	NC

## CCZ - City Centre Zone

### Background

The City Centre Zone is the primary **commercial** centre of the city. It offers vibrant, attractive and high-quality public spaces and provides for a wide variety and diverse range of **commercial**, community, recreational, employment and residential opportunities.

High-density development and intensification is enabled and encouraged while recognising that **amenity values** develop and change over time in response to the diverse and changing needs of people, communities and future generations. There is opportunity for redevelopment and intensification as many **sites** within the City Centre Zone are currently not being used as intensively as they could be.

There are specific requirements along identified street frontages to create attractive frontages that contribute a vibrant and active streetscape and improve the quality and appeal of City Centre Zone. New **buildings** and development are well designed and reflect the planned urban built form of the City Centre Zone. While all new **buildings** require resource consent as a restricted discretionary activity, the relevant standards send a clear signal that maximum **building heights** and density of urban form are anticipated and encouraged. At the same time the restricted discretionary activity status for new **buildings** and substantial additions and alterations to existing **buildings** will allow for an assessment of the proposal to ensure that any new development is well designed, of high quality and consistent with the City Centre Design Guide.

The City Centre Zone also encourages high-density residential developments such as apartments, to provide wider housing choices and increase vibrancy of the City Centre Zone. **Residential units** need to be located above ground floor along identified active frontages.

Non-**residential activities** and development have the potential to generate adverse **effects** where they are directly adjoining residential and open space areas. To manage these potential **effects buildings** have to be set back from these boundaries and outdoor storage and parking areas need to be screened.

### Objectives

#### CCZ-01 Purpose of the CCZ- City Centre Zone

*The City Centre is Upper Hutt's principal commercial, civic and cultural centre. It is vibrant and attractive and accommodates a wide range of commercial, community, recreational and residential activities.*

#### CCZ-02 Character and Qualities of the CCZ- City Centre Zone

*The City Centre is characterised by a compact built form that reflects the high-density urban environment. Buildings and open spaces are of high quality, well-designed and create an attractive place to visit, work or live. Active and attractive street frontages create a lively environment with a strong pedestrian focus.*

#### CCZ-03 Interface with Residential or Open Space and Recreation Zones

*Use and development within the CCZ- City Centre Zone manage potential adverse effects on the amenity values of adjoining sites in Residential or Open Space and Recreation Zones.*

#### CCZ-04 Hydraulic neutrality

*There is no increase in the peak demand on stormwater management systems and increase in flooding from subdivision and development.*

### Policies

#### CCZ-P1 Appropriate Activities

1. Enable a wide range of **activities** that are compatible with the anticipated purpose, planned urban built form and **amenity values** of the CCZ- City Centre Zone.
2. Encourage activities with a strong pedestrian focus to locate along **roads** with active street frontage requirements to create a vibrant interface and active public spaces.

#### CCZ-P2 Residential Activity

1. Provide for high-density **residential activity** and development where:
  - a. **Residential units** are located above ground floor;
  - b. **Residential units** are designed to
    - i. Ensure appropriate indoor **noise** and ventilation levels; and
    - ii. Provide **amenity values** for occupants;
  - c. **Reverse sensitivity effects** on **commercial activities** are minimised; and
  - d. It is consistent with the City Centre Design Guide.
2. Only allow for the location of **residential units** on the ground floor where:
  - a. It is not located along an Active Street Frontage identified on the planning maps.
  - b. It does not preclude a positive interface with the public space;
  - c. It will not compromise **amenity values** for residents;
  - d. It will not result in **reverse sensitivity effects** on existing or anticipated and enabled non-**residential activities** in the City Centre Zone; and
  - e. It will not compromise the function and role of the City Centre Zone.
3. Avoid the location of **residential units** on the ground floor along Active Street Frontages identified on the planning maps.

#### CCZ-P3 Other Activities

Only allow for other **activities** where:

1. Any adverse **effects**, including **reverse sensitivity effects** on existing or anticipated **activities**, can be managed;
2. The scale and intensity of the **activity** is consistent with the anticipated high-density character and **amenity values** of the City Centre Zone;
3. The scale and intensity of the **activity** does not compromise other **activities** that are anticipated and enabled within the City Centre Zone; and
4. The design and layout of the **activity** does not compromise the streetscape, **amenity values** or safety of the City Centre Zone.

#### CCZ-P4 Built Development



Provide for and encourage high-density and high quality built development that:

1. Acknowledges and reflects the purpose of the City Centre Zone as being the main **commercial** centre and focal point for Upper Hutt;
2. Realises as much development capacity as possible, to maximise the benefits of intensification;
3. Reflects the anticipated compact, high-density built **environment** of the City Centre Zone;
4. Is well designed and contributes to creating safe and vibrant public spaces;
5. Provides active and attractive street frontages;
6. Is accessible to active and public transport, and
7. Is consistent with the City Centre Design Guide.

**CCZ-P5 Public Space Interface and Active Street Frontages**

Require new development to create a positive interface with the public space through high quality **building** design.

Encourage parking, storage and servicing areas to be visually unobtrusive and located preferably within or to the rear of **buildings**.

Where located along identified active frontages, require new built development and **activities** to:

1. Provide a positive interface with the public space through:
  - a. Being built up to and oriented towards the front boundary of the site;
  - b. Providing verandahs or other adequate forms of pedestrian shelter;
  - c. Providing display windows and obvious public entrances; and
  - d. Requiring parking, storage and servicing areas to be visually unobtrusive and located within or to the rear of buildings.
2. Be consistent with the City Centre Design Guide

Avoid new built development and activities that prevent or interrupt a continuous active street frontage along identified active frontages.

**CCZ-P6 Inappropriate Activities**

Avoid **activities** that are incompatible with the anticipated purpose, character and **amenity values** of the City Centre Zone.

**CCZ-P7 Interface with Residential or Open Space and Recreation Zones**

Minimise the adverse **effects** from **commercial activities** and high-density development on directly adjoining **sites** that are zoned Residential or Open Space and Recreation through:

1. Requiring new **buildings** and **activities** to be located and designed to manage any shading and privacy **effects** on neighbouring **sites** zoned Residential or Open Space and Recreation;
2. Limiting the **height**, bulk and form of new **buildings** along **boundaries** with **sites** zoned Residential or Open Space and Recreation to minimise dominance **effects**; and
3. Requiring the use of **landscaping** and screening to minimise adverse visual **effects** on adjoining **sites** zoned Residential or Open Space and Recreation.

**CCZ-P8 Hydraulic neutrality**

New **buildings** and development will be designed to achieve **hydraulic neutrality**.

**Rules**

**District-wide matters**

Note: There may be a number of provisions that apply to an **activity**, **building**, **structure** or **site**. Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule, resource consent is required under each relevant rule. The steps to determine the status of an **activity** are set out in Chapter 2 How the Plan Works.

Rules relating to **subdivision** are found in the SUB-GEN (General **Subdivision** Provisions that Apply in All Zones) and the SUB-CMU (**Subdivision** in Commercial and Mixed Use Zones) chapters.

Each **activity** in the City Centre Zone shall comply with the relevant **qualifying matter area** provisions and permitted activity standards in the District-wide matters of the Plan as listed below.

<b>District-wide matters</b>
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
PK - Papakāinga
LIGHT - Light

**Activities Tables**

Permitted Activities		
CCZ-R1	Commercial Service Activity	PER
CCZ-R2	Retail activities	PER
CCZ-R3	Office activity	PER
CCZ-R4	Visitor accommodation where compliance is achieved with: 1. CCZ-S3; and 2. CCZ-S5.	PER
CCZ-R5	Community Facility	PER
CCZ-R6	Residential Activity where compliance is achieved with: 1. CCZ-S3; 2. CCZ-S5; and 3. CCZ-S10.	PER
CCZ-R7	Erection, construction and development of additions to existing buildings where: 1. The gross floor area of the additions is less than 5% of the gross floor area of the existing building; and 2. Compliance is achieved with CCZ-S8.	PER
CCZ-R8	Entertainment Activity	PER
CCZ-R9	Large format retail where compliance is achieved with: 1. CCZ-S7; and 2. CCZ-S8.	PER
CCZ-R10	Food and beverage activity	PER
CCZ-R11	Healthcare activity	PER
CCZ-R12	Demolition  <i>Note: Prior to demolition commencing, confirm whether rules in chapter HH-Historic Heritage apply.</i>	PER
CCZ-R13	Redevelopment, alteration and repair of existing buildings where: 1. The external building form (floor area and height) of the existing building remains unchanged; and 2. Compliance is achieved with CCZ-S8.	PER
CCZ-R14	Educational facility and community correction activity	PER

Standards for Permitted Activities								
CCZ-S1	1. Any fence or standalone wall along a side or rear boundary which adjoins a site zoned High Density Residential, General Residential, or Open Space and Recreation must not exceed 2m in height.	Matters of discretion (if this standard is not met) are restricted to: 1. N/A						
CCZ-S2	Where the side or rear boundary of a site adjoins a High Density Residential Zone, General Residential Zone, or Open Space Zone the following Setback standard applies: 1. Buildings must be set back from the relevant boundary by the minimum depth listed in the yards table below: <table border="1" data-bbox="295 1601 502 1736"> <thead> <tr> <th>Yard</th> <th>Minimum depth</th> </tr> </thead> <tbody> <tr> <td>Side</td> <td>1 metre</td> </tr> <tr> <td>Rear</td> <td>1 metre</td> </tr> </tbody> </table> 2. This standard does not apply to site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed. 3. This standard does not apply to: a. Accessory buildings less than 2m in height. b. Fences and standalone walls.	Yard	Minimum depth	Side	1 metre	Rear	1 metre	Matters of discretion (if this standard is not met) are restricted to: 1. N/A
Yard	Minimum depth							
Side	1 metre							
Rear	1 metre							
CCZ-S3	1. All residential units must be located above ground floor level.	Matters of discretion (if this standard is not met) are restricted to: 1. N/A						
CCZ-S4	Where the side or rear boundary of a site adjoins a High Density Residential Zone, General Residential Zone, or Open Space and Recreation Zone the following Height in Relation to Boundary standard applies: 1. Buildings must not project beyond a 60° recession plane measured from a point 4 metres vertically above ground level along all boundaries. Where the boundary forms part of a legal right of way, entrance strip,	Matters of discretion (if this standard is not met) are restricted to: 1. N/A						

	<p>access <b>site</b>, or pedestrian access way, the <b>height in relation to boundary</b> applies from the farthest <b>boundary</b> of that legal right of way, <b>entrance strip</b>, access <b>site</b>, or pedestrian access way.</p> <p>This standard does not apply to:</p> <ol style="list-style-type: none"> <li>A <b>boundary</b> with a <b>road</b>.</li> <li>Existing or proposed internal boundaries within a site.</li> <li><b>Site boundaries</b> where there is an existing common wall between 2 <b>buildings</b> on adjacent <b>sites</b> or where a common wall is proposed.</li> </ol>																			
CCZ-S5	<p><b>Noise and ventilation</b></p> <ol style="list-style-type: none"> <li>All <b>residential units</b> must meet the following standards:             <ol style="list-style-type: none"> <li>All habitable rooms must be designed and constructed to meet internal sound insulation levels achieving DnT,w+Ctr &gt;30dB with an acoustic design certificate signed by a qualified acoustic engineer stating compliance will be achieved; and</li> <li>All <b>habitable rooms</b> must have a positive supplementary source of fresh air ducted from outside. The supplementary source of air is to achieve a minimum of 7.5 litres per second per person.</li> </ol> </li> </ol>	<p>Matters of discretion (if this standard is not met) are restricted to:</p> <ol style="list-style-type: none"> <li>Any potential <b>reverse sensitivity effects</b> on the continued operation of non- <b>residential activities</b>.</li> <li>The amenity for the occupiers of the <b>residential units</b>.</li> </ol>																		
CCZ-S6	<p><b>Water supply, stormwater and wastewater</b></p> <ol style="list-style-type: none"> <li>All <b>activities</b> shall comply with the <b>water</b> supply, <b>stormwater</b> and <b>wastewater</b> standards in the <b>Code of Practice for Civil Engineering Works</b>.</li> </ol>	<p>Matters of discretion (if this standard is not met) are restricted to:</p> <ol style="list-style-type: none"> <li>Methods to avoid, remedy or mitigate adverse <b>effects</b>.</li> </ol>																		
CCZ-S7	<p><b>Service areas, outdoor storage areas and parking areas</b></p> <ol style="list-style-type: none"> <li>Any on-<b>site</b> service areas, including rubbish collection areas, and areas for the outdoor storage of goods or materials must, without preventing the provision of an entry point to the <b>site</b>, be adequately screened by a fence or <b>landscaping</b> where they are visible from any:             <ol style="list-style-type: none"> <li>Public <b>road</b>;</li> <li>Other public space; and</li> <li>Directly adjoining site zoned Residential or Open Space and Recreation.</li> </ol> </li> <li>Any on-<b>site</b> parking area must:             <ol style="list-style-type: none"> <li>Be adequately screened by a fence or <b>landscaping</b> from any directly adjoining <b>site</b> zoned Residential or Open Space and Recreation.</li> <li>Where located along a street edge, provide a <b>landscaping</b> strip that extends at least 1.5m from the <b>boundary</b> with the <b>road</b> and comprise a mix of trees, shrubs and ground cover plants, without preventing the provision of an entry point to the <b>site</b>. This does not apply to individual parking spaces for residential development, if provided.</li> </ol> </li> <li>Along active frontages identified on the planning maps any on-<b>site</b> service areas, including rubbish collection areas, and areas for the storage of goods or materials and any on-<b>site ground level</b> car parking must be:             <ol style="list-style-type: none"> <li>Located within or at the rear of the <b>building</b> that they serve; and</li> <li>Screened from view by a fence or <b>landscaping</b> where they are visible from any public <b>road</b>, public space or directly adjoining <b>site</b> zoned Residential or Open Space and Recreation.</li> </ol> </li> </ol>	<p>Matters of discretion (if this standard is not met) are restricted to:</p> <ol style="list-style-type: none"> <li>Any adverse <b>effects</b> on the streetscape.</li> <li>The visual amenity of adjoining Residential and Open Space and Recreation zoned <b>sites</b> including shading.</li> <li>The service, storage and parking needs of the <b>activity</b>.</li> <li>The size and location of service, storage and any parking areas.</li> <li>Consistency with the City Centre Design Guide.</li> </ol>																		
CCZ-S8	<p><b>Active frontages</b></p> <ol style="list-style-type: none"> <li>Along active frontages identified on the planning maps:             <ol style="list-style-type: none"> <li>All new <b>buildings</b> and <b>ground level</b> additions or alterations to existing <b>buildings</b> must be built up to and oriented towards the <b>road</b> or public space boundary;</li> <li>A veranda must be provided that:                 <ol style="list-style-type: none"> <li>Extends along the entire length of the <b>building</b> frontage;</li> <li>Provides continuous shelter with any adjoining veranda; and</li> <li>Has a minimum <b>setback</b> of 500mm from any kerb face;</li> </ol> </li> <li>At least 55% of the ground floor <b>building</b> frontage must be display windows or transparent glazing; and</li> <li>The principal public entrance to the <b>building</b> must be located on the front <b>boundary</b>.</li> </ol> </li> </ol>	<p>Matters of discretion (if this standard is not met) are restricted to:</p> <ol style="list-style-type: none"> <li>The <b>effects</b> on the amenity and quality of the streetscape.</li> <li>The design and appearance of the street frontage.</li> <li>The ability to reuse and adapt the <b>building</b> for a variety of <b>activities</b>.</li> <li>Consistency with the City Centre Design Guide.</li> </ol>																		
CCZ-S9	<p><b>Hydraulic neutrality</b></p> <ol style="list-style-type: none"> <li>New <b>buildings</b> and development must be designed to achieve hydraulic neutrality.</li> </ol>	<p>Matters of discretion (if this standard is not met) are restricted to:</p> <ol style="list-style-type: none"> <li>Methods to avoid, remedy or mitigate any adverse <b>effects</b> resulting from any increase in pre-development peak <b>stormwater</b> runoff.</li> <li>Cumulative <b>effects</b>.</li> </ol>																		
CCZ-S10	<p><b>Outdoor living space</b></p> <ol style="list-style-type: none"> <li>Each <b>residential</b> unit, including any dual key unit, must be provided with either a private <b>outdoor living space</b> or access to a communal <b>outdoor living space</b>;</li> <li>Where private <b>outdoor living space</b> is provided it must be:             <ol style="list-style-type: none"> <li>For the exclusive use of residents;</li> <li>Directly accessible from a <b>habitable room</b>;</li> <li>A single contiguous space; and</li> <li>Of the minimum area and dimension specified in the table below;</li> </ol> <table border="1" data-bbox="295 1877 933 2105"> <thead> <tr> <th>Living space type</th> <th>Minimum area</th> <th>Minimum dimension</th> </tr> </thead> <tbody> <tr> <td><b>Private</b></td> <td></td> <td></td> </tr> <tr> <td>Studio unit &amp; 1 bedroom unit</td> <td>5m<sup>2</sup></td> <td>1.8m</td> </tr> <tr> <td>2+ bedroom unit</td> <td>8m<sup>2</sup></td> <td>1.8m</td> </tr> <tr> <td><b>Communal</b></td> <td></td> <td></td> </tr> <tr> <td>For every 5 units</td> <td>10m<sup>2</sup></td> <td>8m diameter</td> </tr> </tbody> </table> </li> </ol>	Living space type	Minimum area	Minimum dimension	<b>Private</b>			Studio unit & 1 bedroom unit	5m <sup>2</sup>	1.8m	2+ bedroom unit	8m <sup>2</sup>	1.8m	<b>Communal</b>			For every 5 units	10m <sup>2</sup>	8m diameter	<p>Matters of discretion (if this standard is not met) are restricted to:</p> <ol style="list-style-type: none"> <li>Whether adequate useable space is provided to accommodate outdoor <b>activities</b>.</li> <li>Whether there are topographical or other <b>site</b> constraints that make compliance with the standard impractical.</li> <li>The proximity of the <b>residential unit</b> to accessible public open space.</li> </ol>
Living space type	Minimum area	Minimum dimension																		
<b>Private</b>																				
Studio unit & 1 bedroom unit	5m <sup>2</sup>	1.8m																		
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For every 5 units	10m <sup>2</sup>	8m diameter																		

	<p>3. Where communal <b>outdoor living space</b> is provided it does not need to be in a single continuous space, but it must be:</p> <ol style="list-style-type: none"> <li>i. Accessible from the <b>residential units</b> it serves;</li> <li>ii. Of the minimum area and dimension specified in the table below; and</li> <li>iii. Free of <b>buildings</b>, parking spaces, and servicing and manoeuvring areas.</li> </ol>	
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**Restricted Discretionary Activities**

<b>CCZ-R15</b>	<p><b>Residential activity</b> where:</p> <ol style="list-style-type: none"> <li>1. Compliance is not achieved with CCZ-R6.1; and</li> <li>2. The residential units are not located along an Active Frontage identified on the planning maps</li> </ol> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>a. The matters of discretion of the infringed standard.</li> <li>b. Consistency with the City Centre Design Guide.</li> </ol> <p><b>Notification:</b></p> <ul style="list-style-type: none"> <li>• An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA</li> </ul>	<b>RDIS</b>
<b>CCZ-R16</b>	<p><b>Residential activity</b> where compliance is not achieved with CCZ-R6.2.</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>1. The matters of discretion of the infringed standard.</li> </ol> <p><b>Notification:</b></p> <ul style="list-style-type: none"> <li>• An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA</li> </ul>	<b>RDIS</b>
<b>CCZ-R17</b>	<p><b>Residential activity</b> where compliance is not achieved with CCZ-R6.3.</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>1. The matters of discretion of the infringed standard.</li> </ol>	<b>RDIS</b>
<b>CCZ-R18</b>	<p>Erection, construction and development of additions to existing <b>buildings</b> where:</p> <ol style="list-style-type: none"> <li>1. Compliance is not achieved with CCZ-R7.1; and</li> <li>2. Compliance is achieved with             <ol style="list-style-type: none"> <li>a. {CCZ-S1};</li> <li>b. {CCZ-S2};</li> <li>c. {CCZ-S3};</li> <li>d. {CCZ-S4};</li> <li>e. {CCZ-S5};</li> <li>f. {CCZ-S6};</li> <li>g. {CCZ-S7}; and</li> <li>h. {CCZ-S9}</li> </ol> </li> </ol> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>1. The extent to which the addition may adversely impact on the anticipated built form, character and amenity of the CCZ- City Centre Zone.</li> <li>2. Whether the addition reflects the purpose scale and context of the CCZ- City Centre Zone.</li> <li>3. The extent to which the addition aligns with the anticipated compact, high-density built environment anticipated for the CCZ- City Centre Zone and realises as much development capacity as possible, to maximise the benefits of intensification.</li> <li>4. Whether the addition is well designed and contributes to the creation of safe and vibrant public spaces.</li> <li>5. Whether the addition creates an active street frontage.</li> <li>6. Whether the addition provides visual interest by using a variety of building forms, materials and colours.</li> <li>7. Consistency with the City Centre Design Guide.</li> </ol> <p><b>Notification:</b></p> <ul style="list-style-type: none"> <li>• An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA</li> </ul>	<b>RDIS</b>
<b>CCZ-R19</b>	<p><b>Large format retail</b> where compliance is not achieved with one or more of the standards CCZ-R9.1.</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>1. The matters of discretion of the infringed standard.</li> <li>2. Consistency with the City Centre Design Guide.</li> </ol> <p><b>Notification:</b></p> <ul style="list-style-type: none"> <li>• An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA</li> </ul>	<b>RDIS</b>
<b>CCZ-R20</b>	<p>Redevelopment, alteration and repair of existing <b>buildings</b> where:</p> <ol style="list-style-type: none"> <li>1. Compliance is not achieved with CCZ-R13; and</li> <li>2. Compliance is achieved with             <ol style="list-style-type: none"> <li>a. CCZ-S1 (Fences and Standalone Walls);</li> <li>b. CCZ-S2 (<b>Setback</b>);</li> <li>c. CCZ-S3 (Location of <b>Residential Units</b>);</li> <li>d. CCZ-S4 (<b>Height in Relation to Boundary</b>);</li> <li>e. CCZ-S5 (<b>Noise</b> and Ventilation);</li> <li>f. CCZ-S6 (Water Supply, <b>Stormwater</b> and <b>Wastewater</b>); and</li> <li>g. CCZ-S7 (<b>Landscaping</b> and Screening).</li> </ol> </li> </ol> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>1. The extent to which the redevelopment, alteration or repair may adversely impact on the anticipated built character and amenity of the City Centre Zone.</li> <li>2. Whether the redevelopment, alteration or repair reflects the purpose scale and context of the City Centre Zone.</li> <li>3. The extent to which the redevelopment, alteration or repair aligns with the anticipated compact, high-density built <b>environment</b> anticipated for the City Centre Zone and realises as much development capacity as possible, to maximise the benefits of intensification.</li> <li>4. Whether the redevelopment, alteration or repair is well designed and contributes to the creation of safe and vibrant public spaces.</li> <li>5. Whether the redevelopment, alteration or repair creates an active street frontage.</li> <li>6. Whether the redevelopment, alteration or repair provides visual interest by using a variety of <b>building</b> forms, materials and colours.</li> <li>7. Consistency with the City Centre Design Guide.</li> </ol> <p><b>Notification:</b></p> <ul style="list-style-type: none"> <li>• An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA</li> </ul>	<b>RDIS</b>
<b>CCZ-R21</b>	<p><b>New buildings and structures</b> where compliance is achieved with:</p>	<b>RDIS</b>

	<p>1. CCZ-S1; 2. CCZ-S2; 3. CCZ-S3; 4. CCZ-S4; 5. CCZ-S5; 6. CCZ-S6; 7. CCZ-S7; 8. CCZ-S8; and 9. CCZ-S9.</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>1. The extent to which the <b>building</b> may adversely impact on the anticipated built form, character and amenity of the City Centre Zone.</li> <li>2. Whether the <b>building</b> reflects the anticipated purpose scale and context of the City Centre Zone.</li> <li>3. The extent to which the <b>building</b> aligns with the anticipated compact, high-density built <b>environment</b> anticipated for the City Centre Zone.</li> <li>4. Whether the <b>building</b> is well designed and contributes to the creation of safe and vibrant public spaces.</li> <li>5. Whether the <b>building</b> creates an active street frontage.</li> <li>6. Whether the <b>building</b> provides visual interest by using a variety of <b>building</b> forms, materials and colours.</li> <li>7. Consistency with the City Centre Design Guide.</li> <li>8. The matters of discretion listed under the relevant standard.</li> </ol> <p><b>Notification:</b></p> <ul style="list-style-type: none"> <li>• An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.</li> </ul>	
CCZ-R22	<p><b>Emergency service facility</b> where compliance is achieved with CCZ-S7.</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>1. The extent to which the <b>activity</b> may adversely impact on the anticipated character and <b>amenity values</b> of the City Centre Zone.</li> <li>2. The <b>effects</b> of the <b>activity</b> on the existing and anticipated function and role of the City Centre Zone.</li> <li>3. The potential of the <b>activity</b> to compromise other <b>activities</b> that are enabled in the City Centre Zone.</li> <li>4. The extent to which the adverse <b>effects</b> of the <b>activity</b> can be avoided, or appropriately remedied or mitigated.</li> <li>5. The <b>functional need</b> or <b>operational need</b> for the <b>emergency service facility</b> to be located in the City Centre Zone.</li> </ol> <p><b>Notification:</b></p> <ul style="list-style-type: none"> <li>• An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.</li> </ul>	RDIS
CCZ-R23	<p><b>Sport and active recreation</b> where compliance is achieved with CCZ-S7.</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>1. The extent to which the <b>activity</b> may adversely impact on the anticipated character and <b>amenity values</b> of the City Centre Zone.</li> <li>2. The <b>effects</b> of the <b>activity</b> on the existing and anticipated function and role of the City Centre Zone.</li> <li>3. The potential of the <b>activity</b> to compromise other <b>activities</b> that are enabled in the zone.</li> <li>4. The extent to which the adverse <b>effects</b> of the <b>activity</b> can be avoided, or appropriately remedied or mitigated.</li> </ol>	RDIS
CCZ-R24	<p><b>Retirement villages</b> where compliance is achieved with:</p> <ol style="list-style-type: none"> <li>1. CCZ-S3;</li> <li>2. CCZ-S5; and</li> <li>3. CCZ-S7.</li> </ol> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>1. Whether any adverse <b>effects</b>, including <b>reverse sensitivity effects</b> on the continued operation of established <b>activities</b>, can be avoided, remedied or mitigated.</li> <li>2. Whether on-site amenity for residents is provided, which reflects the nature of and diverse needs of residents of the <b>retirement village</b>.</li> <li>3. The extent to which the <b>activity</b> may adversely impact on the anticipated character and <b>amenity values</b> of the City Centre Zone.</li> <li>4. The <b>effects</b> of the <b>activity</b> on the existing and anticipated function and role of the City Centre Zone.</li> <li>5. The potential of the <b>activity</b> to compromise other <b>activities</b> that are enabled in the City Centre Zone.</li> <li>6. The extent to which the adverse <b>effects</b> of the <b>activity</b> can be avoided, or appropriately remedied or mitigated.</li> </ol>	RDIS

Discretionary Activities		
CCZ-R25	Erection, construction and development of additions to existing <b>buildings</b> where compliance is not achieved with one or more of the standards under CCZ-R18.2.	DIS
CCZ-R26	Redevelopment, <b>alteration</b> and repair of existing <b>buildings</b> where compliance is not achieved with one or more of the standards under CCZ-R20.2.	DIS
CCZ-R27	New <b>buildings</b> and <b>structures</b> where compliance is not achieved with one or more of the standards under CCZ-R21.	DIS
CCZ-R28	<b>Emergency Service Facility</b> where compliance is not achieved with CCZ-R22.	DIS
CCZ-R29	<b>Sport and active recreation</b> where compliance is not achieved with one or more of the standards under CCZ-R23.	DIS
CCZ-R30	<b>Retirement villages</b> where compliance is not achieved with one or more of the standards under CCZ-R24.	DIS
CCZ-R31	<b>Drive through activity</b>	DIS
CCZ-R32	Any other <b>activity</b> not otherwise listed as permitted, restricted discretionary, discretionary or non-complying	DIS

Non-Complying Activities		
CCZ-R33	<p><b>Residential activity</b> where:</p> <ol style="list-style-type: none"> <li>1. compliance is not achieved with CCZ-R6.1; and</li> <li>2. The <b>residential units</b> are located along an Active Frontage identified on the planning maps.</li> </ol>	NC
CCZ-R34	<b>Motor vehicle wrecking</b>	NC
CCZ-R35	<b>Industrial activity</b>	NC
CCZ-R36	<b>Yard sale activity / Trade supplier</b>	NC
CCZ-R37	<b>Motorised recreation</b>	NC
CCZ-R38	<b>Primary production</b>	NC

CCZ-R39	Rural industry	NC
CCZ-R40	Every <b>activity</b> listed as an offensive trade in the third schedule of the Health Act 1956	NC

## GIZ — General Industrial Zone

### Background

Businesses within the City are located in the City Centre Zone, commercial, mixed use 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.

### Resource Management Issues

**GIZ-11** *Adverse effects on amenity values and environmental quality resulting from industrial activities and commercial activities.*

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

**GIZ-12** *The adverse effects of industrial activities and commercial activities on the existing infrastructure and resources of the industrial areas.*

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

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

**GIZ-13** *Providing for a range of industrial activities and commercial activities which are readily accessible.*

The variety of **activities** which exist in the industrial areas contributes to the vitality and convenience of the City.

Industrial areas provide a wide range of goods and services and opportunities for economic **activities**.

**GIZ-14** *The continued maintenance of an appropriate level of environmental quality within industrial areas.*

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

**GIZ-15** *Provision for the development and use of land on Eastern Hutt Road for business and service industrial activities.*

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

### Objectives

**GIZ-O1** *The sustainable management of physical resources within the existing industrial areas of the City to protect and enhance their amenity values.*

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

The General Industrial Zone incorporates **land** which is used for a range of **industrial activities** and **commercial 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 and Mixed Use zones.

**GIZ-O2** *The avoidance, remedying, or mitigation of the adverse effects of industrial and commercial activities on the amenity of surrounding neighbourhoods.*

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

**GIZ-O3** *The General Industrial zone on Eastern Hutt Road is used and developed for business and service activity, while appropriately mitigating the risks from flooding and maintaining the amenity values of the area.*

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

### Policies

**GIZ-P1** *To promote the location of retail activities in patterns which do not adversely affect the amenity values of the City Centre Zone, and to limit the establishment of retail activities within the General Industrial Zone.*

The City Centre Zone is the focus of many **retail** and service **activities** that, in combination, give this area a special and unique character as the centre of the City. The focusing and clustering of **activities** within the City Centre Zone is an important part of the vitality, character and amenity of the City. This policy seeks to recognise the role of the City Centre Zone by promoting its amenity characteristics and recognising its overall economic viability,

but this policy does not seek to preclude **retail** development in other parts of the City such as in neighbourhood centres. This in turn promotes the sustainable management of the City Centre Zone.

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

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

**GIZ-P2** *To ensure that **activities** in the General-Industrial Zone do not unduly detract from the character and amenity of neighbouring areas.*

This policy recognises the potential for **industrial activities** and **commercial activities** to impact adversely on adjoining areas and consequently aims to preserve the **amenity values** of areas adjacent to the General-Industrial Zone.

**GIZ-P3** *To control the size and scale of **buildings** and the visual appearance of **sites** within the General-Industrial Zone.*

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

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

**GIZ-P4** *To promote the efficient development and use of General-Industrial zoned **land** on Eastern Hutt Road, which satisfactorily mitigates the flood risks of the area and that does not unduly detract from the amenity of the area.*

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

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

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

**GIZ-P5** *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**

**District-wide matters**

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

<b>District-wide matters</b>
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 GIZ-P1, NU-P4,

Permitted Activities		
GIZ-R1	All <b>activities</b> other than those identified below are permitted provided they meet the standards specified in the Plan for permitted <b>activities</b>	PER
GIZ-R3	The following <b>retail activities</b> : 1. The sale and maintenance of heavy machinery; 2. Garden centres; 3. Building improvement centres; 4. Yard oriented <b>retail activities</b> ; 5. The sale of goods manufactured on the <b>site</b> , provided that the <b>retail</b> component is ancillary to the manufacturing <b>activity</b> ; 6. The sale of kit-set <b>buildings</b> and framing.	PER
GIZ-R4	Warehouses	PER
GIZ-R5	The sale and hire of motor vehicles, boats, caravans, motor homes and accessories and motor vehicle spare part	PER
GIZ-R6	Churches	PER
GIZ-R7	Residential accommodation for a caretaker, where the caretaker is required to live on the <b>site</b>	PER
GIZ-R8	<b>Minor structures</b>	

Controlled Activities		
GIZ-R9  <i>Policies GIZ-P2 GIZ-P3</i>	<b>Service stations</b> and motor vehicle garages  Council may impose conditions on: 1. Traffic generation, car parking, access arrangements and on-site <b>vehicle movements</b> . 2. Bulk, location, design and appearance of <b>buildings</b> . 3. Hours of operation. 4. <b>Landscaping</b> and screening. 5. Health and safety issues. 6. <b>Noise</b> . 7. Lighting. 8. <b>Signs</b> . 9. Provision of and <b>effects</b> on utilities and/or services. 10. Financial contributions.	CON
GIZ-R10  <i>Policy GIZ-P3</i>	Establishment of a <b>relocated building</b> from another <b>site</b>  <b>Council</b> may impose conditions on: 1. Reinstatement works to the condition and appearance of the <b>building</b> relating to: a. Works to the exterior fabric of the <b>building</b> to repair, replace or renovate damaged, defective or substandard elements; b. Painting and/or cleaning of the exterior fabric of the <b>building</b> if necessary; c. Cladding or other means of enclosing open subfloor areas below the <b>building</b> ; d. * Alterations required to ensure that the reinstated exterior of any relocated <b>building</b> is not likely to detract from the <b>amenity values</b> of the surrounding area. 2. The timeframe for the work to be completed; 3. <b>Landscaping</b> , screening and <b>boundary</b> 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 <b>effects</b> on utilities and/or services. 6. Standard, construction and layout of vehicular access. Notes in respect of (4): <ul style="list-style-type: none"> <li>• A bond is not mandatory. It will only be required when <b>Council</b> 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 <b>building</b> assessment report submitted at resource consent stage.</li> <li>• 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.</li> <li>• 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.</li> </ul>	CON

<p><b>GIZ-R11</b></p> <p><i>Policies</i> GIZ-P3, GIZ-P4</p>	<p>Initial <b>landscaping</b> of the front <b>boundary setback</b> required by GIZ-S2 within the General-Industrial Zone on Eastern Hutt Road</p> <p><b>Council</b> may impose conditions over the following matters:</p> <ol style="list-style-type: none"> <li>1. Design, appearance and layout of the <b>landscaping</b>, and its ongoing management and maintenance.</li> <li>2. The extent to which the <b>landscaping</b> will screen <b>buildings</b> and <b>structures</b> viewed from Eastern Hutt Road.</li> <li>3. The extent to which the <b>landscaping</b> can contribute to the provision of an ecological corridor between the eastern and western Hutt hills.</li> <li>4. <b>Effects</b> on flood protection works.</li> </ol>	<p><b>CON</b></p>
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**Controlled activities – restrictions on notification**  
 Subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of the Act, a resource consent application for a controlled activity is precluded from public notification under section 95A and, subject to section 95B(3), is precluded from limited notification under section 95B(2) of the Act.

**Standards for Permitted and Controlled Activities**

**Note:**  
 The following standards for Permitted and Controlled Activities apply to all **properties** throughout the general industrial Zone unless otherwise specified in the text of the standard in question.

<p><b>GIZ-S1</b></p> <p><i>Policies</i> GIZ-P1, CCZ-P2, TP-P5</p>	<p>Access standards for <b>land use activities</b></p> <ol style="list-style-type: none"> <li>1. All accessways and manoeuvring areas shall be formed and surfaced in accordance with the <b>Code of Practice for Civil Engineering Works</b>. Exemption – the requirement for accessways serving <b>sites</b> 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 <b>road</b> carriageway seal.</li> <li>2. <b>Sites</b> shall have practical vehicle access to car parking and <b>loading</b> spaces, in accordance with the <b>Code of Practice for Civil Engineering Works</b>. This requirement does not apply to <b>sites</b> solely occupied by unstaffed utilities, provided that vehicles associated with utilities shall not obstruct the footpath or create a traffic hazard on the <b>road</b>.</li> <li>3. Adequate vehicular access shall be made available to the rear of every new <b>building</b> in accordance with the <b>Code of Practice for Civil Engineering Works</b>.</li> <li>4. Vehicular access to a <b>corner allotment</b> shall be located no closer than 8m from the street corner. Where a <b>site</b> 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 <b>setback</b> shall be measured from where the two front <b>boundaries</b> of the <b>site</b> (refer to the definition of a <b>corner allotment</b>) join, or in accordance with the diagram below.</li> </ol> <div style="text-align: center;"> </div> <ol style="list-style-type: none"> <li>5. Where a <b>corner allotment</b> is located at an intersection of a national, primary or secondary arterial traffic route, as identified in the Transport and Parking (TP) Chapter, no <b>building</b>, fence or other <b>structure</b> is to be erected and no vegetation allowed to grow so as to obstruct a traffic sight line.</li> <li>6. At the intersection of a <b>road</b> or rail level crossing, no <b>building</b>, 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.</li> <li>7. <b>Land use activities</b> 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.</li> </ol>
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<p><b>GIZ-S2</b></p> <p><i>Policies</i> GIZ-P2, GIZ-P3</p>	<p><b>Setbacks from boundaries</b></p> <ol style="list-style-type: none"> <li>1. The <b>setback</b> distance for <b>buildings</b> from <b>boundaries</b> shall be not less than:             <table style="width: 100%; border: none;"> <tr> <td style="padding-left: 20px;">a. Front <b>boundary</b></td> <td style="text-align: right;">8m</td> </tr> <tr> <td style="padding-left: 20px;">b. Side and rear <b>boundaries</b> except where adjoining a General Residential, High Density Residential, or Open Space Zone</td> <td style="text-align: right;">0m</td> </tr> <tr> <td style="padding-left: 20px;">c. Side and rear <b>boundaries</b> adjoining a General Residential, High Density Residential, or Open Space Zone</td> <td style="text-align: right;">5.5m</td> </tr> </table> </li> </ol> <p><b>Exemptions:</b></p> <ol style="list-style-type: none"> <li>2. Service station canopies are exempt from the front <b>boundary setback</b> requirement.</li> <li>3. Pole signs are exempt from the front <b>boundary setback</b> requirement.</li> <li>4. Within the Business Industrial zone located on Eastern Hutt Road, <b>buildings</b> shall be set back from the front <b>boundary</b> with Eastern Hutt Road by 6m, and this <b>setback</b> area shall be landscaped prior to the construction of any <b>buildings</b>. Note: the <b>setback</b> area may also be developed for flood protection purposes if necessary.</li> </ol>	a. Front <b>boundary</b>	8m	b. Side and rear <b>boundaries</b> except where adjoining a General Residential, High Density Residential, or Open Space Zone	0m	c. Side and rear <b>boundaries</b> adjoining a General Residential, High Density Residential, or Open Space Zone	5.5m
a. Front <b>boundary</b>	8m						
b. Side and rear <b>boundaries</b> except where adjoining a General Residential, High Density Residential, or Open Space Zone	0m						
c. Side and rear <b>boundaries</b> adjoining a General Residential, High Density Residential, or Open Space Zone	5.5m						

<p><b>GIZ-S3</b></p> <p><i>Policy</i> GIZ-P3</p>	<p><b>Building height</b></p> <ol style="list-style-type: none"> <li>1. The maximum <b>height</b> above <b>ground level</b> of any <b>building</b> in the following areas shall not exceed:             <table style="width: 100%; border: none;"> <tr> <td style="padding-left: 20px;">a. General-Industrial</td> <td style="text-align: right;">12m</td> </tr> <tr> <td style="padding-left: 20px;">b. General-Industrial zone located on Eastern Hutt Road</td> <td style="text-align: right;">15m</td> </tr> </table> </li> </ol>	a. General-Industrial	12m	b. General-Industrial zone located on Eastern Hutt Road	15m
a. General-Industrial	12m				
b. General-Industrial zone located on Eastern Hutt Road	15m				

<p><b>GIZ-S4</b></p> <p><i>Policies</i> GRZ-P4, GIZ-P2, GIZ-P3</p>	<p><b>Sunlight access</b></p> <ol style="list-style-type: none"> <li>1. All <b>buildings</b> on <b>sites</b> adjoining, or separated by a <b>road</b> from a <b>site</b> in the General Residential, High Density Residential, or Open Space Zone, shall comply with the <b>height in relation to boundary</b> standard defined in GRZ-S8 along the adjoining <b>boundary</b> or the <b>boundary</b> or <b>boundaries</b> separated by a <b>road</b>.</li> </ol>
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<p><b>GIZ-S5</b></p>	<p><b>Loading provisions</b></p>
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Policies GIZ-P2, CCZ-P2.	1. The number of <b>loading</b> spaces needed for any <b>building</b> in the General Industrial Zone shall be as follows:	
	<b>Floor area</b>	<b>Loading spaces required</b>
	a. Between 100m <sup>2</sup> and 1000m <sup>2</sup>	1 space
	b. Between 1001m <sup>2</sup> and 2000m <sup>2</sup>	2 spaces
	c. More than 2000m <sup>2</sup>	2 spaces or 4 spaces if the <b>building</b> is used as a retail store
	<b>Notes</b> <ul style="list-style-type: none"> <li>• Every <b>loading</b> space requires a manoeuvring space for ingress and egress. The extent of the manoeuvring space is to be in accordance with the <b>Code of Practice for Civil Engineering Works</b></li> <li>• <b>Loading</b> areas must be kept clear and must be available at all times for vehicles used in association with the <b>building</b> during which time the <b>building</b> is being used for the <b>activity</b> to which the car parking and <b>loading</b> spaces relate</li> <li>• Direct access to each <b>loading</b> space may be allowed from any vested service lane</li> <li>• All <b>loading</b> spaces are required to be formed and surfaced in accordance with the <b>Code of Practice for Civil Engineering Works</b>.</li> </ul>	
GIZ-S6  Policies NATC-P1	<b>Water supply, stormwater and wastewater</b>	
	1. All <b>activities</b> shall comply with the <b>water supply, stormwater and wastewater</b> standards in the <b>Code of Practice for Civil Engineering Works</b> .	
GIZ-S7  Policies GIZ-P2, GIZ-P5	<b>Screening</b>	
	1. <b>Sites</b> adjoining a General Residential, High Density Residential, or Open Space Zone shall be fenced on the common <b>boundary</b> by a solid 2m high fence.	
GIZ-S8  Policies GIZ-P2, GIZ-P3, CCZ-P2	<b>Landscaping</b>	
	1. If a <b>building</b> is required to be <b>setback</b> from the <b>road boundary</b> , the set back area between the <b>road boundary</b> and the <b>building</b> shall be landscaped unless it is used for access or car parking purposes. If car parking or accessways are provided between the <b>road boundary</b> and the <b>building</b> , a landscape strip with a minimum width of 0.6m shall be provided within the <b>site</b> along the <b>road boundary</b> . 2. Where a <b>site</b> adjoins a Residential, Rural, Open Space or Special Activity Zone (excluding <b>road boundaries</b> ) or is within 25m of a General Residential, High Density Residential, or Open Space Zone, a landscape buffer with a minimum width of 0.6m shall be provided within the <b>site</b> between the zone boundary and the <b>buildings</b> .	
GIZ-S9  Policies GIZ-P2, CCZ-P2	<b>Car parking areas</b>	
	1. Any car parking provided on a <b>site</b> shall be primarily for the purposes of meeting the car parking demand generated by the use of that <b>site</b> .	
GIZ-S10  Policy GIZ-P1	<b>Hours of operation for activities adjoining the General Residential or High Density Residential Zone</b>	
	1. Any <b>activity</b> which is open to the public (including licenced premises, <b>places of assembly</b> , shops, <b>restaurants</b> and takeaway food outlets) and adjoins a <b>site</b> which is zoned Residential, shall not be open to the public outside the hours of 7am - 11pm Sunday to Thursday (inclusive) and until 1am the following day on Friday, Saturday, Christmas Eve and New Year's Eve.	

Restricted Discretionary Activities		
GIZ-R12  Policies GIZ-P2, GIZ-P3, CCZ-P2	<b>Buildings</b> which do not comply with permitted or controlled activity standards  <b>Council</b> will restrict its discretion to, and may impose conditions on: <ol style="list-style-type: none"> <li>1. <b>Height, boundary setbacks</b> and sunlight access.</li> <li>2. Provision of and <b>effects</b> on utilities and/or services.</li> <li>3. <b>Landscaping</b> and screening.</li> <li>4. Standard, construction and layout of vehicular access.</li> <li>5. Car parking.</li> <li>6. <b>Effects</b> on adjoining residential <b>properties</b>.</li> <li>7. <b>Effects</b> on the amenity of the surrounding area.</li> <li>8. Requirements for <b>buildings</b> on <b>sites</b> adjoining Main Street.</li> <li>9. Financial contributions.</li> </ol>	RDIS
GIZ-R13  Policy TP-P3	<b>Activities</b> otherwise permitted or controlled which do not comply with the access standards in GIZ-S1  <b>Council</b> will restrict its discretion to, and may impose conditions on: <ol style="list-style-type: none"> <li>1. The extent to which the <b>activity</b> will adversely affect traffic and pedestrian safety.</li> <li>2. The extent to which the <b>activity</b> will adversely affect the efficient functioning of the roading network.</li> </ol>	RDIS

Discretionary Activities		
GIZ-R15	Any <b>retail activity</b> unless otherwise provided for as a permitted activity	DIS
GIZ-R16	<b>Motor vehicle wrecking</b>	DIS
GIZ-R17	Public car parks	DIS
GIZ-R18	Every <b>activity</b> listed as an offensive trade in the third schedule of the Health Act 1956	DIS
GIZ-R19	Residential accommodation at ground floor level	DIS
GIZ-R20	Residential accommodation not otherwise provided for in this chapter	DIS
GIZ-R21	<b>Activities</b> otherwise permitted or controlled, which do not comply with the relevant standards in this chapter, except where otherwise specified in this chapter or in the District-wide matters of the Plan	DIS

Non-Complying Activities		
GIZ-R22	Visitor accommodation	NC

GIZ-R23	Any <b>activity</b> other than <b>conservation</b> and <b>passive recreation</b> in the area identified as “Hulls Creek Overlay” within the General Industrial Zone on Eastern Hutt Road as shown in GIZ-Figure2.	NC
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Matters for Consideration		
Matters that may be relevant in the consideration of any Discretionary or Non-Complying Activity resource consent may include the following:		
GIZ-MC1	<b>Access</b> 1. Accessibility for public transport, cyclists and pedestrians. 2. Compliance with the <b>Code of Practice for Civil Engineering Works</b> . 3. Whether the topography, size or shape of the <b>site</b> or the location of any natural or built feature(s) on the <b>site</b> or other requirements such as easements, rights-of-way or restrictive covenants impose constraints that make compliance impracticable. 4. Whether the <b>activities</b> 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 <b>roads</b> is such that the entry, exit and manoeuvring of vehicles can be conducted safely.	
GIZ-MC2	<b>Site Layout</b> 1. The arrangement of <b>buildings</b> , car parks and <b>vehicle movements</b> on <b>site</b> . 2. The nature and extent of <b>landscaping</b> and screening. 3. Whether the topography of the <b>site</b> has been taken into account. 4. Whether a better standard of development can be achieved by varying the design.	
GIZ-MC3	<b>Bulk and location of buildings</b> 1. Whether the <b>buildings</b> will cause a loss of privacy, interfere with sunlight access or create shadows on <b>residential units</b> on adjoining Residentially zoned <b>sites</b> . 2. Whether the <b>building</b> design, appearance and scale will detrimentally affect the character of the surrounding area.	
GIZ-MC4	<b>Traffic generation</b> 1. Whether <b>activities</b> which generate significant traffic flows have the necessary access, do not adversely impact upon the street <b>environment</b> , and maintain public safety.	
GIZ-MC5	<b>Non-business activities</b> 1. Whether the <b>buildings, structures</b> or other works are of an appropriate scale having regard to the local amenity. 2. The extent to which the amenities and the quality of the business <b>environment</b> can be maintained and enhanced.	
GIZ-MC6	<b>Nuisance</b> 1. The potential impacts of noise, dust, glare, vibration, fumes, smoke, other discharges or pollutants or the excavation or deposition of earth	
GIZ-MC7	<b>Infrastructure</b> 1. The existing capacity of the infrastructure.	
GIZ-MC8	<b>Cumulative effects</b> 1. Whether cumulative <b>effects</b> such as pollution, risks to public safety and nuisances have been assessed.	
GIZ-MC9	<b>Retail activities</b> 1. The <b>effects</b> of <b>retail activities</b> on the vitality and economic viability of the City Centre Zone (Central Business District), and neighbourhood centres. 2. Whether the nature and scale of <b>retail activities</b> compliments <b>activities</b> occurring on surrounding <b>sites</b>	

Prohibited Activities		
GIZ-R24	<b>Gang fortifications</b>	PR

## Methods

GIZ-M1	District Plan provisions consisting of the following: 1. A General Industrial Zone identifying the industrial <b>environments</b> within the City. 2. Rules and performance standards to avoid, remedy or mitigate adverse <b>effects</b> .
GIZ-M2	<b>Code of Practice for Civil Engineering Works</b> .
GIZ-M3	Abatement notices and enforcement orders may be issued where it is necessary to enforce the performance standards and mitigate any adverse <b>effects</b> of <b>activities</b> .
GIZ-M4	Consultation with businesses and landowners to promote new developments which avoid, remedy or mitigate the potential adverse <b>effects</b> of all <b>activities</b> .
GIZ-M5	Management Plans prepared under relevant legislation.
GIZ-M6	District Plan rules setting standards to protect adjacent properties from adverse shading <b>effects</b> .
GIZ-M7	District Plan rules prohibiting <b>gang fortifications</b> because of their adverse <b>effects</b> on the <b>environment</b> .

## 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
GIZ-AER1	Development within the General Industrial Zone which reflects the location, scale and intensity of development in the surrounding <b>environment</b>	Density within the General Industrial Zone Council records
GIZ-AER2	Management of the General Industrial Zone so that <b>activities</b> do not unduly affect adjacent <b>land</b> users	Number of resource consents by type Complaints and abatement/enforcement Council records Complaints register

		proceedings	
<b>GIZ-AER3</b>	A consolidated General Industrial Zone that continues to maximise resources and existing infrastructure	Density within the General Industrial Zone Number of resource consents by type	Council records
<b>GIZ-AER4</b>	<b>Retail activities</b> are appropriately located to not adversely affect the economic viability of the CBD and to ensure that the industrial <b>land</b> resource of the City is used primarily for industrial purposes	Number of resource consents by type The spatial development of <b>retail activities</b> The use, occupation and vacancy rate of industrial <b>land</b> and <b>buildings</b>	Council records Field work
<b>GIZ-AER5</b>	A built <b>environment</b> 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

**GIZ-Figure2**

Eastern Hutt Road site







## 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 **water** surface. They include the surfaces of the Hutt, Akatarawa, Whakatikei, Pakuratahi and Mangaroa Rivers and adjoining riverbanks. In the case of the Hutt River, the Open Space Zone extends, at least, to the furthest point of the stopbanks where the construction of flood protection works is allowed. With the exception of some **sites** without stopbanks, the **river** area of this zone provides an indication of the **river corridor**.

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

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

### Resource Management Issues

**OSZ-I1** *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-I2** *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-I3** *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-O1** *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**.

**OSZ-O2** *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**.

**OSZ-O3** *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.

**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.

**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.

**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**.

**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.

**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

### 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.

<b>District-wide matters</b>
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		
<b>Zone-wide provisions (excluding Speedway Area)</b>		
OSZ-R1	Passive recreation activities (unless otherwise specified in this table)	PER
OSZ-R2	Organised fireworks display at Trentham Memorial Park	PER
OSZ-R3	Minor Structures	PER
OSZ-R4	Removal of a <b>building</b> from a <b>site</b>	PER
OSZ-R5	<b>Buildings</b> accessory to a permitted activity	PER
<b>Speedway Area only</b>		
OSZ-R6	Motorsports for racing, performance, training or exhibition which are undertaken for up to 24 days in any one year	PER
OSZ-R7	Organised sports and equestrian events	PER
OSZ-R8	Circus, fairs and field days	PER
OSZ-R9	Organised fireworks displays	PER
OSZ-R10	Concession stands and takeaway foodbars	PER
OSZ-R11	Landscaping, earth mounding and track maintenance	PER
OSZ-R12	Minor Structures	
OSZ-R13	Removal of a <b>building</b> from a <b>site</b>	PER
OSZ-R14	Clubrooms, stands and related facilities	PER
OSZ-R15	<b>Activities</b> and <b>buildings ancillary</b> to permitted activities	PER

Controlled Activities		
<b>Zone-wide provisions (including Speedway Area)</b>		
OSZ-R16  <i>Policy OSZ-P4</i>	The establishment of a <b>relocated building</b> from another <b>site</b> which is accessory to a recreation <b>activity</b>  <b>Council</b> may impose conditions on: 1. Reinstatement works to the condition and appearance of the <b>building</b> relating to: a. Works to the exterior fabric of the <b>building</b> to repair, replace or renovate damaged, defective or substandard elements; b. Painting and/or cleaning of the exterior fabric of the <b>building</b> if necessary; c. Cladding or other means of enclosing open subfloor areas below the <b>building</b> ; d. Alterations required to ensure that the reinstated exterior of any <b>relocated building</b> is not likely to detract from the <b>amenity values</b> of the surrounding area. 2. The timeframe for the work to be completed; 3. <b>Landscaping</b> , screening and boundary treatment; 4. Execution of a performance bond to provide security for exterior 5. reinstatement works required as a condition of resource consent. 6. Provision of and <b>effects</b> on utilities and/or services. 7. Standard, construction and layout of vehicular access. Notes in respect of (4): • A bond is not mandatory. It will only be required when <b>Council</b> 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 <b>building</b> 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 <b>Council</b> as guarantor.	CON
<b>Speedway Area only</b>		
OSZ-R17  <i>Policies OSZ-P4, OSZ-P5</i>	Motorsports for racing, performance, training or exhibition which are undertaken for more than 24 days in any one year  <b>Council</b> may impose conditions over <b>noise</b> and whether bonds or covenants are required to enforce compliance with conditions.	CON
OSZ-R18  <i>Policy</i>	Residential accommodation for persons whose employment requires that they live on <b>site</b>  <b>Council</b> may impose conditions on:	CON

OSZ-P3	<ol style="list-style-type: none"> <li>1. Relationship to operation of Speedway <b>site</b>.</li> <li>2. Bulk, location, design and appearance of <b>buildings</b>.</li> <li>3. Standard, construction and layout of vehicular access.</li> <li>4. <b>Landscaping</b> and screening.</li> <li>5. Provision of and <b>effects</b> on utilities and/or services.</li> <li>6. Mitigation of <b>noise effects</b>.</li> <li>7. Financial contributions.</li> </ol>
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**Controlled activities – restrictions on notification**  
 Subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of the Act, a resource consent application for a controlled activity is precluded from public notification under section 95A and, subject to section 95B(3), is precluded from limited notification under section 95B(2) of the Act.

**Standards for Permitted and Controlled Activities**

**Zone-wide provisions (including Speedway Area)**  
 Unless otherwise specified, all permitted and controlled activities within the Open Space Zone shall comply with the standards specified below.

OSZ-S1  <i>Policy</i> TP-P5	<p>Access standards for <b>land use activities</b></p> <ol style="list-style-type: none"> <li>1. All accessways and manoeuvring areas shall be formed and surfaced in accordance with the <b>Code of Practice for Civil Engineering Works</b>. Exemption – the requirement for accessways serving <b>sites</b> 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 <b>road</b> carriageway seal.</li> <li>2. <b>Sites</b> shall have practical vehicle access to car parking and <b>loading</b> spaces, in accordance with the <b>Code of Practice for Civil Engineering Works</b>. This requirement does not apply to <b>sites</b> solely occupied by unstaffed utilities, provided that vehicles associated with utilities shall not obstruct the footpath or create a traffic hazard on the <b>road</b>.</li> <li>3. Vehicular access to a <b>corner allotment</b> shall be located no closer than 8m from the street corner. Where a <b>site</b> 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 <b>setback</b> shall be measured from where the two front <b>boundaries</b> of the <b>site</b> (refer to the definition of a <b>corner allotment</b>) join, or in accordance with the diagram below.</li> </ol> <div style="text-align: center;"> <p>The diagram illustrates a site layout. A building is shown with a driveway leading to a road. The road has a road reserve on both sides. A curved line indicates the 8m minimum setback from the road reserve to the driveway. The setback is measured from the intersection of the two front boundaries of the site.</p> </div> <ol style="list-style-type: none"> <li>4. Where a <b>corner allotment</b> is located at an intersection of a national, primary or secondary arterial traffic route, as identified in the Transport and Parking (TP) Chapter, no <b>building</b>, fence or other structure is to be erected and no vegetation allowed to grow so as to obstruct a traffic sight line.</li> <li>5. At the intersection of a <b>road</b> or rail level crossing, no <b>building</b>, 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.</li> <li>6. <b>land use activities</b> 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.</li> </ol>
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OSZ-S2  <i>Policies</i> GRZ-P4, OSZ-P2, OSZ-P4	<p>Sunlight access</p> <ol style="list-style-type: none"> <li>1. All <b>buildings</b> on <b>sites</b> adjoining, or separated by a <b>road</b> from a <b>site</b> in the Residential or Open Space Zone, shall comply with the <b>height in relation to boundary</b> standard defined in GRZ-S8 along the adjoining <b>boundary</b> or the <b>boundary</b> or <b>boundaries</b> separated by a <b>road</b>.</li> </ol>
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OSZ-S3  <i>Policies</i> TP-P5, NATC-P1	<p><b>Water supply, stormwater and wastewater</b></p> <ol style="list-style-type: none"> <li>1. All <b>activities</b> shall comply with the <b>water supply, stormwater and wastewater</b> standards in the Code of Practice for Civil Engineering Works.</li> </ol>
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OSZ-S4  <i>Policies</i> OSZ-P3, OSZ-P4	<p><b>Organised fireworks display</b> at Trentham Memorial Park</p> <ol style="list-style-type: none"> <li>1. One <b>organised fireworks display</b> may be undertaken at Trentham Memorial Park in any calendar year. Such an event is exempt from the <b>noise</b> 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.</li> <li>2. No later than 3 days before the undertaking of an <b>organised fireworks display</b>, a <b>sign</b> shall be placed on the Trentham Memorial Park <b>site</b>. The <b>sign</b> shall state the date, location and time of the display and shall be placed on the <b>site</b> so that it can be seen from outside of the <b>site</b> 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.</li> <li>3. The operator arranging the <b>organised fireworks display</b> shall consult with and notify the Upper Hutt Chief Fire Officer of the <b>organised fireworks display</b> a minimum three (3) working days prior to the event.</li> </ol>
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**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	<p><b>Setbacks from boundaries</b></p> <ol style="list-style-type: none"> <li>1. The <b>setback</b> distance for <b>buildings</b> from <b>boundaries</b> shall be not less than:                     <table style="width: 100%; border: none;"> <tr> <td style="width: 80%;">a. Front <b>boundary</b></td> <td style="text-align: right;">6m</td> </tr> </table> </li> </ol>	a. Front <b>boundary</b>	6m
a. Front <b>boundary</b>	6m		

	<p>b. <b>Boundaries</b> adjoining a General Residential or <b>High Density Residential Zone</b> 3m</p> <p>c. All other <b>boundaries</b> 0m</p> <p><b>Exemptions:</b></p> <ol style="list-style-type: none"> <li>Eaves, bay windows or similar features, may encroach into <b>boundary setbacks</b> by up to 0.7m.</li> <li>Non-enclosed and uncovered decks of 1.0m or less in <b>height above ground level</b>.</li> </ol>
<p><b>OSZ-S6</b></p> <p><i>Policies OSZ-P2, OSZ-P4</i></p>	<p><b>Building height</b></p> <ol style="list-style-type: none"> <li>The maximum <b>height above ground level</b> of any <b>building</b> shall not exceed 8m.</li> </ol> <p><b>Exemption:</b></p> <ol style="list-style-type: none"> <li>Chimneys, flues and minor decorative features may exceed the maximum <b>height above ground level</b> by up to 1m.</li> </ol>
<p><b>OSZ-S7</b></p> <p><i>Policies GRZ-P4, OSZ-P2, OSZ-P4</i></p>	<p><b>Sunlight access</b></p> <ol style="list-style-type: none"> <li>All <b>buildings</b> shall comply with the <b>height in relation to boundary</b> standard defined in GRZ-S8.</li> </ol>
<p><b>OSZ-S8</b></p> <p><i>Policies OSZ-P2, OSZ-P4</i></p>	<p><b>Floor area</b></p> <ol style="list-style-type: none"> <li>The <b>gross floor area</b> for any <b>building</b> shall not exceed: <ol style="list-style-type: none"> <li>Principal <b>buildings</b> - 200m<sup>2</sup></li> <li><b>Accessory buildings</b> - 100m<sup>2</sup></li> </ol> </li> </ol>
<p><b>OSZ-S9</b></p> <p><i>Policies OSZ-P2, OSZ-P4, OSZ-P7</i></p>	<p><b>Screening</b></p> <ol style="list-style-type: none"> <li>Car parking areas and accessways shall be screened by a close-boarded fence, a solid wall or dense planting of vegetation from all <b>boundaries</b> adjoining <b>land</b> zoned residential. The screening shall be no less than 1.6m in <b>height</b>.</li> </ol>
<p><b>OSZ-S10</b></p> <p><i>Policies OSZ-P2, OSZ-P4, OSZ-P7</i></p>	<p><b>Landscaping</b></p> <ol style="list-style-type: none"> <li>All <b>sites</b> shall be landscaped according to the following: <ol style="list-style-type: none"> <li>If a <b>building</b> is required to be <b>setback</b> from the <b>road boundary</b>, the setback area between the <b>road boundary</b> and the <b>building</b> shall be landscaped unless it is used for access or car parking purposes. If car parking or accessways are provided between the <b>road boundary</b> and the <b>building</b>, a landscape strip with a minimum width of 0.6m shall be provided within the <b>site</b> along the <b>road boundary</b>.</li> <li>Where a <b>site</b> adjoins a <b>site</b> outside the Open Space Zone (excluding <b>road boundaries</b>), a landscape buffer with a minimum width of 0.6m shall be provided between the zone boundary and the <b>building</b>.</li> </ol> </li> </ol>
<p><b>Speedway Area only</b></p> <p>Unless otherwise specified, all permitted and controlled activities within the Speedway Area of the Open Space Zone shall comply with the standards specified below</p>	
<p><b>OSZ-S11</b></p> <p><i>Policies OSZ-P2, OSZ-P5</i></p>	<p><b>Building coverage</b></p> <ol style="list-style-type: none"> <li>The coverage by <b>buildings</b> on the net area of a <b>site</b> shall not exceed 60%.</li> </ol>
<p><b>OSZ-S12</b></p> <p><i>Policies OSZ-P2, OSZ-P4</i></p>	<p><b>Setbacks from boundaries</b></p> <ol style="list-style-type: none"> <li>The <b>setback</b> distance for <b>buildings</b> from <b>boundaries</b> shall be not less than: <ol style="list-style-type: none"> <li>Front <b>boundary</b> 20m</li> <li>Side <b>boundary</b> 10m</li> <li>Rear <b>boundary</b> 20m</li> </ol> </li> </ol>
<p><b>OSZ-S13</b></p> <p><i>Policies OSZ-P2, OSZ-P4</i></p>	<p><b>On-site separation of buildings</b></p> <ol style="list-style-type: none"> <li>The minimum on-site separation of <b>buildings</b> shall be 3m plus 0.5m for every 1m that the <b>building</b> is over 5m in <b>height</b>.</li> </ol>
<p><b>OSZ-S14</b></p> <p><i>Policies OSZ-P2, OSZ-P4</i></p>	<p><b>Building height</b></p> <ol style="list-style-type: none"> <li>The maximum <b>height above ground level</b> of any <b>building</b> shall not exceed 20m.</li> </ol>
<p><b>OSZ-S15</b></p> <p><i>Policies OSZ-P2, OSZ-P4</i></p>	<p><b>Screening</b></p> <ol style="list-style-type: none"> <li>Outdoor storage areas shall be located to the rear of the Speedway <b>site</b> 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 <b>height</b>.</li> </ol>
<p><b>OSZ-S16</b></p> <p><i>Policies OSZ-P2, OSZ-P5</i></p>	<p><b>Landscaping</b></p> <ol style="list-style-type: none"> <li>The speedway <b>site</b> shall be landscaped resulting in a park-like setting.</li> <li><b>Landscaping</b> shall be undertaken on the perimeters of the <b>site</b> to reduce the <b>effects</b> of Speedway <b>noise</b> and for <b>site</b> aesthetics.</li> </ol>
<p><b>OSZ-S18</b></p> <p><i>Policies OSZ-P3, OSZ-P4</i></p>	<p><b>Organised fireworks displays at Te Marua Speedway</b></p> <ol style="list-style-type: none"> <li><b>Organised fireworks displays</b> undertaken on the Speedway <b>site</b> are exempt from the <b>noise</b> and vibration standards applicable to the Speedway <b>site</b> 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 <b>organised fireworks display</b> may be undertaken between 12:00 midnight and 12:15am on New Years Day.</li> <li>No later than 3 days before the undertaking of an <b>organised fireworks display</b>, a <b>sign</b> shall be placed on the Speedway <b>site</b>. The <b>sign</b> shall state the date, location and time of the display and shall be placed on the <b>site</b> so that it can be seen from outside of the <b>site</b> 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.</li> <li>The operator arranging the <b>organised fireworks display</b> shall consult with and notify the Upper Hutt Chief Fire Officer of the <b>organised fireworks display</b> a minimum of three (3) working days prior to the event.</li> </ol>

Restricted Discretionary Activities		
Zone-wide provisions (including Speedway Area)		
OSZ-R19  <i>Policy TP-P3</i>	Activities listed as permitted or controlled which do not comply with the access standards in OSZ-S1  <b>Council</b> will restrict its discretion to, and may impose conditions on: 1. The extent to which the <b>activity</b> will adversely affect traffic and pedestrian safety. 2. The extent to which the <b>activity</b> will adversely affect the efficient functioning of the roading network.	RDIS
Zone wide provisions (excluding the Speedway Area)		
OSZ-R20  <i>Policies OSZ-P2, OSZ-P4</i>	Buildings which do not meet permitted and controlled activity standards  <b>Council</b> will restrict its discretion to, and may impose conditions on: 1. <b>Height, boundary setbacks</b> and sunlight access. 2. Provision of and <b>effects</b> on utilities and/or services. 3. <b>Landscaping</b> and screening. 4. Standard, construction and layout of vehicular access. 5. Car parking. 6. <b>Effects</b> on the amenity of the surrounding area. 7. Financial contributions.	RDIS
OSZ-R21  <i>Policy NU-P4</i>	Buildings or structures within 12-32m of high voltage (100kV or greater) electricity <b>transmission lines</b> as shown on the Planning Maps *(refer to the definition of <b>transmission line</b> )  <b>Council</b> will restrict its discretion to, and may impose conditions on: 1. Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances 2001 (NZECP 34:2001). 2. The location, <b>height</b> , scale and orientation and use of <b>buildings</b> and <b>structures</b> to ensure the following are addressed: a. The risk to the structural integrity of the <b>transmission line</b> . b. The <b>effects</b> on the ability of the <b>transmission line</b> 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 <b>earthworks</b> required, and use of mobile machinery near the <b>transmission line</b> which may put the <b>line</b> at risk. e. Minimising the visual <b>effects</b> of the <b>transmission line</b> . f. The outcome of any consultation with the affected utility operator.  <b>Restriction on notification</b> Subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of the <b>Act</b> , 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.	RDIS

Discretionary Activities		
Zone wide provisions (excluding the Speedway Area)		
OSZ-R22	Residential accommodation for persons whose employment requires them to live on <b>site</b>	DIS
OSZ-R23	Active recreation	DIS
OSZ-R24	Organised fireworks display not otherwise provided for in this table or which does not comply with the standards in OSZ-S4	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	Buildings or structures within 12m of high voltage (110kV or greater) electricity <b>transmission lines</b> as shown on the Planning Maps *(refer to the definition of <b>transmission line</b> )	NC
Speedway Area only		
OSZ-R27	Activities which are not listed in this Table unless otherwise covered in the District-wide matters of the Plan	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 1. Accessibility for public transport, cyclists and pedestrians. 2. Compliance with the <b>Code of Practice for Civil Engineering Works</b> . 3. Whether the topography, size or shape of the <b>site</b> or the location of any natural or built feature(s) on the <b>site</b> or other requirements such as easements, rights-of-way or restrictive covenants impose constraints that make compliance impracticable. 4. Whether the <b>activities</b> 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 <b>roads</b> is such that the entry, exit and manoeuvring of vehicles can be conducted safely.	
OSZ-MC2	Site layout 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 <b>buildings</b> 1. The location, scale, design and appearance of <b>buildings</b> does not detrimentally affect adjoining <b>properties</b> and the neighbourhood generally.	

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

Prohibited Activities		
OSZ-R28	Gang fortifications	PR

## Methods

- OSZ-M1 District Plan provisions consisting of the following:
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 Reserve Management Plans.
- OSZ-M3 Management of open spaces by other organisations including the Wellington Regional Council, and the Te Marua Speedway operator.
- OSZ-M4 The Annual and Strategic Plan process, and **subdivision** resource consents, for the acquisition of future reserves by the **Council**.
- OSZ-M5 District Plan rules setting standards to protect adjacent **properties** from adverse shading **effects**.
- OSZ-M6 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 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 <b>effects of activities</b> on open spaces	Complaints received about adverse <b>effects</b> Resource consent conditions Changes in <b>noise</b> levels and other environmental effects	Complaints register Council records Noise surveys
OSZ-AER2	Protection of <b>amenity values</b> within and adjoining open spaces	Change in <b>land</b> cover Change in density of built <b>structures</b> 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 <b>land</b> cover and use Change in density of built <b>structures</b> 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 <b>effects</b> Changes in <b>noise</b> levels and other environmental effects	Complaints register Complaints
OSZ-AER6	A built <b>environment</b> which supports the health and safety of the City's residents	Resource consents and type and effect on health and safety issues	Council records

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	Consultation and community initiatives	
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## 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), Trentham Racecourse, Heretaunga Golf Course and the Silverstream Railway. These **activities** make an important and positive economic, social and cultural contribution to the City.

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

### Resource Management Issues

**SAZ-I1** *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-I2** *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-I3** *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-I4** *Potential detractor from the visual amenity resulting from development on the St Patrick's College Area.*

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-I5** *The threat to the St Patrick's College Area from potential inundation from the Hutt River and the Mawaihakona Stream.*

### 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.

### 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 College Area which best suit the characteristics and constraints of the existing **environment**.

The area provides for 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.

## 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.

<b>District-wide matters</b>
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

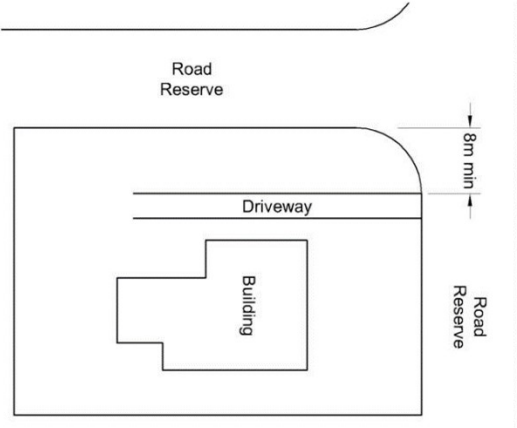
Policies NATC-P1, SAZ-P1, SAZ-P4, NU-P3

Permitted Activities		
Zone-wide (excluding the St Patrick's Estate College Area)		
<b>SAZ-R1</b>	<b>Activities</b> relating to the institutional functions of the Rimutaka Prison	<b>PER</b>
<b>SAZ-R2</b>	<b>Activities</b> relating to the military functions of the Trentham Military Camp	<b>PER</b>
<b>SAZ-R3</b>	<b>Activities</b> relating to educational functions on the <b>site</b> of the New Zealand International Campus (former Central Institute of Technology)	<b>PER</b>
<b>SAZ-R4</b>	<b>Visitor accommodation</b> , tourist facilities, active and <b>passive recreation</b> , <b>restaurants</b> and licensed premises on the <b>site</b> on Lot 1, Lot 6 and Pt Lot 8 DP 28647	<b>PER</b>

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

Controlled Activities		
Zone-wide		
SAZ-R15	<p>Establishment of a <b>relocated building</b> from another <b>site</b></p> <p><b>Council</b> may impose conditions on:</p> <ol style="list-style-type: none"> <li>Reinstatement works to the condition and appearance of the <b>building</b> relating to: <ol style="list-style-type: none"> <li>Works to the exterior fabric of the building to repair, replace or renovate damaged, defective or substandard elements;</li> <li>Painting and/or cleaning of the exterior fabric of the <b>building</b> if necessary;</li> <li>Cladding or other means of enclosing open subfloor areas below the <b>building</b>;</li> <li>Alterations required to ensure that the reinstated exterior of any <b>relocated building</b> is not likely to detract from the <b>amenity values</b> of the surrounding area.</li> </ol> </li> <li>The timeframe for the work to be completed;</li> <li><b>Landscaping</b>, screening and <b>boundary</b> treatment;</li> <li>Execution of a performance bond to provide security for exterior reinstatement works required as a condition of resource consent.</li> <li>Provision of and <b>effects</b> on utilities and/or services.</li> <li>Standard, construction and layout of vehicular access.</li> </ol> <p>Notes in respect of (4):</p> <ul style="list-style-type: none"> <li>A bond is not mandatory. It will only be required when <b>Council</b> 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 <b>building</b> assessment report submitted at resource consent stage.</li> <li>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.</li> <li>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.</li> </ul>	CON
SAZ-R22 <i>Policies</i> SAZ-P2 SAZ-P3 NU-P3	<p><b>Educational facilities, early childhood centres (Managed Development Area* only)</b></p> <p><b>Council</b> may impose conditions over the following matters:</p> <ol style="list-style-type: none"> <li>Bulk, location and design of the <b>buildings</b>.</li> <li>Design and layout of car parks, <b>loading</b>, manoeuvring, pedestrian links and access.</li> <li>Provision of and <b>effects</b> on utilities and/or services.</li> <li><b>Landscaping</b>.</li> <li>Flood mitigation measures.</li> <li>Screening.</li> <li>Financial contributions.</li> <li>The outcome of consultation with the owner or operator of regionally significant <b>network utilities</b> (excluding the National Grid) located on or in proximity to the <b>site</b>. Note: Rule SUB-SAZ-R7 covers <b>subdivision</b> within the Electricity Transmission Corridor</li> <li>The outcome of consultation with the owner or operator of consented or existing <b>renewable electricity generation activities</b> located on or in proximity to the <b>site</b>.</li> </ol>	CON
SAZ-R23 <i>Policies</i> SAZ-P2 SAZ-P3 NU-P3	<p><b>Residential units and visitor accommodation (Managed Development Area* only)</b></p> <p><b>Council</b> may impose conditions over the following matters:</p> <ol style="list-style-type: none"> <li>Bulk, location and design of the <b>buildings</b>.</li> <li>Design and layout of car parks, <b>loading</b>, manoeuvring, pedestrian links and access.</li> <li>Provision of and <b>effects</b> on utilities and/or services.</li> <li><b>Landscaping</b>.</li> <li>Flood mitigation measures.</li> <li>Screening.</li> <li>Financial contributions.</li> <li>The outcome of consultation with the owner or operator of regionally significant <b>network utilities</b> (excluding the National Grid) located on or in proximity to the <b>site</b>. Note: Rule SUB-SAZ-R7 covers <b>subdivision</b> within the Electricity Transmission Corridor</li> <li>The outcome of consultation with the owner or operator of consented or existing <b>renewable electricity generation activities</b> located on or in proximity to the <b>site</b>.</li> </ol>	CON
SAZ-R24 <i>Policies</i> SAZ-P2 SAZ-P3 NU-P3	<p><b>Medical facilities (Managed Development Area* only)</b></p> <p><b>Council</b> may impose conditions over the following matters:</p> <ol style="list-style-type: none"> <li>Bulk, location and design of the <b>buildings</b>.</li> <li>Design and layout of car parks, <b>loading</b>, manoeuvring, pedestrian links and access.</li> <li>Provision of and <b>effects</b> on utilities and/or services.</li> <li><b>Landscaping</b>.</li> <li>Flood mitigation measures.</li> <li>Screening.</li> <li>Financial contributions.</li> <li>The outcome of consultation with the owner or operator of regionally significant <b>network utilities</b> (excluding the National Grid) located on or in proximity to the <b>site</b>. Note: Rule SUB-SAZ-R7 covers <b>subdivision</b> within the Electricity Transmission Corridor</li> <li>The outcome of consultation with the owner or operator of consented or existing <b>renewable electricity generation activities</b> located on or in proximity to the <b>site</b>.</li> </ol>	CON
<p><b>Controlled activities – restrictions on notification</b></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>		

\* Identified on the Planning Maps

Standards for Permitted and Controlled Activities							
<b>Zone-wide</b>							
<p><b>SAZ-S1</b></p> <p><i>Policy TP-P5</i></p>	<p><b>Access standards land use activities</b></p> <ol style="list-style-type: none"> <li>All accessways and manoeuvring areas shall be formed and surfaced in accordance with the <b>Code of Practice for Civil Engineering Works</b>. Exemption – the requirement for accessways serving <b>sites</b> 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 <b>road</b> carriageway seal.</li> <li><b>Sites</b> shall have practical vehicle access to car parking and <b>loading</b> spaces, in accordance with the <b>Code of Practice for Civil Engineering Works</b>. This requirement does not apply to <b>sites</b> solely occupied by unstaffed utilities, provided that vehicles associated with utilities shall not obstruct the footpath or create a traffic hazard on the <b>road</b>.</li> <li>Adequate vehicular access shall be made available to the rear of every new <b>building</b> in accordance with the <b>Code of Practice for Civil Engineering Works</b>.</li> <li>Vehicular access to a <b>corner allotment</b> shall be located no closer than 8m from the street corner. Where a <b>site</b> 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 <b>setback</b> shall be measured from where the two front <b>boundaries</b> of the <b>site</b> (refer to the definition of a <b>corner allotment</b>) join, or in accordance with the diagram below.</li> </ol>  <ol style="list-style-type: none"> <li>Where a <b>corner allotment</b> is located at an intersection of a national, primary or secondary arterial traffic route, as identified in the Transport and Parking (TP) Chapter, no <b>building</b>, fence or other <b>structure</b> is to be erected and no vegetation allowed to grow so as to obstruct a traffic sight line.</li> <li>At the intersection of a <b>road</b> or rail level crossing, no <b>building</b>, 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.</li> <li><b>land use activities</b> 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.</li> </ol>						
<p><b>SAZ-S2</b></p> <p><i>Policies GRZ-P4 SAZ-P2 SAZ-P3</i></p>	<p><b>Sunlight access</b></p> <ol style="list-style-type: none"> <li>All <b>buildings</b> on <b>sites</b> adjoining, or separated by a <b>road</b> from a <b>site</b> in the Residential or Open Space Zone, shall comply with the <b>height in relation to boundary</b> standard defined in GRZ-S8 along the adjoining <b>boundary</b> or the <b>boundary</b> or <b>boundaries</b> separated by a <b>road</b>.</li> </ol>						
<p><b>SAZ-S3</b></p> <p><i>Policies SAZ-P3 SAZ-P6</i></p>	<p><b>Screening</b></p> <ol style="list-style-type: none"> <li>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 <b>height</b>.</li> </ol>						
<b>Zone-wide</b>							
<p><b>SAZ-S4</b></p> <p><i>Policy SAZ-P3</i></p>	<p><b>Building coverage</b></p> <ol style="list-style-type: none"> <li>The coverage by <b>buildings</b> on a <b>site</b> shall not exceed 40% of the <b>net site area</b>.</li> </ol>						
<p><b>SAZ-S5</b></p> <p><i>Policy SAZ-P3</i></p>	<p><b>Setbacks from boundaries</b></p> <ol style="list-style-type: none"> <li>The <b>setback</b> distance for <b>buildings</b> shall not be less than:             <table border="0" style="margin-left: 20px;"> <tr> <td>a. Front <b>boundary</b></td> <td style="text-align: right;">6m</td> </tr> <tr> <td>b. Side and rear <b>boundaries</b></td> <td style="text-align: right;">3m</td> </tr> <tr> <td>c. <b>Boundaries</b> directly adjoining a Residential Zone</td> <td style="text-align: right;">3m + 0.5m for every 1m the <b>building</b> is over 5m in <b>height</b></td> </tr> </table> </li> </ol>	a. Front <b>boundary</b>	6m	b. Side and rear <b>boundaries</b>	3m	c. <b>Boundaries</b> directly adjoining a Residential Zone	3m + 0.5m for every 1m the <b>building</b> is over 5m in <b>height</b>
a. Front <b>boundary</b>	6m						
b. Side and rear <b>boundaries</b>	3m						
c. <b>Boundaries</b> directly adjoining a Residential Zone	3m + 0.5m for every 1m the <b>building</b> is over 5m in <b>height</b>						
<p><b>SAZ-S6</b></p> <p><i>Policy SAZ-P3</i></p>	<p><b>Building height</b></p> <ol style="list-style-type: none"> <li>The maximum <b>height</b> above <b>ground level</b> of any <b>building</b> shall not exceed 15m.</li> </ol>						
<p><b>SAZ-S7</b></p> <p><i>Policies SAZ-P3 SAZ-P5</i></p>	<p><b>Landscaping</b></p> <ol style="list-style-type: none"> <li>All sites shall be landscaped according to the following:             <ol style="list-style-type: none"> <li>If a <b>building</b> is required to be set back from the <b>road boundary</b>, the <b>setback</b> area between the <b>boundary</b> and the <b>building</b> 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 <b>site</b> along the <b>road boundary</b>.</li> <li>If parking or accessways are provided between the <b>road boundary</b> and the <b>building</b>, a landscape strip with a minimum width of 0.6m shall be provided within the site along the <b>road boundary</b>.</li> <li>Where a <b>site</b> adjoins a non-Open Space Zone (excluding <b>road boundaries</b>), a landscape buffer with a minimum width of 0.6m shall be provided between the zone boundary and the <b>buildings</b>.</li> </ol> </li> </ol>						

d. Car park areas for more than 25 vehicles shall be landscaped.

Restricted Discretionary Activities		
Zone-wide (excluding the St Patrick's Estate Area)		
SAZ-R25 <i>Policy NU-P4</i>	<p><b>Buildings or structures</b> within 12-32m of high voltage (110kV or greater) electricity <b>transmission lines</b> as shown on the Planning Maps *(refer to the definition of <b>transmission line</b>)</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>1. Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances 2001 (NZECP 34:2001).</li> <li>2. The location, <b>height</b>, scale, orientation and use of <b>buildings and structures</b> to ensure the following are addressed: <ol style="list-style-type: none"> <li>a. The risk to the structural integrity of the <b>transmission line</b>.</li> <li>b. The <b>effects</b> on the ability of the <b>transmission line</b> owner to operate, maintain and upgrade the transmission network.</li> <li>c. The risk of electrical hazards affecting public or individual safety, and risk of property damage.</li> <li>d. The extent of <b>earthworks</b> required, and use of mobile machinery near the <b>transmission line</b> which may put the line at risk.</li> <li>e. Minimising the visual <b>effects</b> of the <b>transmission line</b>.</li> <li>f. The outcome of any consultation with the affected utility operator.</li> </ol> </li> </ol> <p><b>Restriction on notification</b> Subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of the <b>Act</b>, 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>	RDIS
SAZ-R26 <i>Policy TP-P3</i>	<p><b>Activities</b> 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"> <li>1. The extent to which the <b>activity</b> will adversely affect traffic and pedestrian safety.</li> <li>2. The extent to which the <b>activity</b> will adversely affect the efficient functioning of the roading network.</li> </ol>	RDIS
SAZ-R26a	<p><b>Buildings</b> that do not comply with SAZ-S6 within the Special Activity Zone Height Overlay.</p> <p><b>Council</b> will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>1. The location, design and appearance of the <b>building or structure</b>.</li> <li>2. Any adverse <b>effects</b> on the streetscape.</li> <li>3. Visual dominance, shading and loss of privacy for adjoining Residential or Open Space and Recreation zoned <b>sites</b>.</li> <li>4. Compatibility with the planned built urban form of <b>buildings, structures and activities</b> in the surrounding area.</li> <li>5. Whether an increase in <b>building height</b> results from a response to <b>natural hazard</b> mitigation.</li> <li>6. Whether topographical or other <b>site</b> constraints make compliance with the standard impractical.</li> <li>7. <b>Reverse sensitivity effects</b>.</li> </ol>	RDIS

Discretionary Activities		
Zone-wide		
SAZ-R27	<b>Activities</b> which do not comply with the permitted and controlled activity standards, unless otherwise specified	DIS

Non-complying Activities		
Zone-wide		
SAZ-R28	<b>Buildings or structures</b> within 12m of high voltage (110kV or greater) electricity <b>transmission lines</b> as shown on the Planning Maps *(refer to the definition of <b>transmission line</b> )	NC
SAZ-R29	<b>Activities</b> which are not listed in this table unless otherwise covered in the District-wide matters of the Plan	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:		
SAZ-MC1	<p><b>Access</b></p> <ol style="list-style-type: none"> <li>1. Accessibility for public transport, cyclists and pedestrians.</li> <li>2. Compliance with the <b>Code of Practice for Civil Engineering Works</b>.</li> <li>3. Whether the topography, size or shape of the <b>site</b> 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.</li> <li>4. Whether the <b>activities</b> proposed will not generate a demand for servicing facilities.</li> <li>5. Whether suitable alternative provision for servicing can be made.</li> <li>6. Whether the nature of adjacent <b>roads</b> is such that the entry, exit and manoeuvring of vehicles can be conducted safely.</li> </ol>	
SAZ-MC2	<p><b>Traffic generation</b></p> <ol style="list-style-type: none"> <li>1. Whether <b>activities</b> which generate significant traffic flows have satisfactory access arrangements.</li> <li>2. Impacts on public safety.</li> </ol>	
SAZ-MC3	<p><b>Site layout</b></p> <ol style="list-style-type: none"> <li>1. The arrangement of <b>buildings</b>, car parks and <b>vehicle movements on site</b>.</li> <li>2. The extent of <b>landscaping</b> and screening particularly where <b>sites</b> adjoin Residential or Open Space Zones.</li> <li>3. Whether the topography of the <b>site</b> has been taken into account.</li> <li>4. Whether a better standard of development can be achieved by varying the design.</li> </ol>	
SAZ-MC4	<p><b>Bulk and location of buildings</b></p> <ol style="list-style-type: none"> <li>1. Whether the <b>buildings</b> will cause a loss of privacy, interfere with sunlight access or create shadows on <b>residential units</b>-on adjoining <b>allotments</b>.</li> <li>2. Whether the <b>building</b> location, design, appearance and scale will detrimentally affect the character of the surrounding area.</li> </ol>	
SAZ-MC5	<p><b>Sunlight access</b></p> <ol style="list-style-type: none"> <li>1. Whether the <b>building</b> will adversely interfere with sunlight access or create adverse shading on adjoining <b>sites</b>.</li> <li>2. Whether the topography of the <b>site</b> or the location of any built features on the site or other requirements, such as easements, impose constraints that make compliance impracticable.</li> </ol>	

<b>SAZ-MC6</b>	<b>Nuisance</b> 1. The potential impacts of noise, dust, glare, vibration, fumes, smoke, odour, other discharges or pollutants or the excavation or deposition of earth.
<b>SAZ-MC7</b>	<b>Infrastructure</b> 1. The capacity of the infrastructure.
<b>SAZ-MC8</b>	<b>Cumulative effects</b> 1. Whether cumulative effects such as pollution, any risk to public safety and nuisances have been assessed to avoid, remedy or mitigate adverse effects.
<b>SAZ-MC9</b>	Additional matters for the St Patrick's Estate Area 1. Whether flooding <b>effects</b> 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 <b>landscaping</b> will maintain and enhance the amenity of the area. 4. Whether pedestrian linkages to the Hutt River walkway and Silverstream Railway Station are provided.

<b>Prohibited Activities</b>	
<b>Zone-wide</b>	
<b>SAZ-R33</b>	<b>Gang fortifications</b> <span style="float: right;"><b>PR</b></span>

### 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. 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.

<b>Anticipated environmental results</b>		<b>Monitoring indicators</b>	<b>Data source</b>
<b>SAZ-AER1</b>	The continued use and development of the Zone	Changes in <b>land</b> use	<b>Council</b> records Resource consent information
<b>SAZ-AER2</b>	Mitigation of adverse <b>effects</b> within the Zone and on surrounding residential areas	Effectiveness of conditions of consent and methods used in managing adverse <b>effects</b>	Complaints register <b>Council</b> resource consent records for compliance with conditions
<b>SAZ-AER3</b>	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

## DEV1 — Development Area 1 - Wallaceville Structure Plan Development Area

This chapter contains provisions which relate to the **Wallaceville Structure Plan Development Area**. These provisions apply in addition to the underlying zone rules of the **General Residential Zone**, **High Density Residential Zone** and the Local Centre Zone and relevant District-wide Matters. Where there is any conflict between the provisions the **Wallaceville Structure Plan Development Area** provisions shall prevail. Subdivision provisions for the **Wallaceville Structure Plan Development Area** are located in the Subdivision Chapter (SUB).

### Objectives

Wallaceville Living Precinct Area A, Wallaceville Living Precinct Area B, Urban Precinct and Grants Bush Precinct

The following objective relates to the Wallaceville Living Precinct Area A, the Wallaceville Living Precinct Area B, the Urban Precinct and the Grants Bush Precinct of the **Wallaceville Structure Plan Development Area**. It applies in addition to the objectives of the underlying **General Residential Zone** or **High Density Residential Zone** and provides additional guidance specific to the identified areas of the Structure Plan.

**DEV1-O1** *To promote the sustainable management and efficient utilisation of land within the Wallaceville Structure Plan Development Area, while avoiding, remedying or mitigating adverse effects.*

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 the development of the **Wallaceville Structure Plan Development Area** in a logical and coherent manner that takes into account the historical, cultural, environmental and landscape characteristics of the area. The Wallaceville Structure Plan has been adopted by the **Council** as the guiding document for the development of this area and as such all development should be guided by this document as to what is appropriate. The intentions and outcomes for each of the precincts provide an outline of the development that the Wallaceville Structure Plan is seeking to achieve. These are the key considerations for development in this area.

### Gateway Precinct

The following objective relates to the Gateway Precinct of the Wallaceville Structure Plan Development Area and applies in addition to the objectives of the underlying Local Centre Zone. It provides additional guidance specific to the Gateway Precinct of the Structure Plan.

**DEV1-O2** *Provide for the Gateway Precinct of the Wallaceville Structure Plan Development Area as a neighbourhood centre which:*

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

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

### Policies

Wallaceville Living Precinct Area A, Wallaceville Living Precinct Area B, Urban Precinct and Grants Bush Precinct

The following policies apply to the Wallaceville Living Precinct Area A, the Wallaceville Living Precinct Area B, the Urban Precinct and the Grants Bush Precinct of the **Wallaceville Structure Plan Development Area**, in addition to the policies of the underlying **General Residential Zone** or **High Density Residential Zone**. They provide additional guidance specific to the identified areas of the Structure Plan.

**DEV1-P1** *To ensure that non-residential activities within residential areas do not cause significant adverse environmental effects.*

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

Resource consent applications for any commercial development not consistent with the Wallaceville Structure Plan will need to be carefully assessed against Policies DEV-P1 in particular.

**DEV1-P2** *To ensure that the location and design of buildings and earthworks do not significantly detract from the residential amenity of the area.*

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

**DEV1-P3** *To mitigate the adverse effects of noise within residential areas to a level consistent with a predominantly residential environment.*

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.

**DEV1-P5** *Provide for development within the Wallaceville Structure Plan Development Area that is consistent with the Wallaceville Structure Plan.*

The Wallaceville Structure Plan includes the following:

1. the Wallaceville Structure Plan Map
2. Wallaceville Precinct descriptions, intentions and outcomes
3. Wallaceville Indicative Road Typologies



4. Wallaceville Stormwater Management Principles

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

**DEV1-P6** *Development in the Wallaceville Structure Plan Development Area, will only be appropriate if it:*

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

The Wallaceville Structure Plan provides for the development of the **Wallaceville Structure Plan Development Area** in a logical and coherent manner that takes into account the historical, cultural, environmental and landscape characteristics of the area. It also establishes outcome expectations based on an analysis of **site** values, constraints and opportunities. Requiring development to be consistent with this plan will ensure that future development represents sustainable management of the **land** resource. Development that is consistent with the Wallaceville Structure Plan will satisfy Policy DEV1-P5, and provide for sustainable management of the **land** resource.

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

**Gateway Precinct**

The following policies apply within the Gateway Precinct of the Wallaceville Structure Plan Development Area. They apply in addition to the underlying policies of the Local Centre Zone and provide additional guidance specific to the Gateway Precinct of the Structure Plan.

**DEV1-P7** *To control the size and scale of buildings and the visual appearance of sites within the Local Centre Zone.*

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

**DEV1-P8** *Provide for development within the Gateway Precinct of the Wallaceville Structure Plan Development Area that is consistent with the Wallaceville Structure Plan*

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

**DEV1-P9** *Development in the Wallaceville Structure Plan Development Area will only be appropriate if it:*

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

The Wallaceville Structure Plan provides for the development of the **Wallaceville Structure Plan Development Area** in a logical and coherent manner that takes into account the historical, cultural, environmental and landscape characteristics of the area. It also establishes outcome expectations based on an analysis of **site** values, constraints and opportunities. Requiring development to be consistent with this plan will ensure that future development represents sustainable management of the **land** resource. **Subdivision**, new **buildings** and **significant exterior alterations** to existing **buildings** within the Gateway Precinct of the **Wallaceville Structure Plan Development Area** is a restricted discretionary activity to enable consideration of consistency with the Structure Plan. Development that is consistent with the Wallaceville Structure Plan will satisfy Policy DEV1-P8 and provide for sustainable management of the **land** resource.

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

**Rules**

Wallaceville Living Precinct Area A, Wallaceville Living Precinct Area B, Urban Precinct and Grants Bush Precinct

The following provisions relate to the Wallaceville Living Precinct Area A, the Wallaceville Living Precinct Area B, the Urban Precinct and the Grants Bush Precinct of the Wallaceville Structure Plan Development Area. They apply in addition to the provisions of the underlying **General Residential Zone** or **High Density Residential Zone**. Where there is any conflict between the provisions the Wallaceville Structure Plan Development Area provisions shall prevail.

Standards for Permitted-and Controlled Activities	
<p><b>DEV1-S1</b></p> <p><i>Policies</i> GRZ-P2, GRZ-PREC1-P1, GRZ-PREC1-P2, GRZ-P7, DEV1-P4</p>	<p>Access standards for <b>land use activities</b></p> <p>The following standards apply in addition to the requirements of HRZ-S1</p> <ol style="list-style-type: none"> <li>1. There shall be no private vehicle access to or egress from Alexander Road for any <b>site</b> contained within Area B of the <b>Wallaceville Structure Plan Development Area</b>.</li> <li>2. There shall be no new private vehicle access to or egress from Alexander Road to <b>land</b> identified as Lot 2 DP 471766, Pt Section 102B Hutt District Wellington or Pt Section 618 Hutt District.</li> </ol>

<p><b>DEV1-S2</b></p> <p><i>Policies</i> GRZ-P2, GRZ-PREC1-P1, GRZ-PREC1-P2, DEV1-P2, GRZ-P4</p>	<p><b>Setbacks from boundaries</b></p> <p>The following standards apply in addition to the requirements of GRZ-S4</p> <p>1. The <b>setback</b> distance for residential and non-residential <b>buildings</b> (excluding <b>accessory buildings</b>) shall not be less than:</p> <table border="1" data-bbox="312 264 1452 412"> <thead> <tr> <th data-bbox="312 264 884 297"><b>Boundary</b></th> <th data-bbox="884 264 1452 297"><b>Minimum setback</b></th> </tr> </thead> <tbody> <tr> <td data-bbox="312 297 884 353">For <b>Comprehensive Residential Development</b> within the Urban Precinct of the <b>Wallaceville Structure Plan Development Area</b></td> <td data-bbox="884 297 1452 353">1.5m</td> </tr> <tr> <td data-bbox="312 353 884 412">Within the <b>Wallaceville Structure Plan Development Area</b>, rear and side <b>boundaries</b> adjoining rail corridor designation TZR1</td> <td data-bbox="884 353 1452 412">5m</td> </tr> </tbody> </table>	<b>Boundary</b>	<b>Minimum setback</b>	For <b>Comprehensive Residential Development</b> within the Urban Precinct of the <b>Wallaceville Structure Plan Development Area</b>	1.5m	Within the <b>Wallaceville Structure Plan Development Area</b> , rear and side <b>boundaries</b> adjoining rail corridor designation TZR1	5m
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<p><b>DEV1-S3</b></p> <p><i>Policies</i> GRZ-P2, GRZ-PREC1-P1, DEV1-P5</p>	<p><b>Outdoor living space</b></p> <p>The following exemption applies to the requirements of GRZ-S5</p> <p><b>Exemptions:</b></p> <p>1. For new residential <b>buildings</b> as part <b>Comprehensive Residential Developments</b> in the Urban Precinct of the <b>Wallaceville Structure Plan Development Area</b>, any <b>residential unit</b> with no <b>habitable rooms</b> at <b>ground level</b> shall have an <b>outdoor living space</b> (such as a balcony or terrace) that is directly accessible from an internal living room with a minimum depth of 2.2m and a minimum area of 10m<sup>2</sup>.</p>						
<p><b>DEV1-S6</b></p>	<p><b>Ventilation</b></p> <p>1. Within the <b>Wallaceville Structure Plan Development Area</b>, where:</p> <ul style="list-style-type: none"> <li>a. sleeping rooms and studies where openable windows are proposed in <b>residential units</b> within 20m of the Alexander Road <b>boundary</b> or 50m of the rail corridor (designation TZR1); or</li> <li>b. sleeping rooms and studies in <b>buildings</b> within 50m of a <b>site</b> designated as MPI1;</li> </ul> <p>a positive supplementary source of fresh air ducted from outside is required at the time of fit-out. For the purposes of this requirement, a sleeping room is any room primarily used for sleeping. The supplementary source of air is to achieve a minimum of 7.5 litres per second per person.</p>						

<p>DEV1-S7</p>	<p><b>Noise Insulation</b></p> <p>1. Within the <b>Wallaceville Structure Plan Development Area</b>, where</p> <ol style="list-style-type: none"> <li>any sleeping room or study within 12m of the Alexander Road <b>boundary</b>; or</li> <li>any sleeping room or study in <b>residential units</b> within 30m of a <b>site</b> utilised for railway purposes (Designation TZR1)</li> </ol> <p>shall be protected from <b>noise</b> arising from outside the <b>building</b> by ensuring the <b>external sound insulation level</b> achieves the following minimum performance standard: <math>D_{2m,nT,w} + C_{tr} &gt; 35</math></p> <p>Compliance with this rule shall be achieved by either:</p> <p>2. Constructing the <b>building</b> in accordance with the minimum requirements set out in the attached construction schedule; or</p> <p>3. Providing to <b>Council's</b> satisfaction a certificate from an experienced acoustic expert stating that the <b>external sound insulation level</b> of the proposed sleeping room or study will achieve the minimum performance standard of <math>D_{2m,nT,w} + C_{tr} &gt; 35</math></p> <p><b>Noise Insulation Construction Schedule</b></p> <p>(this schedule describes the <u>minimum</u> requirements necessary to achieve an external sound insulation level of <math>D_{2m,nT,w} + C_{tr} &gt; 35</math>)</p> <table border="1" data-bbox="331 544 1018 1344"> <thead> <tr> <th>Building Element</th> <th>Minimum Construction Requirement</th> </tr> </thead> <tbody> <tr> <td><u>External Walls</u></td> <td>External cladding with a surface mass not less than <math>23 \text{ kg/m}^2</math>, ex 100 x 50 timber framing at 600 mm centres, Fibrous thermal insulation, Internal lining of one layer 13 mm thick high density Gypsum board (minimum <math>12 \text{ kg/m}^2</math>).</td> </tr> <tr> <td></td> <td><b>Or:</b> Any wall construction utilising at least 50 mm thick concrete, Secondary timber strapping or wall framing not less than 50 mm thick lined with at least 10 mm thick gypsum board, and, Fibrous thermal insulation</td> </tr> <tr> <td></td> <td><b>Combined superficial density:</b> Minimum not less than <math>35 \text{ kg/m}^2</math> being the combined mass of external and internal linings excluding structural elements (e.g. window frames or wall studs) with no less than <math>12 \text{ kg/m}^2</math> on each side of structural elements.</td> </tr> <tr> <td><u>Glazed Areas</u></td> <td>4/12/4 thermal double glazing, with 6 mm thick secondary pane at least 75 mm from the outer glazing  Windows to be new aluminium frames with fixed panes or opening sashes with full compression seals.  <b>NOTE:</b> Rooms with glazed areas in external walls greater than 35% of floor area of the room will require a specialist acoustic report to show conformance with the insulation rule.</td> </tr> <tr> <td><u>Pitched Roof</u> (all roofs other than skillion roofs)</td> <td>Profiled longrun steel or tiles, with minimum steel thickness of 0.4 mm, Timber trusses at minimum 800 mm centres, Fibrous thermal insulation, Ceiling lining of one layer 13 mm thick high density Gypsum board (minimum <math>12 \text{ kg/m}^2</math>).</td> </tr> <tr> <td><u>Skillion roof</u></td> <td>Profiled long-run steel or tiles, with minimum steel thickness of 0.4 mm, Timber framing at minimum 600 centres, Fibrous thermal insulation, Ceiling lining of two layers 13mm thick high density Gypsum board (minimum <math>12 \text{ kg/m}^2</math> each</td> </tr> <tr> <td><u>External Door</u> in outside walls</td> <td>Solid core door (min <math>25 \text{ kg/m}^2</math>) with compression seals (where the door is exposed to exterior noise).</td> </tr> </tbody> </table> <p>Notes:</p> <ul style="list-style-type: none"> <li>The table refers to common specifications for timber size. Nominal specifications may in some cases be slightly less than the common specifications stated in the schedule for timber size.</li> <li>In determining the insulating performance of roof/ceiling arrangements, roof spaces are assumed to have no more than the casual ventilation typical of the jointing capping and guttering detail used in normal construction.</li> </ul>	Building Element	Minimum Construction Requirement	<u>External Walls</u>	External cladding with a surface mass not less than $23 \text{ kg/m}^2$ , ex 100 x 50 timber framing at 600 mm centres, Fibrous thermal insulation, Internal lining of one layer 13 mm thick high density Gypsum board (minimum $12 \text{ kg/m}^2$ ).		<b>Or:</b> Any wall construction utilising at least 50 mm thick concrete, Secondary timber strapping or wall framing not less than 50 mm thick lined with at least 10 mm thick gypsum board, and, Fibrous thermal insulation		<b>Combined superficial density:</b> Minimum not less than $35 \text{ kg/m}^2$ being the combined mass of external and internal linings excluding structural elements (e.g. window frames or wall studs) with no less than $12 \text{ kg/m}^2$ on each side of structural elements.	<u>Glazed Areas</u>	4/12/4 thermal double glazing, with 6 mm thick secondary pane at least 75 mm from the outer glazing  Windows to be new aluminium frames with fixed panes or opening sashes with full compression seals.  <b>NOTE:</b> Rooms with glazed areas in external walls greater than 35% of floor area of the room will require a specialist acoustic report to show conformance with the insulation rule.	<u>Pitched Roof</u> (all roofs other than skillion roofs)	Profiled longrun steel or tiles, with minimum steel thickness of 0.4 mm, Timber trusses at minimum 800 mm centres, Fibrous thermal insulation, Ceiling lining of one layer 13 mm thick high density Gypsum board (minimum $12 \text{ kg/m}^2$ ).	<u>Skillion roof</u>	Profiled long-run steel or tiles, with minimum steel thickness of 0.4 mm, Timber framing at minimum 600 centres, Fibrous thermal insulation, Ceiling lining of two layers 13mm thick high density Gypsum board (minimum $12 \text{ kg/m}^2$ each	<u>External Door</u> in outside walls	Solid core door (min $25 \text{ kg/m}^2$ ) with compression seals (where the door is exposed to exterior noise).
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<p>DEV1-S8</p>	<p><b>Fencing</b></p> <p>1. Within the <b>Wallaceville Structure Plan Development Area</b>:</p> <ol style="list-style-type: none"> <li>A 1.5m high close boarded fence shall be erected along the <b>boundaries</b> of a <b>site</b> where it adjoins a <b>site</b> designated for railway purposes (Designation TZR1). The fence shall be constructed of materials having superficial mass of not less than 10kg per square metre and shall be constructed prior to the occupation of <b>residential units</b> on the <b>site</b></li> <li>A 2m high close boarded fence shall be erected along the <b>boundaries</b> of a <b>site</b> where it adjoins a <b>site</b> designated as MP11. The fence shall be constructed of materials having superficial mass of not less than 10kg per square metre and shall be constructed prior to occupation of <b>buildings</b> on the <b>site</b>.</li> <li>Fences along front yards of <b>sites</b> within the Urban Precinct and Grants Bush Precinct must not exceed a maximum <b>height</b> above <b>ground level</b> of 1.5m.</li> <li>Within Area B, fences along the <b>boundaries</b> of a <b>site</b> where it adjoins Alexander Road must not exceed a maximum <b>height</b> above <b>ground level</b> of 1.8m and the portion of fence over 1.3m must be permeable.</li> </ol>																

<p><b>Matters for Consideration</b></p>	
<p>Matters that may be relevant in the consideration of any resource consent, other than for a restricted discretionary activity, may include the following:</p>	
<p>DEV1-MC1</p>	<p>Development in the <b>Wallaceville Structure Plan Development Area</b></p> <ol style="list-style-type: none"> <li>Relevant matters GRZ-MC1 to GRZ-MC10</li> <li>The extent to which the development is consistent with the Wallaceville Structure Plan</li> <li>The extent to which any development that is not consistent with the Wallaceville Structure Plan will avoid, remedy or mitigate adverse <b>effects</b> on other areas of Upper Hutt City, does not detract from the vitality and vibrancy of the Upper Hutt CBD, will adequately provide for <b>stormwater</b> management, will contribute to the safe functioning of the <b>road</b> network and will integrate with adjoining development anticipated through the Structure Plan</li> </ol>

## Gateway Precinct

The following provisions apply to the Gateway Precinct of the **Wallaceville Structure Plan Development Area**. They apply in addition to the provisions of the underlying Local Centre Zone. Where there is any conflict between the provisions the **Wallaceville Structure Plan Development Area** provisions shall prevail.

Permitted Activities		
DEV1-R2	Retail activity, <b>restaurants</b> , offices, early childhood centres, and residential accommodation above ground level on <b>land</b> identified in the Gateway Precinct of Wallaceville Structure Plan	PER
DEV1-R3	In the <b>Wallaceville Structure Plan Development Area</b> demolition of <b>buildings</b> not listed as a significant heritage feature in the Historic Heritage (HH) Chapter.	PER

Standards for Permitted and Controlled Activities	
DEV1-S11	<p><b>Ventilation</b></p> <p>1. Within the <b>Wallaceville Structure Plan Development Area</b>, <b>habitable rooms</b> must have a positive supplementary source of fresh air ducted from outside is required at the time of fit-out. The supplementary source of air is to achieve a minimum of 7.5 litres per second per person.</p> <p>For the purposes of this standard a <b>habitable room</b> means a space used for activities normally associated with domestic living, but excludes any bathroom, laundry, watercloset, pantry, walk-in wardrobe, corridor, hallway, lobby, clothes-drying room, or other space of a specialised nature occupied neither frequently nor for extended periods.</p>
DEV1-S14	<p><b>Fencing</b></p> <p>1. Within the Wallaceville Structure Plan Development Area a 2m high close boarded fence shall be erected along the <b>boundaries</b> of a site where it adjoins a site designated as MPI1. The fence shall be constructed of materials having superficial mass of not less than 10kg per square metre and shall be constructed prior to occupation of <b>residential units</b> on the site.</p>

Restricted Discretionary Activities		
DEV1-R4	<p><b>Signs</b> in the heritage covenant in the Gateway Precinct of the <b>Wallaceville Structure Plan Development Area</b></p> <p>Council will restrict its discretion to, and many impose conditions on:</p> <ol style="list-style-type: none"> <li><b>Sign</b> design, location and placement</li> <li>Area, <b>height</b> and number of <b>signs</b> proposed and already located in the covenant area</li> <li>Illumination</li> <li>Fixing and methods of fixing</li> <li>The extent to which any <b>sign</b> including supporting <b>structure</b> detracts from any significant heritage feature in Schedule HH-SCHED1</li> </ol> <p><b>Exemptions:</b></p> <ol style="list-style-type: none"> <li><b>Temporary signs</b> are subject to compliance with the rules for <b>temporary signs</b> in the Signs (SIGNS) Chapter.</li> </ol> <p><b>Restriction on notification</b></p> <p>In respect of this rule, and subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of the Act, an application which meets the relevant standards and terms will be decided without the need for public notification under section 95A and any application that is consistent with the Wallaceville Structure Plan without the need for limited notification under Section 95B and for new <b>buildings</b> within the heritage covenant area limited notification will only be served on Heritage New Zealand (unless affected party approval is provided) under section 95B of the Act.</p>	RDIS
DEV1-R5	<p>In the Gateway Precinct of the Wallaceville Structure Plan Development Area all new <b>buildings</b> or <b>significant exterior alterations</b> to existing <b>buildings</b> not listed as significant heritage feature in the Historic Heritage (HH) Chapter, that comply with the standards for permitted activities.</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>The extent to which the development is consistent with the Wallaceville Structure Plan (DEV1 — <b>Wallaceville Structure Plan Development Area</b>)</li> <li><b>Height</b>, proportion, materials, <b>boundary setbacks</b> and sunlight access</li> <li>Effects on significant heritage features included in Schedule HH-SCHED-1</li> <li>Provision of and <b>effects</b> on utilities and/or services.</li> <li><b>Landscaping</b> and screening.</li> <li>Standard, construction and layout of <b>roads</b> (including intersections) and vehicular access.</li> <li>Car parking.</li> <li><b>Effects</b> on adjoining <b>properties</b>.</li> <li>Provision for <b>retail buildings</b> to have an active street frontage</li> <li>Financial contributions.</li> </ol> <p><b>Restriction on notification</b></p> <p>In respect of this rule, and subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of the Act, an application which meets the relevant standards and terms will be decided without the need for public notification under section 95A and without the need for limited notification under Section 95B and for new buildings within the heritage covenant area limited notification will only be served on Heritage New Zealand (unless affected party approval is provided) under section 95B of the Act.</p> <p><b>Note</b></p> <ul style="list-style-type: none"> <li>Failure to comply with this rule will require resource consent as a Discretionary Activity.</li> </ul>	RDIS

Discretionary Activities		
DEV1-R6	Garden centres and all <b>activities</b> other than <b>retail activity</b> , <b>restaurants</b> , offices, <b>early childhood centres</b> , and residential accommodation above ground level and not otherwise provided for as non-complying in Table 20.2 in the Gateway Precinct of the <b>Wallaceville Structure Plan Development Area</b>	DIS

Matters for Consideration
Matters that may be relevant in the consideration of any Discretionary or Non-Complying Activity resource consent may include the following:

<b>DEV1-MC2</b>	<p>Development in the Gateway Precinct of the Wallaceville Structure Plan Development Area</p> <ol style="list-style-type: none"> <li>1. The extent to which the development is consistent with the Wallaceville Structure Plan</li> <li>2. The nature of the <b>activity</b> to be carried out within the <b>building</b> and its likely generated <b>effects</b>.</li> <li>3. The extent to which the area of the site and the proposed <b>activities</b> thereon are in keeping with the scale and form of the existing built <b>environment</b> and <b>activities</b> in the surrounding area</li> <li>4. The extent to which the protection and/or sustainable use of existing listed heritage buildings will be achieved</li> <li>5. The extent to which adjacent <b>properties</b> will be adversely affected in terms of visual obtrusiveness, overshadowing, and loss of access to sunlight and daylight.</li> <li>6. The extent of the building area and the scale of the <b>building</b> and the extent to which they are compatible with both the built and natural <b>environments</b> in the vicinity.</li> </ol>
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## Methods

**DEV1-M1** District Plan provisions consisting of a **General Residential Zone** and **High Density Residential Zone** identifying the residential **environments** within the City, including the Conservation and Hill Areas Precincts, and the **Wallaceville Structure Plan Development Area**. Rules and standards apply to **activities** so that adverse **effects** are avoided, remedied or mitigated. Consent application procedures provide for the consideration of **effects** on a case-by-case basis and the imposition of appropriate conditions when necessary.

## Wallaceville Structure Plan

### 1 PRECINCT DESCRIPTIONS, INTENTIONS AND OUTCOMES

#### 1.1 Wallaceville Living Precinct Area A

At approximately 13.4ha, this precinct is the largest precinct and the precinct provides a transition to the adjacent Summerset Retirement Village and Trentham Racecourse. It has interfaces with the rail corridor and the race course and access to Alexander Road.

##### 1.1.1 Intentions

1. Traditional residential density, compatible with adjacent existing residential areas with areas of variable housing density, particularly around amenity or open spaces
2. Development to respect historical street pattern and the ecological values of Grants Bush

##### 1.1.2 Outcomes

1. Variation on house styles, form and materiality to allow for variety
2. Some pockets of variable housing density located at nodes in the movement network and adjoining public open space
3. Visual links to racecourse provided through road alignment
4. Interfaces treatment to railway
5. Low level front fencing and generous front yard **setbacks** to allow for front yard activity
6. Front **boundaries** along boulevard roads defined by hedging to reflect historic landscape
7. Good pedestrian and cycling connections to wider network and Alexander Road
8. Provides roading, pedestrian and cycling connections to Area B
9. Active frontage and direct access from **sites** to Alexander Road
10. Development to respect ecological values of Grants Bush in accordance with the Grants Bush Precinct outcomes

#### 1.2 Wallaceville Living Precinct Area B

As the **boundaries** of the Flood Plain Remnant covenant were not finalised at the time when the Wallaceville Structure Plan was adopted, Area B is subject to an additional information requirement for resource consent applications to provide a spatial layout plan. The spatial layout plan must show **roads**, pedestrian and cycleway connections, open space areas and utilities and services.

##### 1.2.1 Intentions

1. Traditional residential density with pockets of variable housing density located at nodes in the movement network and adjoining public open space to provide housing variety and visual interest
2. **Subdivision** and Development to respect historical street pattern
3. Sites with no direct vehicle access to Alexander Road
4. Significant trees are protected and **conservation** covenant providing significant private or public green space
5. Development to respect the ecological values of the area that is defined by the continual existing canopy of **indigenous vegetation** within the floodplain remnant

##### 1.2.2 Outcomes

1. Wallaceville Living precinct applies
2. Promotes a design theme that is consistent with Area A in terms of road reserve and reserve corridors, road typologies, stormwater management, bulk and location requirements, **boundary** treatments, and **landscaping** measures
3. Provides for urban development that allows for a range of different housing typologies including clusters of high density housing which are appropriate to their locations, maintains amenity, and supports pedestrian, cycle and public transport
4. Provides roading, pedestrian and cycling connections to Area A
5. No direct access from **sites** to Alexander Road
6. Protection of the **indigenous vegetation** in the area defined by the continual canopy within the floodplain remnant

#### 1.3 Gateway Precinct

This Precinct is the smallest precinct, is located adjacent to Ward Street and incorporates significant heritage **buildings**. The historic **buildings**, together with the many significant mature trees create a campus and park-like setting. Its approximate size is 2.5ha and it also interfaces with the National Centre for Biosecurity and Infectious Disease (designation MP11). It is in very close proximity to the Wallaceville train station, making the whole precinct within easy walking distance to the station.

With its frontage and access to Ward Street, this precinct will determine the first impression of much of the new development and has the potential to contribute to the

character of new development of the new neighbourhood.

### 1.3.1 Intentions

Development in this precinct:

1. Signals a new and different character as a gateway to the larger Wallaceville development
2. Respects the heritage character and values of protected **buildings** and their settings
3. Includes a mix of **activities**, including **retail**, commercial, community services and high density residential
4. Establishes a heart or 'centre' to the wider Wallaceville Structure Plan Development Area
5. Allows movement of vehicles, cycles and pedestrians from Ward Street through to the wider Wallaceville Structure Plan Development Area
6. Includes provision for a range of residential housing types at a relatively high density, including duplexes, terraces and low rise apartments.

### 1.3.2 Outcomes

1. Re-use of existing **buildings** and materials where practicable, including possible multi-storey residential units or residential care in the existing multi-storey Buddle building
2. Retention of healthy high value trees
3. New tree planting to reinforce existing species
4. Fencing along Ward Street retained as much as practicable
5. Provision of a neighbourhood park, incorporating the Incinerator and interpretation as to the former use of the site through **signs** and **landscaping**
6. Main public **road** to recognise sensitivity of protected **buildings**, prioritise pedestrians and consider alternative surface treatments to reinforce this
7. A simple, grid structure, with blocks adopting a north south orientation, retaining long distance views of hills and maximising solar gain
8. Small scale business and **retail** uses, actively fronting streets with little or no **setback** from the front/**road boundary**, including café and/or **restaurant type activities**
9. **signs** and advertising to respect heritage values with regard to size and position and have a consistent theme/style
10. Materials and colours of new **buildings** to reflect historic character and favour brick and weatherboard
11. Retention of existing building names
12. Naming of streets to consider referencing historic uses
13. Height of new **buildings** to respect/consider scale and form of heritage/protected **buildings**

## 1.4 Urban Precinct

This area measures approximately 6.6ha and is located adjacent to the compact heart of the **Wallaceville Structure Plan Development Area** and in close proximity and easy walking distance of the Wallaceville train station. It has access points to Alexander Road, direct pedestrian access to the southern portion of Ward Street and an interface with the National Centre for Biosecurity and Infectious Disease (MPI1) and Grants Bush. It also has an interface with the bush clad slopes of the Southern Hills area.

### 1.4.1 Intentions

1. A compact and attractive high density residential precinct, making efficient use of the **land** resource in this location and providing a transition from the Local Centre Zone to other residential areas.

### 1.4.2 Outcomes

1. A **height** limit to allow for three storey attached terraces and low rise apartments
2. A simple, grid structure, with blocks adopting a north south orientation, retaining long distance views of hills and maximising solar gain
3. A range of housing types, predominantly attached types, including terraces, duplexes, and allowing for **residential units** entirely above ground floor
4. Some business/commercial uses
5. Retention of healthy high value trees where practical
6. **Subdivision** and development to respect historical street pattern
7. New tree planting to reinforce existing species
8. Utilisation of a range of street typologies
9. Provides active street frontage to Grants Bush
10. Active frontage and direct access from **sites** adjoining Alexander Road
11. Development that incorporates on-site measures to minimise the potential for reverse sensitivity **effects** arising from adjacent sites designated MPI1 and TZR1

## 1.5 Grants Bush Precinct

This precinct (8.5ha) will take much its identity from Grants Bush which provides a significant open space amenity in its midst. It also functions as the transition between the more urban and mixed use precincts and the conventional living areas of the **Wallaceville Structure Plan Development Area**. It has interfaces with the rail corridor and access to Alexander Road. The area to the south of Alexander Road is also included in this precinct as it is also within 10min walking distance of the train station. This also means that both sides of Alexander Road can develop consistently and contribute to the change of character along Alexander Road as it moves through the **Wallaceville Structure Plan Development Area**. The **land** to the south of Alexander Road is generally flat, outside of the Southern Hills area and its development does not restrict long distance views of the valley sides.

### 1.5.1 Intentions

1. A residential precinct with identity and variety and which makes good use of **land** resource and respects the ecological and **amenity values** of Grants Bush

### 1.5.2 Outcomes

1. A range of housing types to encourage diversity and a mix of residents while promoting smaller **residential units** and **sites**
2. A simple, grid structure, with blocks adopting a north south orientation, retaining long distance views of hills and maximising solar gain
3. **Road** frontage to Grants Bush to the north, east and south of the covenant area
4. Active edges to Grants Bush, with **habitable room** windows facing streets and open spaces
5. A main public park located in the north-west corner of Grants Bush and incorporating interpretation as to the former use of the site through **signs** and **landscaping**, combined with the Grants Bush covenant to create a large central green space for the development
6. Grants Bush covenant extent to be fenced with permeable fencing
7. **Landscaping** character to reflect native bush species
8. Variation in **building** style, form and materiality to allow for individuality

9. Low level front fencing and generous front yard **setbacks** to allow for front yard **activity**
10. Front **boundaries** along boulevard streets defined by hedging which reflects historical planting
11. **D**evelopment to respect historical street pattern
12. Pedestrian/cycle connection to the rail corridor walking/cycling path within **road** corridors, and between land to the north and south of Alexander Road
13. Pedestrian connection through Grants Bush limited to the Grants Bush Walkway typology contained in the Wallaceville Road Typologies
14. Protection of the ecological values of, and the **indigenous vegetation** canopy within Grants Bush
15. Active frontage and direct access from **sites** to Alexander Road
16. Development that incorporates on-site measures to minimise the potential for reverse sensitivity **effects** arising from adjacent **sites** designated MPI1 and TZR1

## **2 WALLACEVILLE ROAD TYPOLOGIES**

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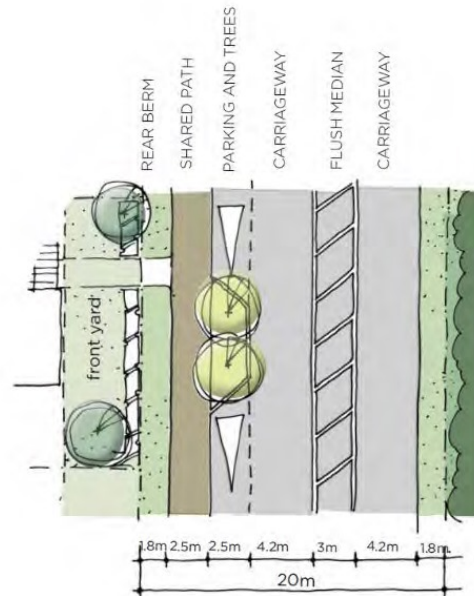
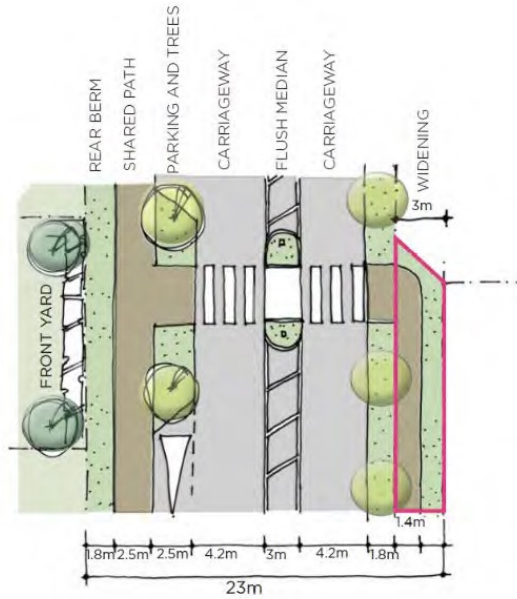
**2.1 Alexander Road**

Alexander Road is an arterial road which carries significant traffic volumes to and from the Upper Hutt central city. This function needs to be accommodated in the future and balanced with future development of the **Wallaceville Structure Plan Development Area**. Residential amenity, pedestrian and cycle provision and visual appeal are also important outcomes that need to be balanced with traffic speed, flow and volume.

Future residential units adjoining Alexander Road, between the Gateway feature and Ward Street intersection should front the street, with front doors and post boxes in order to ensure an attractive and safe street environment. Vehicle access can be controlled to reduce potential conflict along the route by ensuring vehicle turning on site. The formation of Alexander Road in accordance with the road typologies and Wallaceville Structure Plan map, including the installation of two roundabouts as indicated on the map will assist in the reduction of the posted speed limit to a minimum of 60km/h. The reduction in the speed limit of Alexander Road to 60km/h will enable a higher amenity and comfort level for adjacent residential properties. Accordingly, the construction of appropriate traffic calming measures will be required prior to private vehicle access being provided from Alexander Road.

The road is proposed to accommodate two vehicle lanes of 4.2m which allow for heavy vehicles and buses as well as on-road cycling at the edge of the traffic lane. These lanes are divided by a central flush median which provides for turning lanes to assist traffic movements and intersections and prevent delays to through traffic. A parking lane and tree build outs are proposed on the north side of the road. This provides for visitor parking, street trees and also improves comfort of pedestrians and cyclists as they are separated from the moving traffic lane. A 2.5m wide shared path for pedestrians and cyclists is provided on the north side.

The number, form and location of crossing points and bus stops (if required) can be determined during detailed design. In order to signal the change in land use and a lower speed limit as well as help calm traffic, a gateway feature is proposed along Alexander Road at the intersection of the western boulevard road. Signs, planting and road surface changes can help to signal this change.



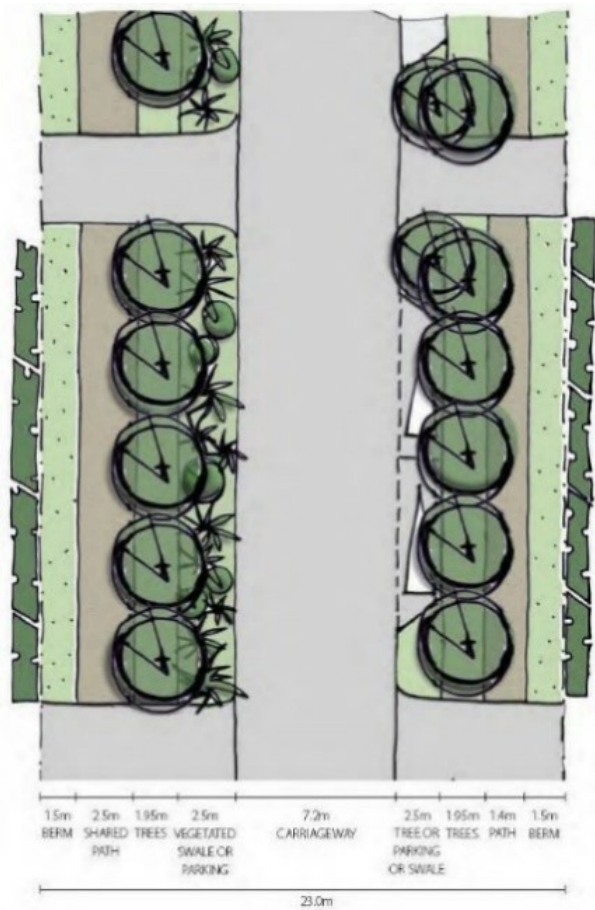


**2.2 Boulevard Roads**

These streets are envisaged as heavily planted streets, providing green corridors which visually connect with the bush clad valley walls to the north and south. They function also as main entry points from Alexander Road and help to establish a high level of amenity upon entry.

The generous 23m reserve width enables dedicated tree berms on both sides of the road. Additional tree planting and swale planting further contributes to the green image of these streets. Swales can contribute to low impact design by treating the road runoff and attenuating stormwater. The carriageway allows for two way traffic and parking on both sides of the road, in between parking bays or street trees/swales, driveways permitting. A shared path on one side of the road provides for cycling.

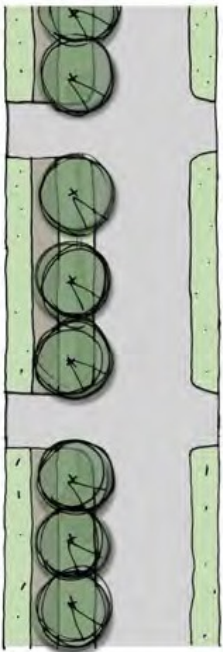
Tree species can echo historic planting themes, for example totara and oaks reflect the native bush species of Grants Bush.



**2.3 Local Roads**

Key local road connections are illustrated on the Structure Plan map. These echo historic movement patterns and intended for the distribution of local traffic only. At 5.7m, the carriageway allows for informal on street parking on both sides. Street trees, swales and car parking is accommodated on both sides of the road, in between driveway crossings.

Footpaths are provided on both sides of the road and together with the rear berms, make up the 16.5m reserve width.



1.5m 1.4m 2.0m 5.7m 1.4m  
BERM PATH TREE CARRIAGEWAY BERM  
120m

### 2.4 Residential Lanes

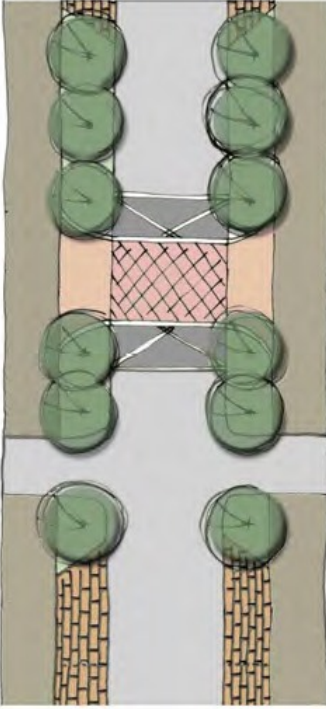
This public **road** has a narrow reserve width (12m) although a standard 5.7m carriageway is still provided. A tree berm is also accommodated, adjacent to a footpath on one side only. Rear berms are also provided for services.

This **road** typology is intended for very local use only. It is intended to be straight, short (less than 100m) and serve 20 or less **residential units**. It extends the range of **road** typologies, is more intimate and community focussed and helps increase residential yield.

### 2.5 Heritage Street

The street which functions as the "front door" to the **Wallaceville Structure Plan Development Area**, passes through the Gateway Precinct and in close proximity to protected historic **buildings** and trees. The carriageway allows for easy movement of traffic through the precinct. Slow speeds are intended along this route, encouraged by alternative surface treatments which reference the materials of the historic **buildings**. It is intended that this street have high pedestrian priority, with generous crossing points and wide footpaths on both sides. Street trees and short term parking are provided on both sides of the **road**.

Due to the location of the historic **buildings**, the carriageway is likely to have a horizontal deflection which will help reduce traffic speeds and provide identity and visual interest. The street needs to be designed with a high value on "place" as well as accommodate the movement function.



3.0m 2.5m 6.0m 2.5m 3.0m  
PATH PARKING CARRIAGEWAY PARKING PATH  
OR TREE OR TREE  
17.0m



**2.6 Pedestrian And Cycling Routes**

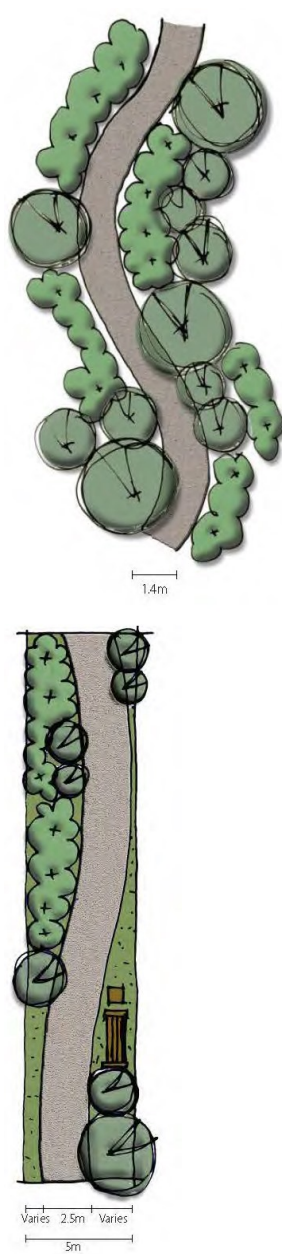
**2.6.1 Grants Bush Walkway**

Grants Bush is located in the centre of the **Wallaceville Structure Plan Development Area** and will be surrounded by residential development. In order to ensure pedestrian connection in this area, a walkway is proposed through this native stand of bush, which connects directly to key **roads** and onward to the Gateway Precinct.

To protect the health and ongoing sustainability of the bush, it important to provide for this demand and prevent informal and unmaintained tracks through it. It is also necessary to balance the movement need and the necessary removal of bush to accommodate it. The alignment of the path will be dictated to target the removal of exotic species where required over native species and will be aligned so as to avoid opening the **indigenous vegetation** canopy. The path needs to provide for pedestrians and prams. For two people to pass, a recommended path width of 1.4m is proposed.

A width narrower than this will likely mean people stepping off the path to pass each other, causing damage to the bush. It is also likely that the bush may overhang the path and so this width is necessary to ensure ease of movement.

The path is proposed to have a metallised surface with timber edging and raised boardwalks where required to minimise the impact on the existing **indigenous vegetation**. No lighting is recommended as its use at night should not be encouraged. It may meander in order to avoid removal of specimen trees. It should not be fenced.



**2.6.2 Pedestrian and Cycle Links**

A number of pedestrian and cycle links are included on the Structure Plan map to promote pedestrian and cycle use and connections with the wider pedestrian and cycle network. These may or may not be provided on public **roads**. If they are not provided on public **roads**, these links should follow principles of Crime Prevention Through Environmental Design (CPTED). As such, they must be of sufficient width to include **landscaping** and lighting. They should also be straight and short and overlooked by adjacent **properties**. Adjacent fencing should be limited in **height** to ensure surveillance.

**3 WALLACEVILLE STORMWATER MANAGEMENT PRINCIPLES**

These provisions apply to Area A and Area B of the **Wallaceville Structure Plan Development Area**.

**3.1 General Site Drainage**

The general **site** drainage solutions include:

1. Collecting and diverting existing upstream flows across the site and into existing and proposed soakage basins/ wetlands/ ponds; installation of roadside swale drains, infiltration trenches and soakage pits;
2. Installation of on-site soakage pits and associated private drainage;
3. Protection and enhancement of existing soakage area in Grants Bush; and
4. Construction of new flood attenuation basins (which, at resource consent and engineering design phase, may be designed as either a dry pond/ soakage area or an engineered wetland, or a combination of the two)
5. The preferred location for the new flood attenuation basins is in the Grant’s Bush and the Floodplain Forest Remnant Covenant Area, subject to agreement under the conditions of these covenants.

All primary drainage conveyance systems and individual **site** disposal areas will be sized for the 4% AEP storm event. All secondary overland flow paths and flood flow storage areas will be sized for the 1% AEP storm event, including an allowance for climate change **effects**.

**3.2 Stormwater Disposal**

**3.2.1 Overall site stormwater disposal intentions**

For the treatment of overall **site** runoff the use of a series of treatment systems is proposed, including onsite low impact devices and larger devices in order to form a treatment train, which will improve the treatment efficiency for the **site** as a whole. Design of **stormwater** treatment devices will be in accordance with Greater Wellington Regional Council requirements and will take consideration of ARC TP:10.

At source devices will include swales, rain-gardens and rain tanks, which will also incorporate a soakage component in order to improve treatment efficiency and mitigate increased **stormwater** volumes, while at the same time, serving to recharge the **groundwater** network. Grassed/ planted swale **drains** and infiltration trenches will generally be installed along all roadways to cater for **road** runoff.

### 3.2.2 Individual house site stormwater disposal intentions (Wallaceville Living Precinct only)

**Stormwater** disposal via ground soakage but with the incorporation of a number of options for pre-treatment to safeguard against clogging and silting-up of the soakage pits being:

1. Settling Chambers;
2. Filter Trenches; and
3. Raingardens.

Each householder will be made fully aware of the existence and type of **stormwater** management and disposal system installed on their house **site** through a consent notice registered on their title. A simple Operation and Maintenance Plan will be attached with the consent notice and will inform the householder of their ongoing requirements to inspect, maintain and ensure the ongoing operation of their privately owned **stormwater** management system.

### 3.2.3 High-density or multi-unit development stormwater disposal intentions:

**Stormwater** disposal via larger shared treatment devices (subject to specific engineering design) including larger Raingardens or proprietary "off the shelf treatment devices".

Where the multi-unit development entails individual fee simple titles on smaller parcels of **land**, then shared treatment and soakage disposal areas may be incorporated on public **land**, owned and operated by **Council** (this would be subject to further detailed design and negotiation with **Council**).

Where the development involves a unit-title development structure, the treatment devices will be on private **land** / common **property** and be maintained by a Body Corporate or similar management entity.

## 3.3 Flood Attenuation

Flood attenuation for the overall **site** will be achieved through the use of **wetlands**/ ponds, underground storage devices and increased onsite ponding/flooding. The proposed storage must cater for the storage required for flow attenuation for the increased runoff resulting from development of the **site** for all storms up to the 1% AEP event including allowance for climate change **effects**.

### 3.3.1 Stormwater Specific Information to be Provided with Applications for Subdivision and Development

1. All secondary overland flow paths and flood storage areas shall be designed to accommodate the 1% AEP storm event and the design shall show how overland flowpaths will dissipate flow downstream.
2. The design of the system shall demonstrate that the proposed soakage disposal is suitable through permeability tests, that it is a viable long term solution, that silt entry will be minimised.
3. The design of the system shall identify any assumptions regarding the maximum area of impermeable surfaces, and whether it is appropriate to restrict the maximum percentage of such impermeable areas in future **land** use.
4. The design shall ensure that the proposed **stormwater** system shall not result in ponding of **stormwater** on the ground for more than 48 hours following a 1% AEP storm event, unless the ponding is part of the stormwater treatment systems,
5. The design shall identify whether the adoption of a minimum freeboard for **habitable buildings** is necessary, and if so, the amount of such freeboard.
6. The design shall ensure that secondary **overflow paths** are identified and protected
7. Any primary drainage conveyance systems which do not have secondary overland flowpaths shall be designed to accommodate the 1% AEP event
8. All primary and secondary drainage conveyance systems shall be designed and constructed to ensure ease of maintenance.
9. The design and construction of soakage systems shall give due allowance to long-term pore clogging of the receiving **environment**, including the adoption of mechanisms to require owners to maintain soakpits if they do become blocked.

In addition, the following further information/ testing/ analysis and calculations must be provided to **council** for their approval:

10. Detailed soakage/ percolation testing across the specific area of the site, being developed, using the **council** approved testing methodology (to be agreed with **council** prior to testing occurring).
11. Assessments of the effects from **stormwater** disposal on-site to ground soakage, on **groundwater** mounding (this may include 'slug' testing).
12. Assessment of long-term **effects** on soakage capability for the **site**, as it may be affected by seasonal **groundwater** level changes.
13. Assessment of the potential for transport of **contaminants** within the **stormwater discharges** from the **site**, into the **groundwater** system below and downstream of the **site**.



## DEV2 — Development Area 2 - Mount Marua Structure Plan Development Area

This chapter contains provisions which relate to the Mount Marua Structure Plan Development Area. These provisions apply in addition to the underlying zone provisions of the Rural Lifestyle Zone and relevant District-wide Matters. Where there is any conflict between the provisions, the Mount Marua Structure Plan Development Area provisions shall prevail. Subdivision provisions for the Mount Marua Structure Plan Development Area are located in the Subdivision Chapter (SUB).

### Objective

The following objective applies in addition to the objectives of the underlying Rural Lifestyle Zone and provides additional guidance specific to the identified area of the Structure Plan.

**DEV2-O1** *The maintenance and enhancement of the open spaces, natural features and ecological systems which comprise the rural character and amenity*

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

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

### Policy

The following policy applies in addition to the policies of the underlying Rural Lifestyle Zone and provides additional guidance specific to the identified area of the Structure Plan.

**DEV2-P1** *To provide for limited development within the Mount Marua Structure Plan Development Area, which takes into account, the visual amenity and landscape character values of the **land** as well as the ecological values on the **site**, and avoids, remedies or mitigates the **effects** of uncontrolled **stormwater** run-off.*

### Rules

The following provisions apply in addition to the provisions of the underlying Rural Lifestyle Zone. Where there is any conflict between the provisions, the Mount Marua Structure Plan Development Area provisions shall prevail.

Standards for Permitted and Controlled Activities	
<b>DEV2-S1</b>  <i>Policies RLZ-P3 TP-P5</i>	<b>Access standards for land use activities</b>  The following standard applies in addition to the requirements of RLZ-S1  1. Access associated with <b>subdivision</b> and development within the Mount Marua Structure Plan Development Area shall comply with the Mount Marua Structure Plan.
<b>DEV2-S2</b>	<b>Building Height</b>  1. The maximum <b>height</b> of any <b>building</b> shall not exceed 6m. <b>Exemption</b>  2. Chimneys, flues and minor decorative features may exceed the maximum <b>height</b> by up to 1m.
<b>DEV2-S3</b>	<b>Location</b>  1. Any new <b>buildings</b> shall be located within the identified <b>building</b> platforms as defined by the Mount Marua Structure Plan.
<b>DEV2-S4</b>	<b>External Appearance</b>  1. All exterior <b>building</b> materials shall be finished in a recessive colour palette of greens, browns and greys with a reflective value of 40% or less.
<b>DEV2-S5</b>	<b>Firefighting Water Supply</b>  1. Prior to occupation, all new <b>buildings</b> shall be provided with firefighting water supply in accordance with the Fire and Emergency New Zealand Code of Practice SNZ PAS 4509:2008.
<b>DEV2-S5</b>  <i>Policies NATC-P1</i>	<b>Water supply, stormwater and wastewater</b>  The following standard applies in addition to the requirements of RLZ-S5  1. Within the Mount Marua Structure Plan Development Area, all activities shall comply with the Mount Marua Structure Plan.

Matters for Consideration	
Matters that may be relevant in the consideration of any Discretionary or Non-Complying Activity resource consent may include the following:	
<b>DEV2-MC1</b>	<b>Access</b>  1. The extent to which any development within the Mount Marua Structure Plan Development Area is consistent with the Mount Marua Structure Plan.
<b>DEV2-MC2</b>	<b>Scale, bulk, location and appearance of buildings</b>  1. The extent to which any development within the Mount Marua Structure Plan Development Area is consistent with the Mount Marua Structure Plan.

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## Mount Marua Structure Plan

### 1 INTENTIONS & ANTICIPATED OUTCOMES

The Mount Marua Structure Plan applies exclusively to the 22.31 ha site legally described as Lot 101 DP 523671, as indicated on the Structure Plan Map contained in Section 4 below.

#### 1.1 Intentions

1. Rural-lifestyle development density, which makes efficient use of the **land** resource in this location, is compatible with other existing lifestyle areas along Mount Marua Drive and Stroma Way and wider areas of the Southern Hills.
2. Development supports a built form which is respectful of the site's setting and character, the **site's** native vegetation and its naturally undulating landscape, and its contribution as a visual backdrop for the urban area.
3. Best-practise engineering methods are adopted to ensure **land** stability is not compromised by earthworks, construction of **buildings**, or uncontrolled **stormwater** run-off.

#### 1.2 Outcomes

1. **Earthworks** to form access and **building** platforms are undertaken in a manner that avoids any confirmed Significant Natural Areas on the site and is sympathetic to the natural landform and the ridgeline.
2. **Residential units** are located within identified **building** platform areas, as defined on the Mount Marua Structure Plan Map, which ensures the elevations of **buildings** are not visually prominent or dominating of the skyline.
3. **Height** controls and external colour schemes of **buildings** respect the high visual amenity value of the **site**.
4. Confirmed Significant Natural Areas on the **site** are protected and existing vegetation outside of the identified **building** platform and access areas, as defined on the Mount Marua Structure Plan Map, is retained in a natural state.
5. Native **landscaping** is undertaken, consistent with the Mount Marua Landscape Masterplan, following completion of building platform establishment and around constructed dwellings and earthworked areas.
6. Stormwater is appropriately dealt with on-site to manage the impact of the built **environment** on the physical characteristics of the natural landform and the receiving **environment**.
7. Appropriate access and servicing connections are made to Stroma Way.

### 2 PURPOSE AND PRINCIPLES

The following provisions apply to the Mount Marua Structure Plan Area.

Any resource consent application for **subdivision** or development within this area shall provide information to sufficiently give effect to these principles. Where one or more of these principles needs to be adhered to on an on-going basis, Council may elect to impose Consent Notice conditions on the titles of new **allotments** created, pursuant to Section 221 of the Resource Management Act.

#### 2.1 Earthworks and Sediment Control Principles

1. **Earthworks** within the Mount Marua Structure Plan Area will be undertaken over undulating topography and limited to those necessary to facilitate the access and **building** platforms defined on the Mount Marua Structure Plan Map.
2. The main access route will follow the existing access track.
3. **Earthworks** are designed and undertaken in accordance with best practice to maintain slope stability, avoid erosion, and control **stormwater** run-off.
4. **Earthworks** are undertaken in accordance with New Zealand Standard 4431:1989.
5. Subgrade preparation shall comprise the removal of all vegetation and unsuitable soils including topsoil and any weak compressible soils.
6. All subgrade soil is approved by a suitably qualified engineer. The subgrade footprint shall be benched so that the fill can be keyed into natural ground for the purpose of enhancing stability of any filling.
7. Subsoil drainage comprises the construction of a subsoil drain and drainage blanket as appropriate to tap into any areas of seepage. Subsoil drains should discharge all collected water into an approved source.
8. Fill soils are brought to the best practical water content and compacted in thin layers not exceeding 300 mm loose thickness using specific compaction machinery.
9. During construction, all **stormwater** from any earthworked surface to be channelled and not allowed to discharge onto the **site** or any sloping ground below in an uncontrolled manner.
10. Diversion of **stormwater** away from any earthworks and control of discharge over the sloping ground below the site to mitigate erosion and control silt runoff to be undertaken in accordance with Wellington Regional Council's "Erosion and Sediment Control Guidelines" (2006). This may comprise the construction of perimeter bunds, silt fences, and cut-off drains.
11. After construction, all **stormwater** from any roof, paved area or impermeable surface is collected, and not allowed to discharge down over sloping ground in an uncontrolled manner.

#### 2.2 Ecology, Landscape and Visual Impact Principles

1. Existing vegetation providing ecological, landscape or visual benefit is retained. A revised landscape management plan will be provided at the time of **subdivision** and is subject to approval by **Council**. The revised landscape management plan will:
  - a. Identify the confirmed extent of Significant Natural Areas on the **site** and introduce measures for the ongoing protection of these identified Significant Natural Areas, and
  - b. If required, demonstrate suitable alternatives to the current Landscape Masterplan, which achieve an equivalent long-term green backdrop.
2. Native planting shall be undertaken to provide visual backdrop to dwellings, rehabilitate cut or fill batters, and to filter views of accesses, consistent with the Landscape Masterplan.
3. Additional 'backdrop' planting areas shall be implemented if and where required to ensure the development remains unobtrusive and any potential **effects** of development on the identified ridgeline are avoided.
4. Existing stands of pine and kanuka and other regenerating native vegetation as indicated on the Landscape Masterplan and located outside of **building** platforms and accessways, are managed to retain visual screening and a green backdrop to the valley floor.
5. Prior to construction of access routes and **building** platforms identified within the Mount Marua Structure Plan Map, the limits of vegetation clearance are clearly identified 'on the ground' in order to be consistent with the Structure Plan Map and Landscape Masterplan, and to prevent vehicle access and unintended vegetation clearance or damage.
6. **Earthworks** shall be undertaken as indicated on the Structure Plan Map.
7. **Building** platforms are sited as indicated on the Structure Plan Map, with sufficient separation between them and surrounding **properties** to ensure built forms are not visually obtrusive.
8. **Buildings** shall be single-storey and have a maximum **height** of 6m above finished **building** platform levels.

9. Exterior cladding shall have a recessive colour palette of greens, browns and greys with a reflectivity value of 40% or less so that the built **environment** maintains a low profile and is well integrated into the surrounding landform and vegetation.
10. All cut and fill batters associated with the creation of access and **building** platforms as indicated on the Structure Plan Map shall be formed at a gradient no steeper than 1:2 to enable remediation with planting once completed.
11. Any retaining associated with **building** platforms and access routes shall be minimised, and otherwise located below the **height**, and to the rear, of future **residential units** to minimise the visual presence of these.

## 2.3 Stormwater and Natural Hazards Principles

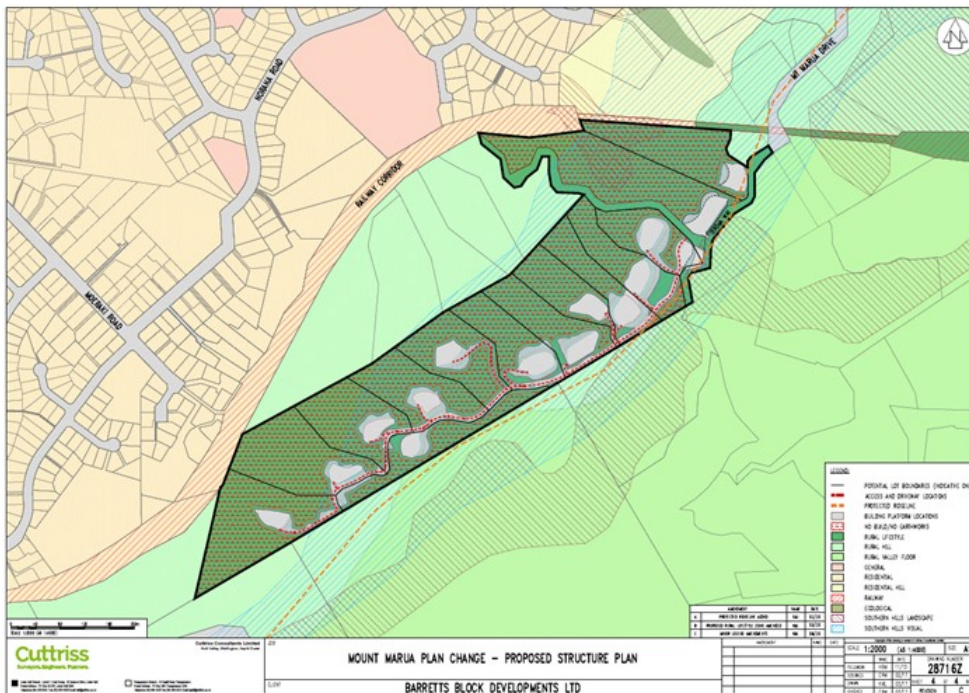
### 2.3.1 Access routes

1. The main access route is graded and constructed with kerb and channel to collect and direct **stormwater** runoff away from sloping ground, to avoid erosion.
2. **Stormwater** runoff once collected, is controlled, piped and discharged to the **beds** of established natural watercourses within the gullies on-site with suitable retentions, energy dissipation and anti-scouring measures implemented to ensure that the rate of discharge is controlled to pre-development levels, preventing erosion at the discharge points, in accordance with best practise, **Council's Code of Practice for Civil Engineering Works**, and through Greater Wellington Regional Council requirements. Retention devices may include rainwater tanks, swales, retention ponds and any other appropriate detention devices approved by Council.

### 2.3.2 Individual allotments

1. **Stormwater** neutrality is achieved through on-site attenuation prior to discharge. Any application for **subdivision** or development shall demonstrate that post-development stormwater discharge flow rates do not exceed pre-development flow rates.
2. Attenuation measures to control discharge rates could include:
  - a. Laying over-sized **stormwater** pipes with smaller diameter outlets.
  - b. Installing additional **stormwater** storage tanks with suitably sized outlet pipes.
3. Excess **stormwater** runoff from individual house roofs or from private driveways is collected, controlled and piped to discharge to natural gullies on-site, with suitable energy dissipation and anti-scouring measures to ensure that the volume and rate of discharge is controlled to pre-development levels to prevent erosion at the discharge points, in accordance with best practise, **Council's Code of Practice for Civil Engineering Works**, and through Greater Wellington Regional Council requirements. Retention devices may include rainwater tanks, swales, retention ponds and any other appropriate detention devices approved by Council.

## 3. MOUNT MARUA STRUCTURE PLAN MAP



## 4. MOUNT MARUA STRUCTURE PLAN — LANDSCAPE MASTERPLAN





## DEV3 — Development Area 3 - Gabites Block Development Area

This chapter contains provisions which relate to the Gabites Block Development Area. The provisions apply in addition to the underlying zone rules of the Settlement Zone (SETZ) chapter and relevant District-wide Matters. Where there is any conflict between the provisions, the Gabites Block Development Area provisions prevail.

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

### Objective

#### DEV3-O1 Character and amenity values of the North-West Area

*A cluster of residential development that is compatible with the built development of adjoining residential areas to the north and industrial areas to the west.*

#### DEV3-O2 Character and amenity values of the Valley Flats Area

*Rural residential development on flat **land** along Maymorn Road.*

#### DEV3-O3 Character and amenity values of the Station Flats Area

*A cluster of low density residential development on flat **land** framed by the Maymorn Station and railway line and the western hillside.*

#### DEV3-O4 Character and amenity values of the Hilltops Area

*An open, green landscape including most of the main ridgeline interspersed with sensitively located rural residential development and supporting network utilities.*

#### DEV3-O5 Character and amenity values of the Hilltop Basin Area

*An enclave of low density residential development secluded in a natural hilltop basin framed by hillslopes and ridges.*

#### DEV3-O6 Character and amenity values of the Hillside Area

*An open, vegetation-dominated, west-facing hillside crowned by the main ridgeline with sparse and sensitively located rural residential development and supporting network utilities.*

#### DEV3-SW-O1 Water sensitive design

***Subdivision**, use and development minimise changes to the hydrological regime and contribute to maintaining and improving where practicable the water quality of receiving waters.*

#### DEV3-SW-O2 Hydraulic neutrality

***Subdivision**, use and development achieve hydraulic neutrality.*

#### DEV3-NH-O1 Risk from flood hazards

***Land** use and development reduce or do not increase the risk from flood hazards to people and **property**.*

#### DEV3-ECO-O1 Gabites Block Natural Areas

*The ecological values of **Gabites Block Natural Areas** are protected from inappropriate **subdivision**, use and development.*

#### DEV3-NOISE-O1 Network utilities in the Gabites Block Development Area

***Residential units** are designed to minimise reverse sensitivity **effects**.*

### Policies

The following policies apply in addition to the policies of the underlying Rural Lifestyle Zone and provides additional guidance specific to the identified area of the Structure Plan.

#### DEV3-P1 Network utilities in the Gabites Block Development Area

*Provide for built development where appropriate **network utilities** are available, including on-site servicing where reticulated services are not available.*

#### DEV3-P2 Low density residential and rural residential use and development

*Provide for low density residential and rural residential use and development that achieves the following:*

1. **site** design, layout and scale of the **activity** that are compatible with the character and **amenity values** anticipated in the applicable Area;
2. **site** design and implementation that:
  - a. avoid built development that has unacceptable adverse visual effects on the skyline of the main north-south ridge shown on the Gabites Block Development Area Structure Plan in DEV3-APPENDIX1, when viewed from Maymorn Road or Parkes Line Road.
3. **building** design and implementation that achieves:
  - a. recessive built forms and finishes;

- b. *attenuation of external noise* for sleeping rooms locating in the **Gabites Block Rail Corridor Buffer Area** of the Gabites Block Development Area Structure Plan in DEV3-APPENDIX1.
- 4. *landscape design and implementation* that:
  - a. *maintain and enhance the vegetated hillside backdrop* to Maymorn;
  - b. *avoids visually-impermeable boundary fencing*, including close-boarded and solid Panel fencing, and front **boundary** fences of higher than 1.2m;
  - c. *ensure outdoor living spaces* are well located, accessible and have access to sunlight;
  - d. *use planting to achieve visual amenity, safety and functionality*;
  - e. *ensure driveways, manoeuvring and parking areas* are visually unobtrusive;
  - f. *screen water tanks* from views from public places with timber lattice or planting;
  - g. *provide a visually-permeable, planted buffer* along the Valley Flats Area frontage of Maymorn Road;
  - h. *provide a planted buffer* along the North-West Area frontage of Maymorn Road to visually screen the North-West Area from the industrial area on Maymorn Road.
- 5. *lighting that enhances safety and security* without adversely affecting the amenity of other sites.
- 6. *private vehicle crossings* that do not connect directly to Maymorn.
- 7. *transport networks* that:
  - a. *avoid unacceptable adverse effects* on the rural character or landscape values; and
  - b. *achieve the management of stormwater quality and quantity* set out in DEV3-P1, DEV3-SW-P1 and DEV3- SW-P2.
- 8. *site design, layout and implementation* that achieves the management of **stormwater** quality and quantity set out in DEV3-P1, DEV3-SW-P1 and DEV3-SW-P2.
- 9. *site design, layout and implementation* that achieves the requirements of DEV3-NH-P2.

#### DEV3-P3 Non-residential activities

Provide for non-residential activities that:

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

#### DEV3-SW-P1 Water sensitive design

Require **subdivision**, use and development to achieve **water sensitive design** that protects receiving waters as follows:

1. *require water sensitive design* in accordance with the **Wellington Water Limited Regional Standard for Water Services December 2021 Version 3.0** and **Wellington Water Limited Sensitive Design for Stormwater: Treatment Device Design Guide 2019**;
2. *retain and use existing natural systems* of stormwater management, without exceeding their existing capacities;
3. *provide for, protect and maintain* overland flow paths;
4. *provide for access to and along waterbodies* for maintenance;
5. *require stormwater from roads* to be treated to minimise concentrations of copper, zinc and sediment to the smallest amount practicable prior to discharge; and
6. *provide for stormwater treatment devices* that are appropriately located and designed to ensure continued access for device inspection, maintenance and upgrade.

#### DEV3-SW-P2 Hydraulic neutrality

Require all **subdivision**, use and development to achieve **hydraulic neutrality** as follows:

1. *require sites* to achieve **hydraulic neutrality** either through on-site design and storage or through communal measures and facilities that provide for **hydraulic neutrality** across multiple sites. Where the **hydraulic neutrality** requirement is provided by an authorised off-site stormwater management device or system, the system must be designed, constructed and operated to receive and manage stormwater from the site;
2. *provide hydraulic neutrality facilities* for roads, footpaths and other impervious surfaces within the road corridor;
3. *provide for hydraulic neutrality facilities* that are appropriately located and designed to ensure continued access for device inspection, maintenance and upgrade; and
4. *design hydraulic neutrality facilities* so that they are sized in accordance with the **Wellington Water Limited Regional Standard for Water Services December 2021**.

#### DEV3-SW-P3 Building materials

Require **buildings** and **structures** with copper or zinc **building**, cladding and roofing materials (including guttering and spouting) to achieve one of the following:

1. *the building material* must be finished in a manner that prevents **water** runoff from containing copper or zinc; or
2. *the stormwater from the building materials* must be treated to minimise concentrations of copper or zinc to the smallest amount practicable in accordance with the **Wellington Water Limited Sensitive Design for Stormwater: Treatment Device Design Guide 2019**.

#### DEV3-NH-P1 Earthworks in the high slope hazard overlay

Provide for **earthworks** in the High Slope Hazard Overlay of the Gabites Block Development Area Structure Plan in DEV3-APPENDIX1, where:

1. *a geotechnical assessment* confirms that the proposed **earthworks** will not unacceptably increase the risk from slope instability to people, and **buildings**; and
2. *the earthworks* will not increase the risk of slope failure at adjacent sites.

#### DEV3-NH-P2 Subdivision, use and development in relation to flood hazards in the Gabites Block Development Area

Provide for subdivision, use and development where:

1. *the first subdivision* provides a Stormwater Management Plan (in accordance with SUB-DEV3-IR-3) that includes identifying and addressing potential flood hazards, including:
  - a. *flooding — network capacity*;
  - b. *location of any overland flowpaths* and their ongoing legal protection to remain unimpeded and unobstructed to allow for the conveyancing of overland flowpaths must be located in **road** reserve or other reserve in preference to private property (with access easements) to facilitate management and access for maintenance;
  - c. *location of any inundation areas* and requirements for minimum habitable floor levels, which must be included in consent notices attached to

- affected Records of Title; and*
2. *the risk to people and property both on and beyond the site is reduced or not increased from the 1% Annual Exceedance Probability Flood.*

**DEV3-NH-P3 Buildings and structures in a stream corridor of the Gabites Flood Hazard Overlay**

Avoid buildings or structures in a **stream corridor** unless:

1. the **building or structure** has an operational and **functional need** to locate in the **stream corridor** and locating outside of the **stream corridor** is not a practicable option;
2. mitigation measures are incorporated that reduce or do not increase the risk to people and property from the 1% annual exceedance probability flood;
3. people can safely evacuate from the **building or structure** during a 1% annual exceedance probability flood; and
4. the conveyancing of floodwaters through the **Stream Corridor** is still able to occur unimpeded without diversion onto adjacent **properties**.

**DEV3-ECO-P1 Identification of Gabites Block Natural Areas**

Identify on the Gabites Block Development Area Structure Plan DEV3-APPENDIX1 and list within DEV3-ECO-APPENDIX1, areas with significant indigenous biodiversity values that meet the criteria in Policy 23 of the **Regional Policy Statement** for the Wellington Region.

**DEV3-ECO-P2 Protection of Gabites Block Natural Areas**

Protect the biodiversity values of **Gabites Block Natural Areas** identified in DEV3-ECO-APPENDIX1 by requiring **subdivision**, use and development to:

1. avoid adverse **effects** on indigenous biodiversity values where practicable;
2. minimise other adverse **effects** on biodiversity values where avoidance is not practicable;
3. remedy other adverse **effects** where they cannot be avoided or minimised;
4. only consider biodiversity offsetting for any residual adverse **effects** that cannot otherwise be avoided, minimised or remedied and where the principles of DEV3-ECO-APPENDIX2 are met; and
5. only consider biodiversity compensation after first considering biodiversity offsetting and where the principles of DEV3-ECO-APPENDIX2 are met.

**DEV3-ECO-P3 Appropriate use and development in Gabites Block Natural Areas**

Enable vegetation clearance within **Gabites Block Natural Areas** for the following **activities** where the vegetation clearance maintains the identified biodiversity values:

1. **maintenance** around existing **buildings** and **network utilities**;
2. **safe operation of roads, tracks and accessways**;
3. **restoration and conservation activities**;
4. opportunities to enable **tangata whenua** to exercise customary harvesting practices; and
5. provision of a cycleway or walkway through **Gabites Block Natural Area** 6.

**DEV3-ECO-P4 Other subdivision, use and development in Gabites Block Natural Areas**

Only allow **subdivision**, use and development in **Gabites Block Natural Areas** where the **activity**:

1. applies the **effects** management hierarchy of DEV3-ECO-P2;
2. takes into account the findings of an ecological assessment from a suitably qualified ecologist that determines the significance of the indigenous biodiversity values and the impact of the **activity** on the identified biodiversity values in order to support the application of the **effects** management hierarchy of DEV3-ECO-P2;
3. provides for the formal legal protection and ongoing active management of the **Gabites Block Natural Area**;
4. minimises the **land** ownership fragmentation and physical fragmentation of the **Gabites Block Natural Area** as part of the **subdivision**, use or development;
5. does not locate **building** platforms, vehicle accessways, **sewage** disposal fields or utility **structures** in **Gabites Block Natural Areas**;
6. minimises trimming or removal of **indigenous vegetation** to avoid loss, damage or disruption to the ecological processes, functions and integrity of the **Gabites Block Natural Area**;
7. minimises **earthworks** in **Gabites Block Natural Areas**; and
8. minimises the potential cumulative adverse **effects** of **activities** on the values of the **Gabites Block Natural Area**.

**DEV3-NOISE-P1 Reverse sensitivity**

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

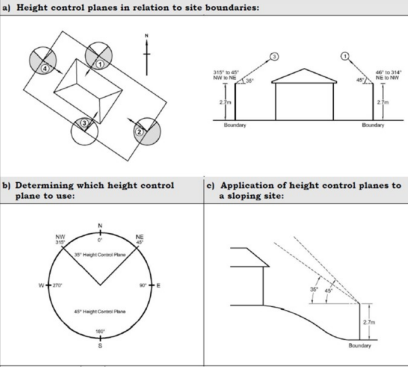
**Rules**

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

Permitted Activities		Development Area	
DEV3-R1	<p><b>Building and structures</b> where:</p> <ol style="list-style-type: none"> <li>1. compliance is achieved with:                             <ol style="list-style-type: none"> <li>a. DEV3-S1;</li> <li>b. DEV3-S2;</li> <li>c. DEV3-S3;</li> <li>d. DEV3-S4;</li> <li>e. DEV3-S5;</li> <li>f. DEV3-S6;</li> <li>g. DEV3-S7;</li> <li>h. DEV3-S8;</li> <li>i. DEV3-S9;</li> <li>j. DEV3-S10;</li> <li>k. DEV3-S11;</li> <li>l. DEV3-S12;</li> </ol> </li> </ol>	PER	Gabites Block Development Area

	<p>m. DEV3-S13; n. DEV3-S14; and o. DEV3-S15.</p>		
DEV3-R2	<p><b>Residential activities</b> where:</p> <ol style="list-style-type: none"> <li>there are no more than one <b>residential unit</b> and one <b>minor residential unit</b> per site;</li> <li>any <b>minor residential unit</b> shares a vehicle crossing and <b>driveway</b> with the <b>site's residential unit</b>; and</li> <li>compliance is achieved with:                     <ol style="list-style-type: none"> <li>DEV3-S3; and</li> <li>DEV3-S8.</li> </ol> </li> </ol>	PER	Gabites Block Development Area
DEV3-R3	<p><b>Home business</b> where:</p> <ol style="list-style-type: none"> <li>no more than 40m<sup>2</sup> of total <b>gross floor area</b> of all <b>buildings</b> on site is used for <b>home businesses</b>;</li> <li>no more than one full time employee or equivalent engaged in the <b>home business</b> resides off-site; and</li> <li>the hours of operations are within:                     <ol style="list-style-type: none"> <li>7:00am to 7:00pm, Monday to Friday; and</li> <li>7:00am to 6:00pm, Saturday and Sunday.</li> </ol> </li> </ol>	PER	Gabites Block Development Area
DEV3-ECO-R1	<p><b>Trimming or removal of vegetation within a Gabites Block Natural Areas</b> where:</p> <ol style="list-style-type: none"> <li>The trimming or removal of vegetation is to:                     <ol style="list-style-type: none"> <li>address an imminent threat to the safety of people or <b>property</b> and is undertaken by a suitably qualified arboricultural expert;</li> <li>Undertake <b>natural hazard</b> mitigation activity by a Crown Entity, <b>Greater Wellington Regional Council</b>, the <b>Council</b> or their agent;</li> <li>ensure the safe operation of any formed public <b>road</b> or public walking or cycling track where the vegetation removal is within the public road corridor and in the case of public walking or cycling tracks no greater than 1.0m from the formed track;</li> <li>construct a cycleway or walkway through <b>Gabites Block Natural Area 6</b> by <b>Greater Wellington Regional Council</b>, <b>Council</b> or their agent where vegetation removal is no greater than 2.5m in width to accommodate the track and associated track <b>structures</b>;</li> <li>maintain lawfully established private accessways where the removal of vegetation is within 1m of the accessway;</li> <li>maintain lawfully established <b>buildings</b> where the removal of vegetation is within 3m of the building;</li> <li>maintain lawfully established <b>network utility</b> or <b>renewable electricity generation activities</b> where the removal of vegetation is within 1m of the utility or <b>renewable electricity generation activity</b>;</li> <li>construct or maintain perimeter fences for stock or pest animal exclusion provided the removal of vegetation is within 1m of the fence;</li> <li>comply with section 43 or section 64 of the <b>Fire and Emergency New Zealand Act 2017</b>; or</li> <li>enable <b>tangata whenua</b> to exercise traditional customary harvesting practices.</li> </ol> </li> </ol>	PER	Gabites Block Development Area
DEV3-ECO-R2	<p>Restoration and <b>maintenance of Gabites Block Natural Areas</b> where:</p> <ol style="list-style-type: none"> <li>the works are for the purpose of restoring or maintaining the values of the <b>Gabites Block Natural Areas</b> by:                     <ol style="list-style-type: none"> <li>planting eco-sourced, local, <b>indigenous vegetation</b>;</li> <li>removing vegetation listed in the Greater Wellington Regional Pest Management Strategy 2019-2039;</li> <li>carrying out pest animal and pest plant control <b>activities</b>;</li> <li>carrying out activities in accordance with a registered protective covenant under <b>the Reserves Act 1977</b>, <b>Conservation Act 1987</b> or <b>Queen Elizabeth II National Trust Act 1977</b>; or</li> <li>carrying out <b>activities</b> in accordance with a Reserve Management Plan approved under <b>the Reserves Act 1977</b>.</li> </ol> </li> </ol>	PER	Gabites Block Development Area
DEV3-NOISE-R1	<p>New buildings and <b>additions</b> to existing <b>buildings</b> for a <b>residential unit</b> where:</p> <ol style="list-style-type: none"> <li>compliance is achieved with:                     <ol style="list-style-type: none"> <li>DEV3-NOISE-S1 demonstrated by means of an acoustical certificate or construction in accordance with the minimum requirements set out in the DEV3-NOISE-APPENDIX1; and</li> <li>DEV3-NOISE-S2.</li> </ol> </li> </ol>	PER	Gabites Block Rail Corridor Buffer Area

Standards		Development Area
DEV3-S1	<p><b>Height of buildings and structures</b></p> <ol style="list-style-type: none"> <li>All <b>buildings</b> and <b>structures</b> must comply with a maximum <b>height</b> above <b>ground level</b> of 8m, except that:                             <ol style="list-style-type: none"> <li>an additional 1m can be added to the maximum <b>height</b> of any <b>building</b> with a roof slope of 15° or greater, where the roof rises to a ridge.</li> </ol> </li> <li>All <b>buildings</b> and <b>structures</b> must comply with a maximum <b>height</b> above <b>ground level</b> of 6m.</li> </ol>	<p>Matters of discretion (if this standard is not met) are restricted to:</p> <ol style="list-style-type: none"> <li>the <b>effect</b> on the streetscape, character and amenity of the area;</li> <li>dominance <b>effects</b> on adjoining <b>sites</b>;</li> <li>design and siting of the <b>building</b> or <b>structure</b>; and</li> <li>the influence of visually prominent trees and established <b>landscaping</b>.</li> </ol>

<p><b>DEV3-S2</b></p>	<p><b>Height control planes</b></p> <p><b>Buildings</b> must fit within the height control planes defined below:</p>  <p>The following exceptions apply:</p> <ol style="list-style-type: none"> <li>1. chimneys, flues, and minor decorative features may extend beyond the height control plane by up to 1m.</li> <li>2. the top of a dormer or gable, but not the eaves, may extend beyond the <b>height</b> control plane by up to 0.5 m provided that the aggregate length of all projections through the plane does not exceed 25% of the total <b>building</b> length.</li> <li>3. where the <b>boundary</b> involved in the measurement of the <b>height</b> control plane adjoins an access strip or right-of-way to a <b>rear allotment</b> lot, the outside <b>boundary</b> of such an access strip or right-of-way may be substituted for the nearest <b>site boundary</b>.</li> </ol>	<p>Matters of discretion (if this standard is not met) are restricted to:</p> <ol style="list-style-type: none"> <li>1. the <b>effect</b> on sunlight and daylight admission to internal living spaces and external <b>outdoor living spaces</b> on adjoining and surrounding <b>sites</b>; and</li> <li>2. dominance and privacy <b>effects</b> on adjoining <b>sites</b>.</li> </ol>	<p><i>Gabites Block Development Area</i></p>
<p><b>DEV3-S3</b></p>	<p><b>Maximum building coverage</b></p> <p>The maximum total <b>building coverage</b> on a <b>site</b> includes:</p> <ol style="list-style-type: none"> <li>1. <b>residential units</b>;</li> <li>2. <b>minor residential units</b>; and</li> <li>3. <b>accessory buildings</b>;</li> <li>4. the maximum total <b>building coverage</b> excludes:             <ol style="list-style-type: none"> <li>a. pergola <b>structures</b> that are not covered by a roof;</li> <li>b. uncovered decks;</li> <li>c. uncovered outdoor swimming;</li> <li>d. <b>buildings</b> and <b>structures</b> with a footprint of no more than 6m<sup>2</sup> and a <b>height</b> of no more than 2.2m above ground level.</li> </ol> </li> </ol>	<p>Matters of discretion (if this standard is not met) are restricted to:</p> <ol style="list-style-type: none"> <li>1. dominance <b>effects</b> on the street and adjoining <b>properties</b>;</li> <li>2. <b>effects</b> on rural character; and</li> <li>3. visual and landscape <b>effects</b>.</li> </ol>	<p><i>Gabites Block Development Area</i></p>
<p><b>DEV3-S4</b></p>	<p><b>Minimum setback from Maymorn Road for building and Structures</b></p> <ol style="list-style-type: none"> <li>1. front <b>boundary</b> with Maymorn Road: 8m</li> <li>2. this standard does not apply to:             <ol style="list-style-type: none"> <li>a. <b>boundary</b> fences.</li> </ol> </li> </ol>	<p>Matters of discretion (if this standard is not met) are restricted to:</p> <ol style="list-style-type: none"> <li>1. the <b>effect</b> on the streetscape and amenity of the area;</li> <li>2. design and siting of <b>buildings</b>;</li> <li>3. screening, planting and <b>landscaping</b>; and</li> <li>4. pedestrian and cyclist safety.</li> </ol>	<p><i>North West Area, Valley Flats Area</i></p>
<p><b>DEV3-S5</b></p>	<p><b>Minimum setback from road boundaries other than Maymorn Road</b></p> <ol style="list-style-type: none"> <li>1. front <b>boundary</b> with <b>roads</b> other than Maymorn Road: 4m</li> <li>2. this standard does not apply to:             <ol style="list-style-type: none"> <li>a. <b>boundary</b> fences.</li> </ol> </li> </ol> <hr/> <ol style="list-style-type: none"> <li>1. front <b>boundary</b> with <b>roads</b> other than Maymorn Road: 5m</li> <li>2. this standard does not apply to:             <ol style="list-style-type: none"> <li>a. <b>boundary</b> fences.</li> </ol> </li> </ol>	<p>Matters of discretion (if this standard is not met) are restricted to:</p> <ol style="list-style-type: none"> <li>1. the <b>effect</b> on the streetscape and amenity of the area;</li> <li>2. design and siting of <b>buildings</b>;</li> <li>3. screening, planting and <b>landscaping</b>; and</li> <li>4. pedestrian and cyclist safety.</li> </ol>	<p><i>North West Area</i></p> <hr/> <p><i>Valley Flats Area, Station Flats Area, Hilltops Area, Hilltop Basin Area, Hillside Area</i></p>
<p><b>DEV3-S6</b></p>	<p><b>Minimum setbacks from other boundaries</b></p> <ol style="list-style-type: none"> <li>1. Side <b>boundary</b>: 1.5m</li> <li>2. Rear <b>boundary</b>: 1.5m</li> <li>3. Any wall within 1m of a <b>boundary</b> must be no longer than 6m.</li> <li>4. The distance between an <b>accessory building</b> and any point of the main window of a <b>habitable room</b> on an adjoining <b>site</b>, measured at right angles to the plane of the window, must be not less than 3m.</li> <li>5. For garages and other <b>accessory buildings</b> which form a part of a <b>residential unit</b>, the standards for <b>accessory buildings</b> apply to that <b>residential unit</b>.</li> </ol>	<p>Matters of discretion (if this standard is not met) are restricted to:</p> <ol style="list-style-type: none"> <li>1. dominance and privacy <b>effects</b> on adjoining <b>sites</b>.</li> </ol>	<p><i>North West Area</i></p>

	<p>but only to the area of the <b>residential unit</b> which is an <b>accessory building</b>.</p> <p>6. This standard does not apply to:</p> <ol style="list-style-type: none"> <li><b>boundary</b> fences or standalone walls, and</li> <li><b>structures</b> with a <b>building footprint</b> of less than 0.5m<sup>2</sup>.</li> </ol>		
DEV3-S7	Maymorn Road <b>landscaping</b> buffer	Matters of discretion (if this standard is not met) are restricted to:	North West Area
	<ol style="list-style-type: none"> <li><b>Site</b> areas within 5m of the Maymorn Road <b>boundary</b> must be landscaped with a buffer of native trees and plants that will provide visual screening at maturity.</li> <li><b>Site</b> areas within 5m of the Maymorn Road <b>boundary</b> must be landscaped with a buffer of native trees and plants that will be visually permeable at maturity.</li> </ol>		Valley Flats Area
DEV3-S8	<b>Outdoor living space</b> for residential units <ol style="list-style-type: none"> <li>One <b>outdoor living space</b> capable of containing a 6m diameter circle must be provided for each <b>residential unit</b> or <b>minor residential unit</b> and be located at its northern aspect, or directly accessible from a living area.</li> <li>Non-enclosed <b>verandahs</b>, decks, porches, swimming pools, and a glassed conservatory with a maximum area of 13m<sup>2</sup> may encroach over or into 25% of the <b>outdoor living space</b>.</li> </ol>	Matters of discretion (if this standard is not met) are restricted to:	North-West Area
DEV3-S9	<b>Fences</b> <ol style="list-style-type: none"> <li>fences on the Maymorn Road <b>boundary</b> must be post and rail fences no higher than 1.2m above ground level; and</li> <li>front <b>boundary</b> fences must be no higher than 1.2 above ground level.</li> </ol>	Matters of discretion (if this standard is not met) are restricted to:	North-West Area
	<ol style="list-style-type: none"> <li>fences on the Maymorn Road <b>boundary</b> must be post and rail fences no higher than 1.2m above ground level;</li> <li>all other <b>boundary</b> fences must be visually permeable post and rail or post and wire fences; and</li> <li>front <b>boundary</b> fences must be no higher than 1.2m above ground level.</li> </ol>		Valley Flats Area
	<ol style="list-style-type: none"> <li>all <b>boundary</b> fences must be visually permeable post and rail or post and wire fences; and</li> <li>front <b>boundary</b> fences must be no higher than 1.2m above ground level.</li> </ol>		Station Flats Area, Hilltops Area, Hilltop Basin Area, Hillside Area
DEV3-S10	<b>Reflectance of buildings and structures</b> <p>The reflectance value of the exterior finish of the <b>building</b> or <b>structure</b> must be no greater than 25% for roofs and 30% for walls within Groups A, B or C of the BS5252 standard colour palette.</p>	Matters of discretion (if this standard is not met) are restricted to:	Hilltops Area, Hillside Areas
DEV3-S11	<b>Use of copper and zinc</b> <p>Copper or zinc surfaces in external <b>building</b> materials including roofing, guttering, spouting and cladding must be painted or finished in a manner that results in the copper or zinc surface not being directly exposed to rainfall.</p>	Matters of discretion (if this standard is not met) are restricted to:	Hilltops Area, Hillside Areas
DEV3-S12	<b>Hydraulic neutrality</b> <ol style="list-style-type: none"> <li>Any construction of <b>buildings</b>, <b>structures</b> or other impervious surfaces must achieve <b>hydraulic neutrality</b>.</li> <li>A design certificate from a suitably qualified engineer must be provided to the <b>Council</b> prior to the construction of any <b>building</b>, <b>structure</b> or other impervious surfaces certifying that <b>hydraulic neutrality</b> will be achieved.</li> </ol>	Matters of discretion (if this standard is not met) are restricted to:	Gabites Block Development Area
DEV3-S13	<b>Visual Screening of water tanks</b> <p><b>Water</b> tanks must be screened from views from public places by timber lattice or planting to a <b>height</b> of 2m above ground level or to the <b>height</b> of the tank, whichever is lesser.</p>	Matters of discretion (if this standard is not met) are restricted to:	Gabites Block Development Area
DEV3-S14	<b>Minimum setback from waterbodies</b> <p><b>Buildings</b> and <b>structures</b> must be set back at least 10m from natural <b>wetlands</b> or <b>streams</b> (measured from the highest annual bank-full flow).</p>	Matters of discretion (if this standard is not met) are restricted to:	Gabites Block Development Area

<b>DEV3-S15</b>	<p><b>Water</b> supply and fire fighting sprinkler system for <b>residential Units</b></p> <p>Each <b>residential units</b> that is not connected to <b>Council's</b> reticulated <b>water</b> supply must have the following installed:</p> <ol style="list-style-type: none"> <li>a self-sufficient potable water supply with a minimum volume of 38,000L; and</li> <li>a domestic fire sprinkler system in accordance with <b>NZS 4541:2013</b> that is connected to a firefighting water supply in accordance with the <b>New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008</b>.</li> </ol>	<p>Matters of discretion (if this standard is not met) are restricted to:</p> <ol style="list-style-type: none"> <li>the adequacy of alternative <b>water</b> supplies;</li> <li><b>effect</b> on the streetscape and character of the area; and</li> <li>screening, planting and <b>landscaping</b>.</li> </ol>	<i>Gabites Block Development Area</i>
<b>DEV3-NOISE-S1</b>	<p><b>Noise</b> Insulation</p> <p>Any sleeping room or study in a <b>residential unit</b> must be protected from <b>noise</b> arising outside the <b>building</b> by ensuring the <b>external sound insulation level</b> achieves the following minimum performance standard: D2m,nT,w+Ctr&gt;35.</p>	<p>Matters of discretion (if this standard is not met) are restricted to:</p> <ol style="list-style-type: none"> <li>the reverse sensitivity <b>effects</b> on the Wellington to Woodville railway; and</li> <li>the health and amenity of future occupants of the <b>building</b>.</li> </ol>	<i>Gabites Block Rail Corridor Buffer Area</i>
<b>DEV3-NOISE-S2</b>	<p>Mechanical Ventilation</p> <p>Where windows of a sleeping room or study in a <b>residential unit</b> must be closed to meet the requirements of DEV3-NOISE-S1, the sleeping room or study must have a positive supplementary source of fresh air ducted from outside that achieves a minimum of 7.5 Litres of fresh air per second per person.</p>	<p>Matters of discretion (if this standard is not met) are restricted to:</p> <ol style="list-style-type: none"> <li>the health and amenity of future occupants of the <b>building</b>.</li> </ol>	<i>Gabites Block Rail Corridor Buffer Area</i>

Restricted Discretionary Activities			Development Area
<b>DEV3-R4</b>	<p><b>Building and Structures</b> where:</p> <ol style="list-style-type: none"> <li>Compliance is not achieved with: <ol style="list-style-type: none"> <li>DEV3-S1;</li> <li>DEV3-S2;</li> <li>DEV3-S3;</li> <li>DEV3-S4;</li> <li>DEV3-S5;</li> <li>DEV3-S6;</li> <li>DEV3-S7;</li> <li>DEV3-S8;</li> <li>DEV3-S9;</li> <li>DEV3-S10;</li> <li>DEV3-S11;</li> <li>DEV3-S12;</li> <li>DEV3-S13;</li> <li>DEV3-S14;</li> <li>DEV3-S15.</li> </ol> </li> </ol> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>the matters in any infringed standard; and</li> <li>the matters in DEV3-P2.</li> <li>Where compliance is not achieved with: <ol style="list-style-type: none"> <li>DEV-S1.2</li> <li>Matters of discretion are restricted to: <ol style="list-style-type: none"> <li>DEV3-P2.</li> </ol> </li> </ol> </li> </ol> <p>Refer to information requirement DEV3-IR-1.</p>	<b>RDIS</b>	<i>Gabites Block Development Area</i>
<b>DEV3-R5</b>	<p><b>Residential Activities</b> where:</p> <ol style="list-style-type: none"> <li>Compliance is not achieved with: <ol style="list-style-type: none"> <li>DEV3-R2-1</li> <li>DEV3-R2-2;</li> <li>DEV3-S3; or</li> <li>DEV3-S8.</li> </ol> </li> </ol> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>the matters in any infringed standard; and</li> <li>the matters in DEV3-P2.</li> </ol>	<b>RDIS</b>	<i>Gabites Block Development Area</i>
<b>DEV3-R6</b>	<p><b>Home Businesses</b> where:</p> <ol style="list-style-type: none"> <li>compliance is not achieved with: <ol style="list-style-type: none"> <li>DEV3-R3-1</li> <li>DEV3-R3-2 or</li> <li>DEV3-R3-3</li> </ol> </li> </ol> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>the matters in DEV3-P3.</li> </ol>	<b>RDIS</b>	<i>Gabites Block Development Area</i>
<b>DEV3-ECO-R3</b>	<p>Trimming or Removal of Vegetation within a <b>Gabites Block Natural Areas</b> where:</p> <ol style="list-style-type: none"> <li>compliance is not achieved with:</li> </ol>	<b>RDIS</b>	<i>Gabites Block Development Area</i>



	<ul style="list-style-type: none"> <li>a. DEV3-ECO-R1-1</li> <li>2. matters of discretion are restricted to: <ul style="list-style-type: none"> <li>a. the matters in: <ul style="list-style-type: none"> <li>i. DEV3-ECO-P2</li> <li>ii. DEV3-ECO-P3; and</li> <li>iii. DEV3-ECO-P4.</li> </ul> </li> </ul> </li> </ul> <p>Refer to information requirement DEV3-ECO-IR-1.</p>		
<b>DEV3-ECO-R4</b>	<p>Restoration and <b>Maintenance of Gabites Block Natural Areas</b> where:</p> <ul style="list-style-type: none"> <li>1. compliance is not achieved with: <ul style="list-style-type: none"> <li>a. DEV3-ECO-R3</li> </ul> </li> <li>2. matters of discretion are restricted to: <ul style="list-style-type: none"> <li>a. the matters in: <ul style="list-style-type: none"> <li>i. DEV3-ECO-P2;</li> <li>ii. DEV3-ECO-P3; and</li> <li>iii. DEV3-ECO-P4.</li> </ul> </li> </ul> </li> </ul>	<b>RDIS</b>	<i>Gabites Block Development Area</i>
<b>DEV3-NOISE-R2</b>	<p>New buildings and <b>additions</b> to existing <b>buildings</b> for a <b>residential unit</b> where:</p> <ul style="list-style-type: none"> <li>1. compliance is achieved with: <ul style="list-style-type: none"> <li>a. DEV3-NOISE-S1; or</li> <li>b. DEV3-NOISE-S2.</li> </ul> </li> <li>2. matters of discretion are restricted to: <ul style="list-style-type: none"> <li>a. the matters of discretion of any infringed standard.</li> </ul> </li> </ul>	<b>RDIS</b>	<i>Gabites Block Development Area</i>

<b>Discretionary Activities</b>			<b>Development Area</b>
<b>DEV3-R7</b>	<p>All other <b>activities</b> where:</p> <p>The <b>activity</b> is not otherwise provided for as permitted activity, controlled activity, restricted discretionary or non-complying activity.</p>	<b>DIS</b>	<i>Gabites Block Development Area</i>

<b>Non-Complying Activities</b>			<b>Development Area</b>
<b>DEV3-NH-R1</b>	<b>Buildings</b> and <b>structures</b> in <b>stream corridor</b> of the Gabites Flood Hazard Overlay	<b>NC</b>	<i>Gabites Block Development Area</i>

## DEV4 - Development Area 4 - St Patrick's Estate

The St Patrick's Estate Development Area comprises approximately 45 hectares of undeveloped land bordering the Hutt River, and forms part of the flood plain. The St Patrick's Estate Development Area is within the walkable catchment of Silverstream Railway Station, and is located in proximity to State Highway 2. The Precinct provides a significant development opportunity within Upper Hutt, and therefore a mix of uses are provided for.

Although part of the Mixed Use Zone, the Development Area is subject to a bespoke set of provisions that recognise the importance of the site as a significant contributor towards meeting housing demand in the City, while also providing for a mix of complementary non-residential activities that do not conflict with residential subdivision and development within the Development Area, or the role and function of the centres zones. Development within the Development Area needs to address potential transportation safety effects on the road network including the state highway, and the potential for reverse sensitivity effects, and therefore the Development Area provisions ensure these effects can be addressed as the Development Area is developed.

The Development Area sits near the Southern gateway to the City and therefore subdivision and development of the Development Area provides an opportunity to enhance the entrance to the City via landscaping along Fergusson Drive and County Lane, and to ensure key active transport connections between the Hutt River and Silverstream Town Centre and rail station are provided.

The indicative layout and scale of activities anticipated within the Development Area are identified within the St Patrick's Estate Development Area Structure Plan in Appendix 4.

The following objectives, policies and rules apply within the St Patrick's Estate Development Area in addition to the provisions of the underlying Mixed Use Zone. Where there is any conflict between the provisions of the Mixed Use Zone and the St Patrick's Estate Development Area provisions, the St Patrick's Estate Development Area provisions shall prevail.

### Objectives

In addition to DEV4-O1 and DEV4-O2 below, all objectives of the Mixed Use Zone apply.

#### DEV4-O1 St Patrick's Estate Development Area

*The St Patrick's Estate Precinct is recognised as a significant development site for a wide range of activities while transport effects, visual effects, effects on the role and function of other centres, and potential reverse sensitivity effects from subdivision, use and development are avoided, remedied, or mitigated.*

#### DEV4-O2 St Patrick's Estate Development Area Structure Plan

*Development and activities within the St Patrick's Estate Development Area are in general accordance with the St Patrick's Estate Development Area Structure Plan.*

### Policies

In addition to DEV4-P1, DEV4-P2, and DEV4-P3 below, all policies of the Mixed Use Zone apply. Where there is any conflict between the DEV4 policies and the Mixed Use Zone policies, the DEV4 policies shall prevail.

#### DEV4-P1 Provide for a wide range of compatible activities within the St Patrick's Estate Development Area that:

1. Are located and are of a scale that is in general accordance with the St Patrick's Estate Development Area Structure Plan in Appendix 4.
2. Avoid significant adverse effects arising from potential inundation from the Hutt River and the Mawaihakona Stream.
3. Provide for pedestrian linkages to the Hutt River walkway and Silverstream Railway Station.
4. Enhance the southern entrance to the City via landscaping along the frontage of the site with Fergusson Drive and County Lane.
5. Avoid or remedy significant adverse effects on the safety, capacity, and function of the transport network.
6. Avoid significant adverse effects on the role and function of the centres zones.
7. Avoid or mitigate reverse sensitivity effects.

#### DEV4-P2 Ensure that the actual and potential adverse effects on the transportation network from activities or groups of activities within the St Patrick's Estate Development Area are avoided, remedied or mitigated.

#### DEV4-P3 Ensure subdivision, use and development that would result in reverse sensitivity effects appropriately avoids or mitigates such effects within the St Patrick's Estate Development Area or on adjacent sites.

### Rules

#### Activity Tables

Permitted Activities		
DEV4-R1	All permitted <b>activity</b> rules and standards in the Mixed Use Zone apply unless specifically provided for in this table.	PER
Restricted Discretionary Activities		
DEV4-R2	All restricted <b>activity</b> rules, standards, matters of discretion, and information requirements in the Mixed Use Zone apply unless specifically provided for in this table.	RDIS
DEV4-R3	Any <b>activity</b> or combination of <b>activities</b> where the <b>activity</b> or <b>activities</b> will generate more than 100 vehicle movements per hour.  Council will restrict its discretion to, and may impose conditions on: <ol style="list-style-type: none"> <li>1. Methods to avoid, remedy or mitigate adverse effects on the transportation network, including active and public transport, as identified by an integrated transport assessment.</li> <li>2. Any works or improvements necessary to mitigate effects on the transport network, including active and public transport.</li> <li>3. Whether activities which generate significant traffic flows have satisfactory access arrangements and sufficient network</li> </ol>	RDIS

	<p>capacity.</p> <p>4. Impacts on public safety.</p> <p>5. Landscaping.</p>	
<b>DEV4-R4</b>	<p>New vehicular access to Fergusson Drive or County Lane.</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>1. Methods to avoid, remedy or mitigate adverse effects on the transportation network, including active and public transport, as identified by an integrated transport assessment.</li> <li>2. Accessibility for public transport and active modes.</li> <li>3. Any works or improvements necessary to mitigate effects on the transport network, including active and public transport.</li> </ol>	<b>RDIS</b>
<b>DEV4-R5</b>	<p><b>Large format retail, supermarket, and retail activity.</b></p> <p>An application under this rule must provide a retail economic effects assessment prepared by a suitably qualified and experienced person that identifies the actual and potential effects on the role and function of the centres zones.</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>1. Effects on the role and function of the centre zones.</li> <li>2. The avoidance of significant adverse effects on the role and function of the centre zones</li> </ol>	<b>RDIS</b>
<b>DEV4-R6</b>	<p><b>Activities</b> within the St Patrick's Estate Development Area except <b>residential activity</b> permitted by MUZ-R15 where the location of <b>activities, landscaping</b>, and active transport routes are in general accordance with the St Patrick's Estate Development Area Structure Plan in Appendix 4.</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>1. Consistency with the St Patrick's Development Area Structure Plan in Appendix 4.</li> </ol>	<b>RDIS</b>

#### Discretionary Activities

<b>DEV4-R7</b>	All discretionary <b>activity</b> rules in the Mixed Use Zone apply unless specifically stated in this table.	<b>DIS</b>
<b>DEV4-R8</b>	Activities that do not fall under DEV4-R6.	<b>DIS</b>

#### Non-complying Activities

<b>DEV4-R9</b>	All non-complying activity rules in the Mixed Use Zone apply unless specifically stated in this table.	<b>NC</b>
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#### Prohibited Activities

<b>DEV4-R10</b>	All prohibited <b>activity</b> rules in the Mixed Use Zone apply unless specifically stated in this table.	<b>PROHIB</b>
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**BCL - Broadcast Communications Limited**

<b>BCL1</b>	<b>Broadcasting and Telecommunications</b>
<b>Designation unique identifier</b>	BCL1
<b>Designation purpose</b>	Broadcasting and Telecommunications
<b>Site identifier</b>	North east of North Climie No.1 trig at Mt Climie (1000m <sup>2</sup> site) - Map R27
<b>Lapse date</b>	Given effect to
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

**HCC - Hutt City Council**

<b>HCC1</b>	<b>Cemetery purposes</b>
Designation unique identifier	HCC1
Designation purpose	Cemetery purposes
Site identifier	Akatarawa Road - Maps U2, R19
Lapse date	Given effect
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	n/a

<b>HCC2</b>	<b>Excess wastewater flow storage facility</b>
Designation unique identifier	HCC2
Designation purpose	Excess wastewater flow storage facility
Site identifier	Eastern Hutt Road - Maps U39, U40
Lapse date	Given effect
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	n/a

**MCOR - Minister of Corrections**

<b>COR1</b>	<b>Rimutaka Prison</b>
<b>Designation unique identifier</b>	COR1
<b>Designation purpose</b>	Rimutaka Prison
<b>Site identifier</b>	Freyberg Road Extension - Maps U42, U43 and U47
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

**MDEF — Minister of Defence**

<b>DEF1</b>	<b>Trentham Military Camp</b>
<b>Designation unique identifier</b>	DEF1
<b>Designation purpose</b>	Defence purposes
<b>Site identifier</b>	Messines Avenue & Alexander Road - Maps U34, U35, U43, U44
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

## MEDU - Minister of Education

<b>ED1</b>	<b>Birchville Primary</b>
Designation unique identifier	ED1
Designation purpose	Birchville Primary school
Site identifier	Gemstone Drive - Maps U1, U7
Lapse date	Given effect
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	n/a

<b>ED3</b>	<b>Fraser Crescent Primary</b>
Designation unique identifier	ED3
Designation purpose	Fraser Crescent Primary
Site identifier	Redwood Street - Map U26
Lapse date	Given effect
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	n/a

<b>ED4</b>	<b>Heretaunga College</b>
Designation unique identifier	ED4
Designation purpose	Heretaunga College
Site identifier	Ward Street - Maps U25, U36
Lapse date	Given effect
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	n/a

<b>ED5</b>	<b>Maidstone Intermediate</b>
Designation unique identifier	ED5
Designation purpose	Maidstone Intermediate
Site identifier	Redwood Street - Map U26
Lapse date	Given effect
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	n/a

<b>ED6</b>	<b>Mangaroa Primary</b>
Designation unique identifier	ED6
Designation purpose	Mangaroa Primary
Site identifier	Flux Road - Map R26
Lapse date	Given effect
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	n/a

<b>ED7</b>	<b>Oxford Crescent School</b>
Designation unique identifier	ED7
Designation purpose	Oxford Crescent School



<b>Site identifier</b>	Oxford Crescent - Maps U27, U28
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>ED8</b>	<b>Pinehaven Primary</b>
<b>Designation unique identifier</b>	ED8
<b>Designation purpose</b>	Pinehaven Primary
<b>Site identifier</b>	Pinehaven Road - Map U46
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>ED9</b>	<b>Plateau Primary</b>
<b>Designation unique identifier</b>	ED9
<b>Designation purpose</b>	Plateau Primary
<b>Site identifier</b>	Molloys Road - Map U11
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>ED10</b>	<b>Totara Park Primary</b>
<b>Designation unique identifier</b>	ED10
<b>Designation purpose</b>	Totara Park Primary
<b>Site identifier</b>	California Drive - Map U18
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>ED11</b>	<b>Silverstream Primary</b>
<b>Designation unique identifier</b>	ED11
<b>Designation purpose</b>	Silverstream Primary
<b>Site identifier</b>	Whitemans Road - Map U41
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>ED12</b>	<b>Upper Hutt College</b>
<b>Designation unique identifier</b>	ED12
<b>Designation purpose</b>	Upper Hutt College
<b>Site identifier</b>	Moonshine Road — Maps U23, U24
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>ED13</b>	<b>Upper Hutt Primary</b>
Designation unique identifier	ED13
Designation purpose	Upper Hutt Primary
Site identifier	Martin Street - Maps U26, U27
Lapse date	Given effect
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	n/a

<b>ED15</b>	<b>Fergusson Intermediate</b>
Designation unique identifier	ED15
Designation purpose	Fergusson Intermediate
Site identifier	Hikurangi Street - Maps U23, U24
Lapse date	Given effect
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	n/a

<b>ED16</b>	<b>Maoribank Primary</b>
Designation unique identifier	ED16
Designation purpose	Maoribank Primary
Site identifier	Hillside Drive - Map U20
Lapse date	Given effect
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	n/a

<b>ED17</b>	<b>Trentham Primary</b>
Designation unique identifier	ED17
Designation purpose	Trentham Primary
Site identifier	Moonshine Road - Maps U24, U35
Lapse date	Given effect
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	n/a

<b>ED18</b>	<b>Hutt International Boys School</b>
Designation unique identifier	ED18
Designation purpose	Hutt International Boys School
Site identifier	Granville Street - Maps U34, U43, R24
Lapse date	Given effect
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	n/a

**MPOL - Minister of Police**

<b>POL1</b>	<b>Police Station</b>
Designation unique identifier	POL 1
Designation purpose	Police Station
Site identifier	863 - 873 Fergusson Drive - Map U27
Lapse date	Given effect
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	n/a

<b>POL3</b>	<b>Dog Training —Dante Road</b>
Designation unique identifier	POL 3
Designation purpose	Dog Training
Site identifier	Dante Road - Map U44
Lapse date	Given effect
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	n/a

**MPRI - Minister for Primary Industries (was Minister of Agriculture and Forestry)**

<b>MPI1</b>	<b>Biosecurity and Disease Offices</b>			
<b>Designation unique identifier</b>	MPI1			
<b>Designation purpose</b>	Laboratories and Research (Biosecurity and Disease), Offices			
<b>Site identifier</b>	Ward Street, Wallaceville - Maps MPI1, U36, U37			
<b>Lapse date</b>	Given effect			
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary			
<b>Conditions</b>	<b>Access and Car Parking</b>			
	<b>NOR1.1</b>	All accessways and manoeuvring areas shall be formed and surfaced in accordance with the Upper Hutt City Council Code of Practice for Civil Engineering Works. Exemption - the requirement for accessways serving sites solely occupied by unstaffed utilities shall be that the accessway shall be surfaced with permanent all weather surfacing for a minimum length of 5m from the edge of the road carriageway seal		
	<b>NOR1.2</b>	There shall be practical vehicle access to car parking and loading spaces, in accordance with the Upper Hutt City Council Code of Practice for Civil Engineering Works.		
	<b>NOR1.3</b>	There shall be sufficient car parking (marked and unmarked) to cater for 80 staff on the premises during the day and in addition not less than 4 additional visitor parking spaces and 2 disabled parking spaces shall be available.		
	<b>Artificial Light</b>			
	<b>NOR1.4</b>	Lighting shall be to a level which is sufficient for security and operations and designed, as much as is reasonably practical, to prevent the intrusion of direct light into adjacent properties.		
	<b>Screening</b>			
	<b>NOR1.5</b>	Outdoor storage areas shall be screened by a close-boarded fence, a solid wall or dense planting of vegetation. The screening shall be no less than 1.8m in height.		
	<b>Signs</b>			
	<b>NOR1.6</b>	Any sign shall be removed when the activity to which it relates has ceased.		
	<b>NOR1.7</b>	Any sign shall be located so that it does not obstruct any official traffic sign.		
	<b>NOR1.8</b>	Any sign must not be flashing, animated or continuously differ in form or detail.		
	<b>Building coverage</b>			
	<b>NOR1.9</b>	The coverage by buildings on a site shall not exceed 40% of the net site area.		
	<b>Setbacks from Boundaries</b>			
	<b>NOR1.10</b>	The setback distance for buildings constructed on the site after 1 May 2014 shall not be less than:		
		<b>Boundary</b>	<b>Minimum setback</b>	
		Front boundary	6m	
	Side and rear boundaries	3m		
	Boundaries directly adjoining a Residential Zone	3m + 0.5m for every 1m the building is over 5m in height		
<b>Noise</b>				
<b>NOR1.11</b>	Noise from construction or demolition activities, measured at or within the boundary of any site (other than the source site) in the Residential Zones, shall not exceed the following levels:			
	<b>Mon to Sat 7:00am — 7:00pm</b>		<b>All other times, Sunday &amp; public holidays</b>	
	LeqdBa	LmaxdBa	LeqdBa	
	75	90	45	
			LmaxdBa	
			75	
	Noise levels shall be measured in accordance with the requirements of NZS 6803: 1999 Acoustics - Construction Noise.			
	The definitions of dBA, Leq and Lmax are those found in NZS 6803:1999.			
<b>Additional information</b>	n/a			

## NZTA - New Zealand Transport Agency

<b>NZTA1</b>	<b>State Highway 2</b>
Designation unique identifier	NZTA1
Designation purpose	State Highway purpose
Site identifier	State Highway 2 - Maps U3, U7, U8, U10, U11, U14, U15, U16, U17, U18, U19, U20, U22, U23, U24, U25, U31, U32, U33, U39, U40, R19, R20, R21, R23 and R28
Lapse date	Given effect
Designation hierarchy under section 177 of the Resource Management Act	primary
Conditions	No
Additional information	n/a

<b>NZTA2</b>	<b>Transmission Gully Main Alignment</b>
Designation unique identifier	NZTA2
Designation purpose	Transmission Gully Main Alignment
Site identifier	Transmission Gully - Map R8
Lapse date	Given effect
Designation hierarchy under section 177 of the Resource Management Act	primary
Conditions	No
Additional information	n/a

<b>NZTA3</b>	<b>State Highway 58</b>						
Designation unique identifier	NZTA3						
Designation purpose	State Highway purposes						
Site identifier	State Highway 58 - Map R23						
Lapse date	Given effect						
Designation hierarchy under section 177 of the Resource Management Act	primary						
Conditions	<table border="1"> <tr> <td><b>NOR1.1</b></td> <td> <p><b>Submission of Information on Final Designs</b></p> <p>Prior to the commencement of any on site work, the Requiring Authority shall submit , including plans, detailing final designs in general accordance with the Notice of Requirement as submitted and notified to the reasonable satisfaction of the Roading Manager, Upper Hutt City Council.</p> <p>The final designs shall show the following information:</p> <ol style="list-style-type: none"> <li>The location of the proposed State highway carriageway in relation to designation <b>boundaries</b>.</li> <li>The location and design of all intersections, overpasses and underpasses, in particular the reconstruction of intersections and local <b>roads</b>.</li> <li>The location and design of all fencing, bunds, and barriers.</li> <li>The design of lighting at intersections.</li> <li>Landscape and ecological mitigation works.</li> </ol> </td> </tr> <tr> <td><b>NOR1.2</b></td> <td> <p><b>Construction Management</b></p> <p>Prior to the commencement of the construction works, the requiring authority shall submit a Dust Management Plan to Upper Hutt City Council's Resource Consents and Compliance Manager for certification. The Dust Management Plan shall be prepared by person(s) suitably qualified to determine effective <b>dust</b> management having regard to the <b>activities</b> carried out on adjoining <b>properties</b>, and shall be implemented as certified by the Upper Hutt City Council upon the commencement of the construction works. In particular, the Dust Management Plan:</p> <ol style="list-style-type: none"> <li>Shall seek to prevent or minimise any <b>dust</b> emission causing a <b>dust</b> nuisance to adjoining <b>properties</b>;</li> <li>Shall detail the specific measures to be undertaken to control <b>dust</b> emission beyond the <b>boundaries</b> of the designation ('<b>dust</b> control measures'), in order to avoid and mitigate <b>dust</b> nuisance to adjoining <b>properties</b>;</li> <li>Shall specify monitoring measures, including in relation to <b>dust</b> control measures, and on-site generation and off site deposition of <b>dust</b>;</li> <li>Shall specify contingency measures to avoid, remedy or mitigate any <b>dust</b> nuisance <b>effects</b> on adjoining <b>properties</b> arising from any failure of the <b>dust</b> control measures;</li> <li>May include provision to enable immaterial departures from the Dust Management Plan; and</li> <li>May specify obligations required to be implemented prior to the commencement of the construction works.</li> </ol> <p>The Requiring Authority shall implement an Erosion Sediment Control Plan in general accordance with that provided in Appendix B of the Flood Hazard and <b>water</b> Quality Assessment included as part of the Notice of Requirement to alter this designation, submitted 1 October 2018.</p> </td> </tr> <tr> <td><b>NOR1.3</b></td> <td><b>Protocol for Dealing with Koiwi or Taonga Unearthed During Development</b></td> </tr> </table>	<b>NOR1.1</b>	<p><b>Submission of Information on Final Designs</b></p> <p>Prior to the commencement of any on site work, the Requiring Authority shall submit , including plans, detailing final designs in general accordance with the Notice of Requirement as submitted and notified to the reasonable satisfaction of the Roading Manager, Upper Hutt City Council.</p> <p>The final designs shall show the following information:</p> <ol style="list-style-type: none"> <li>The location of the proposed State highway carriageway in relation to designation <b>boundaries</b>.</li> <li>The location and design of all intersections, overpasses and underpasses, in particular the reconstruction of intersections and local <b>roads</b>.</li> <li>The location and design of all fencing, bunds, and barriers.</li> <li>The design of lighting at intersections.</li> <li>Landscape and ecological mitigation works.</li> </ol>	<b>NOR1.2</b>	<p><b>Construction Management</b></p> <p>Prior to the commencement of the construction works, the requiring authority shall submit a Dust Management Plan to Upper Hutt City Council's Resource Consents and Compliance Manager for certification. 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<b>NOR1.3</b>	<b>Protocol for Dealing with Koiwi or Taonga Unearthed During Development</b>						

	<p>The following procedure shall be adopted in the event that koiwi, <b>taonga</b>, or other archaeological material is unearthed or is reasonably suspected to have been unearthed during the Project works:</p> <ol style="list-style-type: none"> <li>a. All <b>activity</b> within a 10m radius of the discovery shall cease;</li> <li>b. The plant operator will shut down all machinery or <b>activity</b> immediately, leave the area and advise his or her Supervisor of the occurrence;</li> <li>c. The works contractor shall immediately notify Upper Hutt City Council and the Project Archaeologist;</li> <li>d. The Project Archaeologist shall inspect the <b>site</b> within 24 hours of notification. If the material is confirmed as koiwi tangata, the Project Archaeologist will inform the necessary bodies as outlined in Heritage New Zealand's "Guidelines for koiwi tangata/human remains (AGS8)"; and</li> <li>e. If the Project Archaeologist confirms that the <b>taonga</b> or other archaeological material is of Maori origin, the Requiring Authority shall notify Taranaki Whanui (Port Nicholson Block Settlement Trust) and Ngati Toa (Te Runanga o Toa Rangatira Inc) as soon as possible but within 24 hours.</li> </ol> <p>The Requiring Authority shall ensure that iwi are given the opportunity to undertake karakia and such other religious or cultural ceremonies and <b>activities</b> at the <b>site</b> as may be considered appropriate in accordance with tikanga Maori (Maori custom and protocol).</p> <p><b>Note:</b> An Archaeological Authority (ref# 11013-060 and 1013-029) has also been obtained by NZTA under the Heritage New Zealand Pouhere Taonga Act 2014. The authority establishes a protocol for archaeological works, a management plan, and communication with iwi authorities.</p>
<p><b>NOR1.4</b></p>	<p><b>Audit and Monitoring</b></p> <p>The Requiring Authority shall undertake an independent pre and post safety audit carried out on the final alignment of SH 58 with particular attention being given to the service <b>road</b> intersections. The Requiring Authority shall keep a record of safety audits, which shall be made available to the Upper Hutt City Council upon request.</p>
<p><b>NOR1.5</b></p>	<p><b>Geotechnical Monitoring</b></p> <p>Following the commencement of on-site works, at regular intervals of not less than once every ten working days, all cuttings that have been worked since the immediately preceding inspection shall be inspected during construction by a qualified and experienced geologist/geotechnical engineer for the purpose of enabling adjustments to be made to slope profiles, or for slope protection/support/ stabilisation measures to be incorporated where appropriate. The Requiring Authority shall keep a record of such inspections which shall be made available to the Upper Hutt City Council upon request.</p>
<p><b>NOR1.6</b></p>	<p><b>Ecological Mitigation Plan</b></p> <p>The Requiring Authority shall prepare an Ecological Mitigation Plan (EMP) to demonstrate how it will monitor, manage, and mitigate the adverse <b>effects</b> of the construction <b>activities</b> on terrestrial vegetation values, including associated biodiversity values.</p> <p>The EMP shall include, but not be limited to:</p> <ol style="list-style-type: none"> <li>a. Maps, prepared as part of detailed design, which clearly show the location and extent of the required clearance of indigenous forest and scrub which is required to facilitate the works.</li> <li>b. A calculation of the quantum (m2) of vegetation to be cleared in each of the following categories:             <ol style="list-style-type: none"> <li>i. Indigenous forest (Type B)</li> <li>ii. Indigenous scrub (Type C)</li> </ol> </li> <li>c. Based on the above, a calculation of the quantum of mitigation required (areas, coverage and species type) based on the following Environmental Compensation Ratios (ECRs):             <ol style="list-style-type: none"> <li>i. Indigenous forest: Type B: 1:4</li> <li>ii. Indigenous scrub: Type C: 1:2</li> </ol> </li> <li>d. A description of the measures to be adopted to minimise the extent of clearance of and indigenous scrub in the designation.</li> <li>e. A description of the measures to be undertaken within the designation to mitigate the adverse <b>effects</b> of removal of <b>indigenous vegetation</b> including, but not limited to, any proposed ecological planting.</li> <li>f. Where removal of pines and other exotic vegetation within the existing <b>indigenous vegetation</b> matrix is proposed as a compensation measure, a description of the control methods (e.g. felling or in situ poisoning), extent, and period of control.</li> </ol> <p>Where, having regard to the proposed mitigation/compensation outlined above, offset mitigation is required to address any residual <b>effects</b>, a description of how and where this is to be will be provided. Should this offset mitigation involve <b>land</b> that is not owned by the Requiring Authority, the approval in principle of the landowner must be provided.</p> <p>This EMP shall be submitted to Upper Hutt City Council's Resource Consents and Compliance Manager for certification, no less than 20 working days prior to the commencement of works.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• As the works in the Hutt Valley will traverse both Hutt City and Upper Hutt's jurisdiction, where practicable, this EMP should cover both jurisdictions. The EMP would be simultaneously submitted to Upper Hutt City and the Hutt City Council for their respective approval.</li> <li>• Ecological mitigation will also be a requirement of any regional consent for these works. The mitigation attaching to the regional consent may also be detailed in this EMP, in which case Upper Hutt City Council's approval will only be required for those matters falling within its jurisdiction.</li> </ul>
<p><b>NOR1.7</b></p>	<p><b>Revegetation Plan</b></p> <p>The Requiring Authority shall develop a detailed Revegetation Plan and specifications demonstrating how it will implement revegetation in general accordance with the Landscape Concept Plan attached as 'Appendix A' to the Urban and Landscape Design Framework, and the plant communities and lists in section 4.7 of the Urban and Landscape Design Framework, included as part of the Notice of Requirements to alter this designation, submitted 1 October 2018.</p> <p>The Landscape Concept Plan will be subject to final design and to any modifications required to comply with any other conditions of this designation. It will be submitted for certification by the Upper Hutt City Council's Resource Consents and Compliance Manager at least 20 working days prior to the</p>

	<p>commencement of works.</p> <p>The Requiring Authority shall implement plans certified by the Upper Hutt City Council.</p> <p><b>Note:</b> As the works in the Hutt Valley will traverse both Hutt City Council and Upper Hutt City Council's jurisdiction, where practicable, the Revegetation Plan will be simultaneously submitted to the Upper Hutt City Council and the Hutt City Council for their respective approval.</p>
<p><b>NOR1.8</b></p>	<p><b>Landscape Treatments</b></p> <p>In the final design of the <b>road</b>, the Requiring Authority shall make provision for:</p> <ol style="list-style-type: none"> <li>a. Landscape treatments to remedy or mitigate adverse <b>effects</b> of the <b>road</b> through the use of the following techniques: landform shaping; soil <b>conservation</b> and enhancement; vegetation <b>conservation</b>; and, re-grassing and replanting of trees and shrubs.</li> <li>b. The shaping and cutting of fill batters shall be designed and constructed in such a way as to resemble as far as possible the existing natural landforms of the area.</li> <li>c. <b>Earthworks</b> shall be designed to integrate the alignment into the surrounding landscape i.e. rounding edges of cut faces where practicable.</li> <li>d. Plants shall be eco-sourced, where possible, in accordance with section 4.7 of the Urban and Landscape Design Framework, and shall be certified as free from plant pests and diseases.</li> </ol> <p>In completing landscape treatments, the Requiring Authority shall undertake the following specific measures:</p> <ol style="list-style-type: none"> <li>e. Hydroseeding of cuts shall comply with NZTA P39 Specification, section 2.1 'Hydroseed composition' and the hydroseed composition shall be selected following advice from either a hydroseeding or slope stabilisation specialist.</li> <li>f. All replanting areas will need to meet the following specifications:             <ol style="list-style-type: none"> <li>i. When planting of PB8 grade and up refer to NZTA P39 Section F to ensure there will be adequate topsoil management for sufficient root structure to ensure survival. Section G of the NZTA P39 will need to be read in conjunction with Section F;</li> <li>ii. For planting palettes regarding hydroseeding refer to NZTA P39 Section I. All other planting palettes must follow NZTA P39 Section G; and</li> <li>iii. Planting of the buffer area shall achieve an 80% canopy coverage off the ground post completion of the works.</li> </ol> </li> </ol>
<p><b>NOR1.9</b></p>	<p><b>Watermain Infrastructure</b></p> <ol style="list-style-type: none"> <li>a. The Requiring Authority shall provide Wellington Regional Council with a physical and legal access to any watermain owned by Wellington Regional Council currently located within <b>road</b> reserve that will not be located within such reserve once the Project has been completed.</li> <li>b. The Requiring Authority shall ensure that all Wellington Regional Council watermain, which will be below <b>ground level</b> once the Project has been completed, will be not less than 1m and not more than 2m below the completed ground surface of the Project, unless Wellington Regional Council's Asset Manager (Wellington Water Limited, or equivalent) agrees in writing.</li> </ol>
<p><b>NOR1.10</b></p>	<p><b>Lapsing Of Designation</b></p> <p>Pursuant to section 184(1)(c) of the Resource Management Act 1991 the lapsing period for this designation is ten years.</p>
<p><b>NOR1.11</b></p>	<p><b>Operational Management Matters</b></p> <ol style="list-style-type: none"> <li>a. The Requiring Authority shall establish Traffic Management Plans at the varying stages of the project progress to demonstrate that traffic will be managed during the construction phase of the project in accordance with the most recent NZTA Code of Practice for Temporary Traffic Management at the time of works.</li> <li>b. The Requiring Authority shall maintain a permanent record of any complaints alleging adverse <b>effects</b> from its operations within the designation or any breach of these conditions or other comments received. The record shall include the name and address (as far as practicable) of the person who made the complaint or comment, and where a complaint is made, identification of the nature of the matter complained about, date and time of the complaint and of the alleged event, weather conditions at the time of the alleged event (as far as practicable) and any remedial action taken. This record shall be made available to Upper Hutt City Council on request.</li> </ol>
<p><b>Additional information</b></p>	<p>n/a</p>

**RNZ - Radio Network of New Zealand**

<b>RNZ1</b>	<b>Radio Communication, telecommunication and ancillary purposes</b>
<b>Designation unique identifier</b>	RNZ1
<b>Designation purpose</b>	Radio Communication, telecommunication and ancillary purposes
<b>Site identifier</b>	East of Mt Cecil Road - Map R23
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a



**SNZ - Spark New Zealand (was Telecom New Zealand Limited)**

<b>TEL1</b>	<b>Telecommunication, Radio communication and ancillary purposes</b>
Designation unique identifier	TEL1
Designation purpose	Telecommunication, Radio communication and ancillary purposes
Site identifier	1288 Fergusson Drive — Map U20
Lapse date	Given effect
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	n/a

<b>TEL2</b>	<b>Telecommunication, Radio communication and ancillary purposes</b>
Designation unique identifier	TEL2
Designation purpose	Telecommunication, Radio communication and ancillary purposes
Site identifier	Mount Climie - Maps R26, R27
Lapse date	Given effect
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	n/a

<b>TEL3</b>	<b>Telecommunication, Radio communication and ancillary purposes</b>
Designation unique identifier	TEL3
Designation purpose	Telecommunication, Radio communication and ancillary purposes
Site identifier	584-586 Fergusson Drive — Map U35
Lapse date	Given effect
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	n/a

**TPR - Transpower New Zealand Limited**

<b>TRP1</b>	<b>Electricity Substation</b>
<b>Designation unique identifier</b>	TRP1
<b>Designation purpose</b>	Electricity Substation
<b>Site identifier</b>	Corner of Pokaka Street and Akatarawa Road — Map U7
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

## **UHCC - Upper Hutt City Council**

Note: All utilities are shown on the Planning Maps by a ★ symbol.

<b>UHC1</b>	<b>Proposed Amenity Reserve</b>
<b>Designation unique identifier</b>	UHC1
<b>Designation purpose</b>	Proposed Amenity Reserve
<b>Site identifier</b>	River Road / Haywards - Maps U22, U32, U33
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC2</b>	<b>Proposed Amenity Reserve</b>
<b>Designation unique identifier</b>	UHC2
<b>Designation purpose</b>	Proposed Amenity Reserve
<b>Site identifier</b>	Moonshine Road / Haywards - Maps U13, U22, U23
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC3</b>	<b>Proposed Scenic Reserve</b>
<b>Designation unique identifier</b>	UHC3
<b>Designation purpose</b>	Proposed Scenic Reserve
<b>Site identifier</b>	Southern Hills ridgeline, Wallaceville Road - Maps U37, U38
<b>Lapse date</b>	Given effect

<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC4</b>	<b>Proposed Amenity Reserve</b>
<b>Designation unique identifier</b>	UHC4
<b>Designation purpose</b>	Proposed Amenity Reserve
<b>Site identifier</b>	Emerald Hill - Maps U7, U8
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC5</b>	<b>Proposed Amenity Reserve</b>
<b>Designation unique identifier</b>	UHC5
<b>Designation purpose</b>	Proposed Amenity Reserve
<b>Site identifier</b>	Southern Hills ridgeline, near Gorrie Road - Maps U20, U28, U29, U30, R25
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC6</b>	<b>Proposed Amenity Reserve</b>
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<b>Designation unique identifier</b>	UHC 6
<b>Designation purpose</b>	Proposed Amenity Reserve
<b>Site identifier</b>	Emerald Hill - Maps U7, U8
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC7</b>	<b>Proposed Recreation or Sports Reserve</b>
<b>Designation unique identifier</b>	UHC7
<b>Designation purpose</b>	Proposed Recreation or Sports Reserve
<b>Site identifier</b>	Adjacent to Hutt River near State Highway 2, Te Marua - Maps U10, R19
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC8</b>	<b>Proposed Amenity Reserve</b>
<b>Designation unique identifier</b>	UHC8
<b>Designation purpose</b>	Proposed Amenity Reserve
<b>Site identifier</b>	Southern Hills ridgeline near Gentian Street, off Mangaroa Hill Road and near Maymorn Road - Maps U9, U21, R19
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary

<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC9</b>	<b>Civic Centre / civic purposes</b>
<b>Designation unique identifier</b>	UHC9
<b>Designation purpose</b>	Civic Centre / civic purposes
<b>Site identifier</b>	Fergusson Drive - Map U9
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC10</b>	<b>Leisure Centre</b>
<b>Designation unique identifier</b>	UHC10
<b>Designation purpose</b>	Leisure Centre
<b>Site identifier</b>	Fergusson Drive - Map U27
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC11</b>	<b>Cemetery purposes (Akatarawa Cemetery)</b>
<b>Designation unique identifier</b>	UHC11
<b>Designation purpose</b>	Cemetery purposes (Akatarawa Cemetery)
<b>Site identifier</b>	Akatarawa Road - Maps U1, U2

<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UH12</b>	<b>Civic purposes — Pinehaven Library and Reserve (Local Purpose)</b>
<b>Designation unique identifier</b>	UHC 12
<b>Designation purpose</b>	Civic purposes — Pinehaven Library and Reserve (Local Purpose)
<b>Site identifier</b>	Pinehaven Road / Jocelyn Crescent - Map U46
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC13</b>	<b>Holiday Park (Harcourt Holiday Park)</b>
<b>Designation unique identifier</b>	UHC 13
<b>Designation purpose</b>	Holiday Park (Harcourt Holiday Park)
<b>Site identifier</b>	Akatarawa Road - Maps U6, U7
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a



<b>UHC14</b>	<b>Civic purposes</b>
<b>Designation unique identifier</b>	UHC14
<b>Designation purpose</b>	Civic purposes
<b>Site identifier</b>	Fergusson Drive - Map U27
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC15</b>	<b>Civic purposes - Benge Hall and Reserve (Recreation and Local Purpose)</b>
<b>Designation unique identifier</b>	UHC15
<b>Designation purpose</b>	Civic purposes - Benge Hall and Reserve (Recreation and Local Purpose)
<b>Site identifier</b>	Main Road North - Map U8
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC16</b>	<b>Civic purposes — Depot</b>
<b>Designation unique identifier</b>	UHC 16
<b>Designation purpose</b>	Civic purposes — Depot
<b>Site identifier</b>	Park Street - Map U28
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary

<b>Act</b>	
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC17</b>	<b>Civic purposes - Pound</b>
<b>Designation unique identifier</b>	UHC 17
<b>Designation purpose</b>	Civic purposes - Pound
<b>Site identifier</b>	Mangaroa Hill Road - Map R26
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC18</b>	<b>Local Purpose (Esplanade) and Recreation</b>
<b>Designation unique identifier</b>	UHC 18
<b>Designation purpose</b>	Local Purpose (Esplanade) and Recreation
<b>Site identifier</b>	Akatarawa Road, (Akatarawa River) - Maps U1, U2, R19
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC19</b>	<b>Local Purpose (Community)</b>
<b>Designation unique identifier</b>	UHC19
<b>Designation purpose</b>	Local Purpose (Community)

<b>Site identifier</b>	Avian Crescent (Avian Crescent Reserve) - Map U50
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC20</b>	<b>Recreation</b>
<b>Designation unique identifier</b>	UHC20
<b>Designation purpose</b>	Recreation
<b>Site identifier</b>	Avro Road (Avian Crescent Reserve) - Map U50
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC21</b>	<b>Recreation</b>
<b>Designation unique identifier</b>	UHC21
<b>Designation purpose</b>	Recreation
<b>Site identifier</b>	Rosina Street, Benge Crescent, Clouston Park Road (Benge Park) - Maps U18, U19
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC22</b>	<b>Recreation and Local Purpose (Community)</b>
<b>Designation unique identifier</b>	UHC22
<b>Designation purpose</b>	Recreation and Local Purpose (Community)
<b>Site identifier</b>	Between State Highway 2 and Emerald Hill Drive (Birchville Park) - Maps U8, U9
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC23</b>	<b>Recreation</b>
<b>Designation unique identifier</b>	UHC23
<b>Designation purpose</b>	Recreation
<b>Site identifier</b>	Near Gemstone Drive (Birchville Beech Reserve) - Map U8
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC24</b>	<b>Local Purpose (Esplanade)</b>
<b>Designation unique identifier</b>	UHC24
<b>Designation purpose</b>	Local Purpose (Esplanade)
<b>Site identifier</b>	Gemstone Drive (Birchville Esplanade Reserve) - Maps U1, U2, R19
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section</b>	Primary

<b>177 of the Resource Management Act</b>	
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC25</b>	<b>Local Purpose (Esplanade) and Recreation</b>
<b>Designation unique identifier</b>	UHC25
<b>Designation purpose</b>	Local Purpose (Esplanade) and Recreation
<b>Site identifier</b>	Black Beech Street / Bridge Road, Waimarama / Whangakoko & Edmund Lomas Grove - Maps U1, U6, R7
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC26</b>	<b>Recreation</b>
<b>Designation unique identifier</b>	UHC26
<b>Designation purpose</b>	Recreation
<b>Site identifier</b>	State Highway 2 (Brown Owl Park) - Maps U7, U8
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC27</b>	<b>Recreation</b>
<b>Designation unique identifier</b>	UHC27

<b>Designation purpose</b>	Recreation
<b>Site identifier</b>	California Drive / Larchmont Grove (California Park) - Maps U6 & U19
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC28</b>	<b>Recreation</b>
<b>Designation unique identifier</b>	UHC28
<b>Designation purpose</b>	Recreation
<b>Site identifier</b>	Akatarawa Road (Clouston Park, Cloustonville) - Maps R11
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC29</b>	<b>Recreation</b>
<b>Designation unique identifier</b>	UHC 29
<b>Designation purpose</b>	Recreation
<b>Site identifier</b>	Fraser Crescent / Clyma Crescent (Clyma Park) - Map U26
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No

<b>Additional information</b>	n/a
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<b>UHC30</b>	<b>Recreation</b>
<b>Designation unique identifier</b>	UHC 30
<b>Designation purpose</b>	Recreation
<b>Site identifier</b>	Plateau Road (Collins Creek Reserve) - Maps U11
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC31</b>	<b>Recreation</b>
<b>Designation unique identifier</b>	UHC 31
<b>Designation purpose</b>	Recreation
<b>Site identifier</b>	Moonshine Hill Road (Craigs Flat Reserve) - Maps U23, U24
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC32</b>	<b>Local Purpose (Community)</b>
<b>Designation unique identifier</b>	UHC 32
<b>Designation purpose</b>	Local Purpose (Community)
<b>Site identifier</b>	Moonshine Hill Road (Craigs Flat Reserve) - Map U19
<b>Lapse date</b>	Given effect

<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC33</b>	<b>Recreation, Local Purpose (Community)</b>
<b>Designation unique identifier</b>	UHC 33
<b>Designation purpose</b>	Recreation, Local Purpose (Community)
<b>Site identifier</b>	1122 Fergusson Drive (Doris Nicholson Kindergarten) - Map U19
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC34</b>	<b>Recreation</b>
<b>Designation unique identifier</b>	UHC 34
<b>Designation purpose</b>	Recreation
<b>Site identifier</b>	Dun Craig Street, Penny Lane (Dun Craig Park) - Map U45
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC35</b>	<b>Recreation</b>
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<b>Designation unique identifier</b>	UHC 35
<b>Designation purpose</b>	Recreation
<b>Site identifier</b>	Duncraig Street, Penny Lane (Duncraig Park) - Map U45
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC36</b>	<b>Recreation</b>
<b>Designation unique identifier</b>	UHC 36
<b>Designation purpose</b>	Recreation
<b>Site identifier</b>	Off Alleyne Court (Emerald Hill Reserve) - Map U7
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC37</b>	<b>Recreation</b>
<b>Designation unique identifier</b>	UHC 37
<b>Designation purpose</b>	Recreation
<b>Site identifier</b>	Fendalton Crescent (Fendalton Scenic Reserve) - Map U46
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary

<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC38</b>	<b>Recreation</b>
<b>Designation unique identifier</b>	UHC 38
<b>Designation purpose</b>	Recreation
<b>Site identifier</b>	Gentian Street, Timberlea (Gentian Park) - Maps U8, U21
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC39</b>	<b>Recreation, Local Purpose (Esplanade)</b>
<b>Designation unique identifier</b>	UHC 39
<b>Designation purpose</b>	Recreation, Local Purpose (Esplanade)
<b>Site identifier</b>	Akatarawa Road / Norbert Street (Harcourt Park) - Maps U6, U7
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC40</b>	<b>Recreation, Local Purpose (Esplanade and Utility)</b>
<b>Designation unique identifier</b>	UHC 40
<b>Designation purpose</b>	Recreation, Local Purpose (Esplanade and Utility)
<b>Site identifier</b>	Kiwi Street (Heretaunga Park) / Mawaihakona Stream - Maps U32, U41

<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC41</b>	<b>Drainage Reserve</b>
<b>Designation unique identifier</b>	UHC 41
<b>Designation purpose</b>	Drainage Reserve
<b>Site identifier</b>	Hikurangi Street - Map U24
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC42</b>	<b>Recreation</b>
<b>Designation unique identifier</b>	UHC 42
<b>Designation purpose</b>	Recreation
<b>Site identifier</b>	Black Beech Street (Hoggard Park) - Map U6
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC43</b>	<b>Scenic</b>
<b>Designation unique identifier</b>	UHC 43
<b>Designation purpose</b>	Scenic
<b>Site identifier</b>	State Highway 2 (Kaitoke Hill) - Map R20
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC44</b>	<b>Recreation, Local Purpose (Esplanade)</b>
<b>Designation unique identifier</b>	UHC 44
<b>Designation purpose</b>	Recreation, Local Purpose (Esplanade)
<b>Site identifier</b>	Akatarawa Road (Karapoti Park) - Map R19
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC45</b>	<b>Scenic</b>
<b>Designation unique identifier</b>	UHC 45
<b>Designation purpose</b>	Scenic
<b>Site identifier</b>	River Road / State Highway 58 (Keith George and Silverstream Scenic Reserve) - Maps U31, U39, R23
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section</b>	Primary

<b>177 of the Resource Management Act</b>	
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC46</b>	<b>Recreation</b>
<b>Designation unique identifier</b>	UHC 46
<b>Designation purpose</b>	Recreation
<b>Site identifier</b>	Kurth Crescent / Dunns Street (Kurth Crescent Reserve) - Map U40
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC47</b>	<b>Local Purpose (Esplanade)</b>
<b>Designation unique identifier</b>	UHC 47
<b>Designation purpose</b>	Local Purpose (Esplanade)
<b>Site identifier</b>	Larchmont Grove / Wyoming Grove (Larchmont Esplanade Reserve) - Maps U6, U19, U20
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC48</b>	<b>Recreation</b>
<b>Designation unique identifier</b>	UHC 48

<b>Designation purpose</b>	Recreation
<b>Site identifier</b>	McLeod Street (McLeod Park) - Maps U15, U16
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC49</b>	<b>Recreation</b>
<b>Designation unique identifier</b>	UHC 49
<b>Designation purpose</b>	Recreation
<b>Site identifier</b>	McLeod Street (McLeod Street Play Area) - Map U25
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC50</b>	<b>Recreation and Local Purpose (Community)</b>
<b>Designation unique identifier</b>	UHC 50
<b>Designation purpose</b>	Recreation and Local Purpose (Community)
<b>Site identifier</b>	Park Street / Railway Ave / Seymour Grove (Maidstone Park) - Maps U27, U28, R25
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No

<b>Additional information</b>	n/a
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<b>UHC51</b>	<b>Recreation and Local Purpose (Esplanade)</b>
<b>Designation unique identifier</b>	UHC51
<b>Designation purpose</b>	Recreation and Local Purpose (Esplanade)
<b>Site identifier</b>	Plateau Road / Maymorn Road / Parkes Line Road / Mangaroa Hill Road / Whitemans Valley Road (Mangaroa River Esplanade Reserve) - Maps U10, U11, R19, R25, R26
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC52</b>	<b>Local Purpose (Esplanade)</b>
<b>Designation unique identifier</b>	UHC52
<b>Designation purpose</b>	Local Purpose (Esplanade)
<b>Site identifier</b>	Barton Avenue (Mawaihakona Stream) — Map U34
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC53</b>	<b>Recreation</b>
<b>Designation unique identifier</b>	UHC53
<b>Designation purpose</b>	Recreation
<b>Site identifier</b>	Maymorn Road, Te Marua — Map U11

<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC54</b>	<b>Recreation</b>
<b>Designation unique identifier</b>	UHC54
<b>Designation purpose</b>	Recreation
<b>Site identifier</b>	Moehau Grove / Holdsworth Ave (Moehau Park) - Map U23
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC55</b>	<b>Recreation and Local Purpose (Esplanade)</b>
<b>Designation unique identifier</b>	UHC55
<b>Designation purpose</b>	Recreation and Local Purpose (Esplanade)
<b>Site identifier</b>	Michigan Crescent / Baltimore Crescent (Ngati-Tama Park) — Map U19, U20
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a



<b>UHC56</b>	<b>Local Purpose</b>
<b>Designation unique identifier</b>	UHC56
<b>Designation purpose</b>	Local Purpose
<b>Site identifier</b>	Timberlea (Norana Road Reserve) — Map U21
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC57</b>	<b>Recreation</b>
<b>Designation unique identifier</b>	UHC57
<b>Designation purpose</b>	Recreation
<b>Site identifier</b>	Oaklands Grove (Reserve) - Map U29
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC58</b>	<b>Recreation</b>
<b>Designation unique identifier</b>	UHC58
<b>Designation purpose</b>	Recreation
<b>Site identifier</b>	Oxford Crescent / Kowhai Avenue (Oxford Park) — Map U27
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary

<b>Act</b>	
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC59</b>	<b>Recreation</b>
<b>Designation unique identifier</b>	UHC59
<b>Designation purpose</b>	Recreation
<b>Site identifier</b>	State Highway 2 / Marchant Road (Pakuratahi Reserve) - Map R21
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC60</b>	<b>Local Purpose (Esplanade)</b>
<b>Designation unique identifier</b>	UHC60
<b>Designation purpose</b>	Local Purpose (Esplanade)
<b>Site identifier</b>	Gilbert Road, Kaitoke (Pakuratahi River esplanade reserve) - Map R21
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC61</b>	<b>Recreation</b>
<b>Designation unique identifier</b>	UHC61
<b>Designation purpose</b>	Recreation

<b>Site identifier</b>	Pinehaven Road / Blue Mountains Intersection (Pickerills Reserve) — Map U46
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC62</b>	<b>Recreation</b>
<b>Designation unique identifier</b>	UHC62
<b>Designation purpose</b>	Recreation
<b>Site identifier</b>	Pinehaven Road (Pinehaven Reserve) — Map U46
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC63</b>	<b>Recreation</b>
<b>Designation unique identifier</b>	UHC63
<b>Designation purpose</b>	Recreation
<b>Site identifier</b>	Pioneer Grove / Kurth Crescent (Pioneer Grove Park) — Maps U40, U45
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC64</b>	<b>Recreation</b>
<b>Designation unique identifier</b>	UHC64
<b>Designation purpose</b>	Recreation
<b>Site identifier</b>	Plateau Road (Plateau Road Play Area) — Map U11
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC65</b>	<b>Local Purpose (Community)</b>
<b>Designation unique identifier</b>	UHC65
<b>Designation purpose</b>	Local Purpose (Community)
<b>Site identifier</b>	Fergusson Drive, Silverstream Straight ( <b>site</b> of Pumpkin Cottage) — Maps U39, U40
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC66</b>	<b>Recreation</b>
<b>Designation unique identifier</b>	UHC66
<b>Designation purpose</b>	Recreation
<b>Site identifier</b>	Amber Grove / Rata Street (Rata Park) — Maps U1, U7
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section</b>	Primary

<b>177 of the Resource Management Act</b>	
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC67</b>	<b>Recreation</b>
<b>Designation unique identifier</b>	UHC67
<b>Designation purpose</b>	Recreation
<b>Site identifier</b>	State Highway 2 (Rimutaka Hill) — Map R21
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC68</b>	<b>Recreation and Local Purpose (Community)</b>
<b>Designation unique identifier</b>	UHC68
<b>Designation purpose</b>	Recreation and Local Purpose (Community)
<b>Site identifier</b>	Savage Crescent / McParland Street (Savage Park) — Map U27
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC69</b>	<b>Recreation</b>
<b>Designation unique identifier</b>	UHC69

<b>Designation purpose</b>	Recreation
<b>Site identifier</b>	Whitemans Road (Silverstream Park) — Map U41
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC70</b>	<b>Local Purpose (Amenity)</b>
<b>Designation unique identifier</b>	UHC70
<b>Designation purpose</b>	Local Purpose (Amenity)
<b>Site identifier</b>	Sierra Way / Seymour Grove (Southern Hills Ridgeline) — Maps R24, R25
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC71</b>	<b>Recreation</b>
<b>Designation unique identifier</b>	UHC71
<b>Designation purpose</b>	Recreation
<b>Site identifier</b>	Speargrass Grove / Blueberry Grove (Speargrass Park) — Map U8
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No

<b>Additional information</b>	n/a
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<b>UHC72</b>	<b>Local Purpose</b>
<b>Designation unique identifier</b>	UHC72
<b>Designation purpose</b>	Local Purpose
<b>Site identifier</b>	Speargrass Grove / Aniseed Grove (Speargrass Access Reserve) - Map U21
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC73</b>	<b>Local Purpose (Drainage Reserve)</b>
<b>Designation unique identifier</b>	UHC73
<b>Designation purpose</b>	Local Purpose (Drainage Reserve)
<b>Site identifier</b>	Sunbrae Drive - Map U41
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC74</b>	<b>Recreation</b>
<b>Designation unique identifier</b>	UHC74
<b>Designation purpose</b>	Recreation
<b>Site identifier</b>	Tapestry Grove / Field Street (Tapestry Park) — Map U41
<b>Lapse date</b>	Given effect

<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC75</b>	<b>Recreation</b>
<b>Designation unique identifier</b>	UHC75
<b>Designation purpose</b>	Recreation
<b>Site identifier</b>	Tawai Street (Park) — Map U35
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC76</b>	<b>Recreation, Local Purpose (Esplanade)</b>
<b>Designation unique identifier</b>	UHC76
<b>Designation purpose</b>	Recreation, Local Purpose (Esplanade)
<b>Site identifier</b>	Fergusson Drive / Norbert Road (Te Haukaretu) — Map U20
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC77</b>	<b>Scenic</b>
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<b>Designation unique identifier</b>	UHC77
<b>Designation purpose</b>	Scenic
<b>Site identifier</b>	State Highway 2 (Te Marua Hill) — Map U3
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC78</b>	<b>Recreation</b>
<b>Designation unique identifier</b>	UHC78
<b>Designation purpose</b>	Recreation
<b>Site identifier</b>	Norana Road (Timberlea) — Map U21
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC79</b>	<b>Local Purpose (Drainage)</b>
<b>Designation unique identifier</b>	UHC79
<b>Designation purpose</b>	Local Purpose (Drainage)
<b>Site identifier</b>	Hartford Crescent (Totara Park Drainage Reserve) — Maps U17, U18
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary

<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC80</b>	<b>Recreation</b>
<b>Designation unique identifier</b>	UHC80
<b>Designation purpose</b>	Recreation
<b>Site identifier</b>	Trentham Memorial Park - Maps U33, U34
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC81</b>	<b>Recreation</b>
<b>Designation unique identifier</b>	UHC81
<b>Designation purpose</b>	Recreation
<b>Site identifier</b>	California Drive (Tulsa Grove) - Map U18
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC82</b>	<b>Recreation, Local Purpose (Community)</b>
<b>Designation unique identifier</b>	UHC82
<b>Designation purpose</b>	Recreation, Local Purpose (Community)
<b>Site identifier</b>	Turon Crescent (Park) — Map U18

<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC83</b>	<b>Recreation</b>
<b>Designation unique identifier</b>	UHC83
<b>Designation purpose</b>	Recreation
<b>Site identifier</b>	Plateau Road (Upper Plateau Recreation) — Map U12
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC84</b>	<b>Scenic</b>
<b>Designation unique identifier</b>	UHC84
<b>Designation purpose</b>	Scenic
<b>Site identifier</b>	Plateau Road (Upper Plateau Scenic) — Maps U12, R20
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC85</b>	<b>Local Purpose (Community)</b>
<b>Designation unique identifier</b>	UHC85
<b>Designation purpose</b>	Local Purpose (Community)
<b>Site identifier</b>	Ward Street / Miro Street (Ward / Miro Green Area) - Maps U36, U37
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC86</b>	<b>Local Purpose (Amenity)</b>
<b>Designation unique identifier</b>	UHC86
<b>Designation purpose</b>	Local Purpose (Amenity)
<b>Site identifier</b>	Longfellow Street / Tennyson Street (Whakatiki Buffer Reserve) - Maps U24, U25
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC87</b>	<b>Recreation</b>
<b>Designation unique identifier</b>	UHC87
<b>Designation purpose</b>	Recreation
<b>Site identifier</b>	Masefield Street / Whakatiki Street — Maps U15, U25
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary

<b>Act</b>	
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC88</b>	<b>Recreation</b>
<b>Designation unique identifier</b>	UHC88
<b>Designation purpose</b>	Recreation
<b>Site identifier</b>	Whitemans Valley Road (Reserve) — Map R25
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC89</b>	<b>Recreation</b>
<b>Designation unique identifier</b>	UHC89
<b>Designation purpose</b>	Recreation
<b>Site identifier</b>	Blue Mountains Road / Tapestry Grove (Willow Park) — Map U41
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC90</b>	<b>Recreation</b>
<b>Designation unique identifier</b>	UHC90
<b>Designation purpose</b>	Recreation

<b>Site identifier</b>	Wyndham Road (Reserve) - Map U45
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC91</b>	<b>Recreation</b>
<b>Designation unique identifier</b>	UHC91
<b>Designation purpose</b>	Recreation
<b>Site identifier</b>	Sylvan Way - Maps U40, U45
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC92</b>	<b>Water storage</b>
<b>Designation unique identifier</b>	UHC92
<b>Designation purpose</b>	Water storage
<b>Site identifier</b>	236 Plateau Road — Map U12
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC93</b>	<b>Water storage</b>
<b>Designation unique identifier</b>	UHC93
<b>Designation purpose</b>	Water storage
<b>Site identifier</b>	Alleyne Court — Map U7
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC94</b>	<b>Water storage</b>
<b>Designation unique identifier</b>	UHC94
<b>Designation purpose</b>	Water storage
<b>Site identifier</b>	Sundew Grove — Map U9
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC95</b>	<b>Water storage &amp; pump station</b>
<b>Designation unique identifier</b>	UHC95
<b>Designation purpose</b>	Water storage & pump station
<b>Site identifier</b>	King Charles Drive — Map U28
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section</b>	Primary

<b>177 of the Resource Management Act</b>	
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC96</b>	<b>Water storage</b>
<b>Designation unique identifier</b>	UHC96
<b>Designation purpose</b>	Water storage
<b>Site identifier</b>	Seymour Grove — Map U28
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC97</b>	<b>Water storage</b>
<b>Designation unique identifier</b>	UHC97
<b>Designation purpose</b>	Water storage
<b>Site identifier</b>	Pinehill Crescent — Map U43
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC98</b>	<b>Water storage</b>
<b>Designation unique identifier</b>	UHC98



<b>Designation purpose</b>	Water storage
<b>Site identifier</b>	Raynham Way (off Arundel Grove) - Map U42
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC99</b>	<b>Water storage</b>
<b>Designation unique identifier</b>	UHC99
<b>Designation purpose</b>	Water storage
<b>Site identifier</b>	Duncraig Street — Map U45
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC100</b>	<b>Water storage &amp; pump station</b>
<b>Designation unique identifier</b>	UHC100
<b>Designation purpose</b>	Water storage & pump station
<b>Site identifier</b>	Kirton Drive — Map U14
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No

<b>Additional information</b>	n/a
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<b>UHC101</b>	<b>Water storage</b>
<b>Designation unique identifier</b>	UHC101
<b>Designation purpose</b>	Water storage
<b>Site identifier</b>	Grace Nicholls Grove — Map U4
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC102</b>	<b>Wastewater pump station</b>
<b>Designation unique identifier</b>	UHC102
<b>Designation purpose</b>	Wastewater pump station
<b>Site identifier</b>	12 Black Beech Street - Map U7
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC103</b>	<b>Wastewater pump station</b>
<b>Designation unique identifier</b>	UHC103
<b>Designation purpose</b>	Wastewater pump station
<b>Site identifier</b>	65 Bridge Road — Map U7
<b>Lapse date</b>	Given effect

<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC104</b>	<b>Wastewater pump station</b>
<b>Designation unique identifier</b>	UHC104
<b>Designation purpose</b>	Wastewater pump station
<b>Site identifier</b>	49 Bridge Road — Map U7
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC105</b>	<b>Wastewater pump station</b>
<b>Designation unique identifier</b>	UHC105
<b>Designation purpose</b>	Wastewater pump station
<b>Site identifier</b>	Akatarawa Bridge — Map U1
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC106</b>	<b>Wastewater pump station</b>
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<b>Designation unique identifier</b>	UHC106
<b>Designation purpose</b>	Wastewater pump station
<b>Site identifier</b>	621 Main Road North — Map U10
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC107</b>	<b>Wastewater pump station</b>
<b>Designation unique identifier</b>	UHC107
<b>Designation purpose</b>	Wastewater pump station
<b>Site identifier</b>	245 Plateau Road — Map U12
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC108</b>	<b>Wastewater pump station</b>
<b>Designation unique identifier</b>	UHC108
<b>Designation purpose</b>	Wastewater pump station
<b>Site identifier</b>	191 Plateau Road — Map U12
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary

<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC109</b>	<b>Wastewater pump station</b>
<b>Designation unique identifier</b>	UHC109
<b>Designation purpose</b>	Wastewater pump station
<b>Site identifier</b>	Maymorn Road — Map U11
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC110</b>	<b>Wastewater pump station</b>
<b>Designation unique identifier</b>	UHC110
<b>Designation purpose</b>	Wastewater pump station
<b>Site identifier</b>	Maymorn Treatment Plant — Map R19
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC111</b>	<b>Wastewater pump station</b>
<b>Designation unique identifier</b>	UHC111
<b>Designation purpose</b>	Wastewater pump station
<b>Site identifier</b>	Perry Street — Map U41

<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC112</b>	<b>Stormwater pump station</b>
<b>Designation unique identifier</b>	UHC112
<b>Designation purpose</b>	Stormwater pump station
<b>Site identifier</b>	Field Street — Map U40
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC113</b>	<b>Stormwater pump station</b>
<b>Designation unique identifier</b>	UHC113
<b>Designation purpose</b>	Stormwater pump station
<b>Site identifier</b>	Gibbons Street — Map U27
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC114</b>	<b>Stormwater pump station</b>
<b>Designation unique identifier</b>	UHC114
<b>Designation purpose</b>	Stormwater pump station
<b>Site identifier</b>	Hildreth Street — Map U25
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC115</b>	<b>Stormwater pump station</b>
<b>Designation unique identifier</b>	UHC115
<b>Designation purpose</b>	Stormwater pump station
<b>Site identifier</b>	Argyle Grove — Map U25
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC116</b>	<b>Stormwater pump station</b>
<b>Designation unique identifier</b>	UHC116
<b>Designation purpose</b>	Stormwater pump station
<b>Site identifier</b>	Heretaunga Retention Dam — Map U43
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary

<b>Act</b>	
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC117</b>	<b>Water pump station</b>
<b>Designation unique identifier</b>	UHC117
<b>Designation purpose</b>	Water pump station
<b>Site identifier</b>	Moonshine Park — Map U24
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC118</b>	<b>Water pump station</b>
<b>Designation unique identifier</b>	UHC118
<b>Designation purpose</b>	Water pump station
<b>Site identifier</b>	Chatsworth Road — Map U42
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC119</b>	<b>Water pump station</b>
<b>Designation unique identifier</b>	UHC119
<b>Designation purpose</b>	Water pump station



<b>Site identifier</b>	Plateau Road — Map U11
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC120</b>	<b>Pump station</b>
<b>Designation unique identifier</b>	UHC120
<b>Designation purpose</b>	Pump station
<b>Site identifier</b>	Sylvan Way — Map U40
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC121</b>	<b>Reservoir</b>
<b>Designation unique identifier</b>	UHC121
<b>Designation purpose</b>	Reservoir
<b>Site identifier</b>	Sylvan Way — Map U45
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC122</b>	<b>Water storage &amp; pump station</b>
<b>Designation unique identifier</b>	UHC122
<b>Designation purpose</b>	Water storage & pump station
<b>Site identifier</b>	Mount Marua — Map U10
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC123</b>	<b>Wastewater pump station</b>
<b>Designation unique identifier</b>	UHC123
<b>Designation purpose</b>	Wastewater pump station
<b>Site identifier</b>	63 Plateau Road - Map U11
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>UHC124</b>	<b>Pinehaven Streamworks</b>
<b>Designation unique identifier</b>	UHC124
<b>Designation purpose</b>	Wastewater pump station
<b>Site identifier</b>	Blue Mountains Road - Map U46
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section</b>	Primary

<p><b>177 of the Resource Management Act</b></p>	
<p><b>Conditions</b></p>	<p><b>General</b></p> <ol style="list-style-type: none"> <li>1. Except as modified by the conditions below, the Project shall be undertaken in general accordance with:             <ol style="list-style-type: none"> <li>a. The Designation Plans, IZO-8900 0 SPO —400 —GN —DRG —0100 (Rev B), 0101 (Rev D), 0102 (Rev C), 0103 (Rev B), 0104 (Rev B), 0105 (Rev C) and 0106 (Rev C).</li> <li>b. The General Arrangement plans, IZ08900-SP3-400-CD-DRG-3100 Rev B, 3101 (Rev B), 3102 (Rev C), 3103 (Rev B), 3104 (Rev B), 3105 (Rev C), 3106 (Rev C);</li> <li>c. The design plans of the shared bridge at 28-30 BMR and 34-36 BMR provided to GWRC in Appendix I of the s.92 response, dated 21 February 2020.</li> <li>d. The cross-sections IZ089000-300-CD-DRG-2300 (Rev B), 2301 (Rev B), and 2302 (Rev B);</li> <li>e. The Site Access and Laydown Scheme plans, IZ089000 —300-JS-DRG —1100 (Rev B), 1101 (Rev B), 1102 (Rev B), 1103 (Rev B), 1104 (Rev B), 1105 (Rev B), 1106 (Rev B).</li> <li>f. Landscape planting plans DCM Urban Landscape Works, Pinehaven Stream 2017_009/L100 (Rev 7), L101 (Rev 5), L102 (Rev 6), L103 (Rev 6), L104 (Rev 5), L105 (Rev 5), L106 (Rev 6) L107 (Rev 6), and L108 (Rev 7).</li> </ol> </li> <li>2. As-built plans showing the location of buildings demolished and reinstated within the designation boundary must be provided to the Upper Hutt City Council within 20 working days after the construction of the relocated buildings to certify that these buildings comply with Upper Hutt City Council District Plan permitted activity rules or existing use rights.</li> <li>3. In the event of conflict between the documents listed above and these designation conditions, these conditions prevail.</li> <li>4. The designation shall lapse if not given effect to within 5 years from the date on which it is included in the Upper Hutt City Council District Plan under section 175 of the RMA.</li> </ol> <p><b>Designation boundary</b></p> <ol style="list-style-type: none"> <li>5. As soon as reasonably practicable following the Completion of Construction, the Requiring Authority shall:             <ol style="list-style-type: none"> <li>a. Review the area designated for the Project;</li> <li>b. Identify any areas of designated land that are no longer necessary for the on-going operation or maintenance or for ongoing mitigation measures; and</li> <li>c. Give notice to the CMO in accordance with section 182 of the RMA seeking the removal of those parts of the designation identified in 5b) above.</li> </ol> </li> </ol> <p><b>Management Plans</b></p> <ol style="list-style-type: none"> <li>6. The following Management Plans (addressing one or more stages of the Project) shall be submitted to the CMO for certification:             <ol style="list-style-type: none"> <li>a. Construction Traffic Management Plan (CTMP) to certify compliance and consistency with conditions 19 to 22 of the designation;</li> <li>b. Construction Noise and Vibration Management Plan (CNVMP) to certify compliance and consistency with conditions 14to 18of the designation;</li> <li>c. Site Office Management Plan (SOMP) to certify compliance and consistency with condition 43of the designation;</li> <li>d. Landscape Plan (LP) to certify compliance and consistency with conditions 23to 25of this designation; and</li> </ol> </li> </ol>

- e. Lizard Management Plan to certify compliance and consistency with condition 40 of the designation;  
Note: The management plans must provide the overarching principles, methodologies, and procedures for managing the effects of the Works to achieve the environmental outcomes and performance standards required by the conditions of the designation.
7. Works must not commence until certification of the management plans for the relevant stage is received in writing.
8. The Project shall be carried out in general accordance with the certified management plans required by these conditions.
9. The management plans may be supplemented by site-specific plans to provide the necessary level of detail to address requirements within each of the Stages.
10. A copy of the certified management plans shall be made publicly accessible on the Requiring Authority's website.
11. During the construction period, a copy of all certified management plans shall be kept on site at all times and be made available to the CMO upon request.
12. The certified management plans may be amended if necessary to reflect any changes in design, construction methods, or management of effects. Any amendments are to be discussed with and submitted to the Council CMO for recertification.

#### **Work hours**

13. Normal working hours, except in those circumstances exempted under the CNVMP, shall be:
  - a. For on-site construction activities: 7:00am to 7.00pm Monday to Saturday (excluding public holidays)
  - b. For heavy vehicle movements on public roads: 9:00am -6:00pm Monday to Friday (excluding public holidays).

#### **Construction Noise**

14. Noise arising from construction activities shall be measured and assessed in accordance with New Zealand Standard NZS 6803:1999 'Acoustics —Construction Noise' (NZS 6803:1999)
15. A CNVMP shall be prepared by a suitably qualified acoustic specialist and certified as per condition 6 as being consistent with NZS 6803:1999 and meeting the requirements of these conditions at least 15 Working Days prior to Commencement of Construction. The purpose of the CNVMP is to provide a framework for the development and implementation of the Best Practicable Option ('BPO') for the management of all construction noise effects, and additionally to define the procedures to be followed when the noise standards in NZS 6803:1999 are not met following the adoption of the BPO. The CNVMP shall be prepared in accordance with the requirements of Annex E2 of NZS 6803:1999 and shall address the following matters as a minimum:
  - a. Description of the Works, anticipated equipment/processes and their scheduled durations;
  - b. Hours of operation and duration for the construction activities;
  - c. The construction noise and vibration standards for the Project as set out in NZS 6803:1999 Acoustics - Construction Noise and Table 3 of DIN 4150-3: 1999;
  - d. Identification of affected occupied buildings and any other sensitive receivers;
  - e. Management and mitigation options to be adopted for all works during the Project (which shall include prohibition of tonal reverse alarms);
  - f. Minimum separation distances from receivers for plant and machinery where compliance with the construction noise standards are met;

- g. Methods and frequency for monitoring and reporting on construction noise;
- h. Procedures for engaging with stakeholders, notification of proposed construction activities and responding to noise complaints consistent with conditions; and
- i. Contact details for the Project Manager (or nominee) and the Requiring Authority's Project Liaison Person (phone and email addresses).
16. The construction noise, where practicable, shall comply with the following criteria at the nearest residential building or sensitive receiver for the purposes of the CNVMP:

Time of Week	Time period	LAeq(t)	LAFmax
Weekdays	0630-0730	60	75
	0730-1800	75	90
	1800-2000	70	85
	2000-0630	45	75
Saturday	0630-0730	45	75
	0730-1800	75	90
	1800-2000	45	75
	2000-0630	45	75
Sundays and public holidays	0630-0730	45	75
	0730-1800	55	85
	1800-2000	45	75
	2000-0630	45	75

Where it is not practicable to achieve those criteria, the CNVMP must describe alternative strategies to achieve the best practicable option to minimise the effects of construction noise on neighbours.

17. The vibration criteria set out in Table 3 of DIN 4150-3: 1999 shall be met, where practicable. Where it is not practicable to achieve those criteria, a suitably qualified expert shall be engaged to assess and manage construction vibration during the activity that exceeds the criteria.
18. Where on-site construction works and/or heavy vehicle movements need to be undertaken outside of normal hours (as defined in Condition 13), night time work (7.00pm-7.00am) shall be avoided where practicable. Where avoidance is not practicable, the best practicable option shall be adopted to minimise or mitigate noise and vibration effects.

#### **Construction Traffic**

19. A CTMP shall be prepared by a suitably qualified and experienced person and shall be submitted to the CMO for

- certification that it meets the requirements of these conditions at least 15 Working Days prior to Commencement of Construction.
20. The purpose of the CTMP is to avoid or mitigate adverse effects on traffic safety and efficiency resulting from the construction works, in order to:
- Protect public safety, including the safe passage of pedestrians and cyclists;
  - Minimise delays to road users, pedestrians and cyclists, and particularly public transport at all times, especially bus travel times at peak traffic periods during weekdays (06:30 to 09:30 and 15:00 to 19:00); and
  - Inform the public about any potential impacts on the road network.
21. The CTMP shall describe the methods for avoiding, remedying or mitigating the local and network wide transportation effects resulting from the Project works, and shall address the following matters:
- Methods to avoid, remedy or mitigate the local and network wide effects of the construction of individual elements of the Project;
  - Methods to manage the effects of the delivery of construction material, plant and machinery (including oversized trucks);
  - The numbers, frequencies, routes and timing of construction traffic movements;
  - Traffic management measures to address and maintain traffic capacity and minimise adverse effects;
  - Measures to maintain existing vehicle access to private properties, or where the existing property access is to be replaced, measures to provide alternative access arrangements in consultation with the affected landowner;
  - Measures to maintain pedestrian and cycle access with thoroughfare to be maintained on all roads and footpaths adjacent to the construction works, (unless provision of such access is severed by the works or such access will become unsafe as a result of the construction works). Such access shall be safe, clearly identifiable, provide permanent surfacing and seek to minimise significant detours; and
  - Include measures to avoid road closures, and the restriction of vehicle, cycle and pedestrian movements.
  - Include measures to maintain traffic safety as a result of construction vehicles parking on the local road within public kerbside parking or within private properties.
22. At least 15 working days prior to the construction of the new accesses to 30 —38 Blue Mountains Road, the Requiring Authority shall provide the Team Leader Policy, for certification, plans for the proposed new access arrangements for these properties and confirm compliance with the design standards of the Council's Code of Practice.

#### **Landscape Plan**

23. A Landscape Plan (LP) shall be prepared by a suitably qualified and experienced person and shall be submitted to the CMO for certification that it meets the requirements of these conditions at least 15 working days prior to Commencement of Construction. The purpose of the LP is to outline the requirements for the Project's permanent landscape mitigation works.
24. The Requiring Authority shall undertake mitigation and enhancement planting in general accordance with the LP. The LP shall include details of proposed mitigation planting including as follows:
- Identification of vegetation to be retained, protection measures, and planting to be established along cleared edges, the riparian zone (as shown on the riparian planting plan required by the GWRC consent conditions 63 and 64) and new floodplain areas;
  - Proposed planting including plant species, plant/grass mixes, spacing/densities, sizes (at the time of planting) and layout and planting methods;

- i. Planting of species that grow taller than 15 metres in height are not to be planted within 10 metres of any residential buildings.
  - c. The proposed staging of planting in relation to the construction programme, including provision for planting within each planting season following completion of works in each stage of the Project and detailed specifications relating to (but not limited to) the following:
    - i. Weed control and clearance;
    - ii. Pest animal management;
    - iii. Ground preparation (topsoiling and decompaction);
    - iv. Mulching;
    - v. Plant sourcing and planting, including hydroseeding and grassing;
    - vi. Successional/replacement planting; and
    - vii. Details of a proposed maintenance and monitoring programme.
- 25. The LP shall include a Reserve Reinstatement Plan for Willow Park. The Reserve Reinstatement Plan shall be prepared in consultation with Council and shall include the following details (as appropriate):
  - a. Removal of structures, plant and materials associated with construction;
  - b. Replacement of any boundary fences that require removal;
  - c. Reinstatement of grassed areas;
  - d. Replacement of trees and other planting;
  - e. Any structures proposed to be constructed; and
  - f. Details of way finding interpretation signage within and adjacent to the reserve.
- 26. The Requiring Authority shall maintain and monitor the mitigation and enhancement planting for a minimum of 5 years following the planting being undertaken.

#### **Communications**

- 27. The Requiring Authority shall appoint a community liaison person for the duration of the construction phase of the Project to be the main point of contact for persons affected by the Project.
- 28. A community communication strategy will be developed to ensure the key messages about potential temporary construction effects such as noise and traffic, and the project programme timeline, are well understood.

#### **Complaints process**

- 29. At all times during construction work, the Requiring Authority shall maintain a permanent register of any complaints received relating to the construction works, including the full details of the complainant and the nature of the complaint. The complaints register shall contain the following information:
  - a. The details of the complainant;
  - b. The nature of the complaint;
  - c. The investigations undertaken into the complaint; and
  - d. Any remedial actions undertaken to address the complaint.

Note: The same complaints register can be used for fulfilling the requirements of the GWRC and UHCC conditions.
- 30. The Requiring Authority shall respond to any complaint within 24 hours of receipt of the complaint, except where an immediate hazard is present or where the complaint relates to construction noise, in which case the Requiring

Authority shall use its best endeavours to respond immediately. A formal written response shall be provided to the complainant and the Council within 10 days of complaint receipt.

31. The Requiring Authority shall keep a copy of the complaints register on site and shall provide a copy to the Council upon request.

#### **Accidental discovery**

32. At least 15 Working Days prior to Commencement of Construction the Requiring Authority shall, in consultation with Port Nicholson Block Trust and Te Runanga o Toa Rangatira Inc, prepare an accidental discovery protocol and provide a copy to the CMO and GWRC for information. The protocol shall be implemented in the event of accidental discovery of cultural or archaeological artefacts or features during construction of the Project. The protocol shall include, but not be limited to:
- a. Identification of parties to be notified in the event of an accidental discovery, who shall include, but need not be limited to Port Nicholson Block Trust, Te Runanga o Toa Rangatira Inc, HNZ, UHCC, GWRC, and, if ko iwi are discovered, the New Zealand Police;
  - b. Setting out of procedures to be undertaken in the event of an accidental discovery (these shall include immediate ceasing of all construction in the vicinity of the discovery until authorised to proceed); and
  - c. Training procedures for all contractors regarding the possible presence of cultural or archaeological sites or material, what these sites or material may look like, and the relevant procedures if any sites or material are discovered.

#### **Terrestrial Ecology**

33. Where ecologically significant trees have been identified and are proposed to be removed the following planting mitigation ratios will be used:
- a. Kowhai replacement ratio of 3:1
  - b. Black beech replacement ratio of 10:1
  - c. Kahikatea replacement ratio of 5:1

For the removal of all other indigenous vegetation the required compensation planting ratio shall be 2:1.

If as part of the detailed engineering works any of the black beech trees are not required to be removed for the Pinehaven Stream structural works, then these shall be retained and the number of replacement plantings for black beech scaled back accordingly using the 10:1 ratio.

34. Seedlings used for compensation and replacement plantings must be sourced from the same Ecological District.
35. All seedlings for replacement planting should be of an advanced grade (>60cm height at planting) and planted into appropriate soil and microclimate conditions.
36. Any replacement or compensation planting undertaken shall be undertaken as close to the vegetation that is to be removed as practicable.
37. Prior to undertaking construction works within 50 Blue Mountains Road, the consent holder shall engage a suitably qualified ecologist to clearly demarcate setbacks from the ecologically significant trees identified for Site A, B and C described in Appendix 2 of Adam Forbes evidence in chief, dated 31/3/2020. The ecologist shall also direct any necessary tree pruning and remediation measures relating to reusing rough tree fern segments, as described in relation to Site B and C in Appendix 2 of Adam Forbes evidence in chief, dated 31/3/2020, listed as item e below. All



construction works occurring on 50 Blue Mountains Road must adopt the following management measures:

- a. Avoid works within the demarcated setback from the trees, both the above-ground components and the respective root zones;
  - b. Clean all machinery of plant pest propagules prior to entry to 50 Blue Mountains Road, to prevent the importation of plant pests to the present ecosystem;
  - c. An arborist shall supervise any excavation works within the root zone of three kahikatea trees located in close proximity to the existing foot bridge at Site B as described in Appendix 2 of Adam Forbes evidence in chief, dated 31/3/2020. If pruning of the root system is required, this shall be executed by an arborist in a manner (e.g., hand pruning) that maintains the integrity of the kahikatea tree root systems.
  - d. An arborist shall supervise any excavation works within the root zone of one mature mataī tree located immediately downstream of the existing foot bridge at Site C as described in Appendix 2 of Adam Forbes evidence in chief, dated 31/3/2020. If pruning of the root system is required, this shall be executed by an arborist in a manner (e.g., hand pruning) that maintains the integrity of the mataī tree's root system.
  - e. Following the completion of works at Site B and C, reinstate the disturbed areas with rough tree fern seedlings and stem segments salvaged from the work area pre-works, as outlined in the report titled 'Supplementary Assessment of Terrestrial Ecology Effects —50 Blue Mountains Road', dated 31 March 2020, prepared by Adam Forbes.
38. Prior to the commencement of any vegetation clearance within each construction stage, a suitably qualified ecologist with avifauna experience must inspect the Project site for the nesting presence of any protected indigenous bird species. No vegetation clearance may occur within 4 metres of any identified nest, until the ecologist confirms that nesting is complete.
39. Prior to vegetation clearance, automatic bat monitors shall be deployed for at least 15 consecutive days (as per Department of Conservation guidelines) in suitable weather conditions (during spring and summer months where temperatures are above 10 degrees) targeting larger mature trees including the black beech trees proposed for removal in the Pinehaven Stream corridor. Should monitoring detect the presence of bats then, prior to vegetation clearance, a Department of Conservation accredited ecologist with bat detection experience must survey the clearance area for the presence of bats and large trees for the presence of roosting bats. Should roosting be detected, a pre-tree felling protocol (PTFP) must be prepared by the accredited bat ecologist in consultation with the Department of Conservation for the purpose of avoiding the injury or mortality of roosting bats. Any tree removal within the area identified as potentially containing bats must be undertaken in accordance with the PTFP.
40. A Lizard Management Plan shall be prepared by a suitably qualified and experienced ecologist and shall be submitted to the CMO at least 15 Working Days prior to Commencement of Construction for certification that it meets the requirements of this condition. The purpose of the LMP is to avoid, remedy or mitigate any potential adverse effects of the Project on lizards. The Lizard Management Plan must:
- a. Describe the methodology for survey, salvage, transfer and release, including the identification of potential habitats for survey and planned and opportunistic relocations;
  - b. Identify release sites and confirm any works necessary to protect such sites from predation or disturbance; and
  - c. Be updated to achieve consistency with any authorisation given by the Director-General of Conservation under section 53 of the Wildlife Act 1953 where any such authorisation is required.

#### **Earthworks Condition**

41. Prior to the commencement of works on the site, the Requiring Authority shall provide the Team Leader, Resource

	<p>Consents a copy of the erosion and sediment control plan certified by Greater Wellington Regional Council for their records. If during the construction period any changes are made to the certified plan that requires the recertification of Greater Wellington Regional Council, then a copy of the revised certified plan shall be provided to the Team Leader Resource Consents within 5 working days of receiving confirmation of the recertification.</p> <p><b>Flood Hazard Assessment</b></p> <p>42. Prior to the commencement of works on the site, the Requiring Authority shall provide the Team Leader Policy a copy of the Detailed Hydraulic Design Memorandum (DHDM) that has been certified by Greater Wellington Regional Council for their records. If during the construction period any changes are made to the certified DHDM that requires recertification by Greater Wellington Regional Council, then a copy of the revised certified model shall be provided to the Team Leader Policy within 5 working days of receiving confirmation of the recertification.</p> <p><b>Site office establishment and management</b></p> <p>43. A Site Office Management Plan (SOMP) shall be prepared and submitted to the CMO at least 15 Working Days prior to the establishment of the site office for certification that it meets the requirements of this condition. The purpose of the SOMP is to outline the requirements for the Project’s site office establishment and management and to outline how potential adverse effects will be avoided or mitigated. The SOMP shall address, as a minimum:</p> <ul style="list-style-type: none"> <li>a. The location of the site office;</li> <li>b. Proposed working hours;</li> <li>c. Traffic movements to and from the site office area;</li> <li>d. On-site and off-site parking for site office staff;</li> <li>e. The location, nature and height of any security fencing;</li> <li>f. Light spill from any security lighting; and</li> <li>g. Laydown areas on the property.</li> </ul> <p>44. Construction access, contractor parking, or storage of materials shall not occur within the designation area adjacent to the southern boundary of 11 Birch Grove between the road boundary and the rear of the existing garage.</p> <p><i>Advice Note: All conditions, except for Condition 26, relate to construction only, and will not apply to any works which take place after partial withdrawal of the designation pursuant to condition 5.</i></p>
<b>Additional information</b>	n/a

**WELL Wellington Electric Lines Ltd**

<b>WELL1</b>	<b>Brown Owl Zone substation</b>
Designation unique identifier	WELL1
Designation purpose	Brown Owl Zone substation
Site identifier	Akatarawa Road — Map U7
Lapse date	Given effect
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	n/a

<b>WELL2</b>	<b>Maidstone Zone substation</b>
Designation unique identifier	WELL2
Designation purpose	Maidstone Zone substation
Site identifier	Blenheim Street — Map U27
Lapse date	Given effect
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	n/a

<b>WELL3</b>	<b>Trentham Zone substation</b>
Designation unique identifier	WELL3
Designation purpose	Trentham Zone substation
Site identifier	20 Sutherland Avenue — Map U34
Lapse date	Given effect
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	n/a

## WRC - Wellington Regional Council

<b>WRC1</b>	<b>Regional Park</b>
Designation unique identifier	WRC1
Designation purpose	Regional Park
Site identifier	Kaitoke <b>Regional Park</b> , State Highway 2 - Maps R12, R13, R20, R21
Lapse date	Given effect
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	n/a

<b>WRC2</b>	<b>Forestry Protection/ Recreation</b>
Designation unique identifier	WRC2
Designation purpose	Forestry Protection/ Recreation
Site identifier	Pakuratahi River catchment following dividing ridgeline between Hutt River and Pakuratahi River catchments - Maps U12, R21, R22, R28
Lapse date	Given effect
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	n/a

<b>WRC3</b>	<b>Proposed Water Catchment</b>
Designation unique identifier	WRC3
Designation purpose	Proposed Water Catchment
Site identifier	Part of Pakuratahi <b>Water Catchment</b> lying within the Mangaroa River Catchment — Maps R19, R20
Lapse date	Given effect
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	n/a

<b>WRC4</b>	<b>Proposed Water Catchment</b>
Designation unique identifier	WRC4
Designation purpose	Proposed Water Catchment
Site identifier	Pakuratahi River Catchment - Maps R20-R21, R26-R28, R31-R33
Lapse date	Given effect
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	n/a

<b>WRC5</b>	<b>Water Catchment</b>
Designation unique identifier	WRC5
Designation purpose	Water Catchment
Site identifier	Whakatiki <b>Water Catchment</b> lying within Whakatiki River catchment and Akatarawa River catchment - Maps R3, R17
Lapse date	Given effect
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	n/a

<b>WRC6</b>	<b>Proposed Water Catchment</b>
Designation unique identifier	WRC6
Designation purpose	Proposed Water Catchment

<b>Site identifier</b>	Akatarawa and Whakatiki <b>Water Catchment</b> — Maps R1-R3, R8-R11, R17-R19
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>WRC7</b>	<b>Water Catchment</b>
<b>Designation unique identifier</b>	WRC7
<b>Designation purpose</b>	Water Catchment
<b>Site identifier</b>	Hutt <b>Water Catchment</b> — Maps R4-R7, R12-R15, R20-R22
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a

<b>WRC8</b>	<b>Forestry</b>
<b>Designation unique identifier</b>	WRC8
<b>Designation purpose</b>	Forestry
<b>Site identifier</b>	Akatarawa River West - Maps R10, R18
<b>Lapse date</b>	Given effect
<b>Designation hierarchy under section 177 of the Resource Management Act</b>	Primary
<b>Conditions</b>	No
<b>Additional information</b>	n/a



## **APP1 — Appendix 1 — Medium and High Density Design Guide**

This page contains a link to the Medium and High Density Design Guide

## Appendix 2 — Gabites Block Area Structure Plan and Supporting Diagrams

### Maps

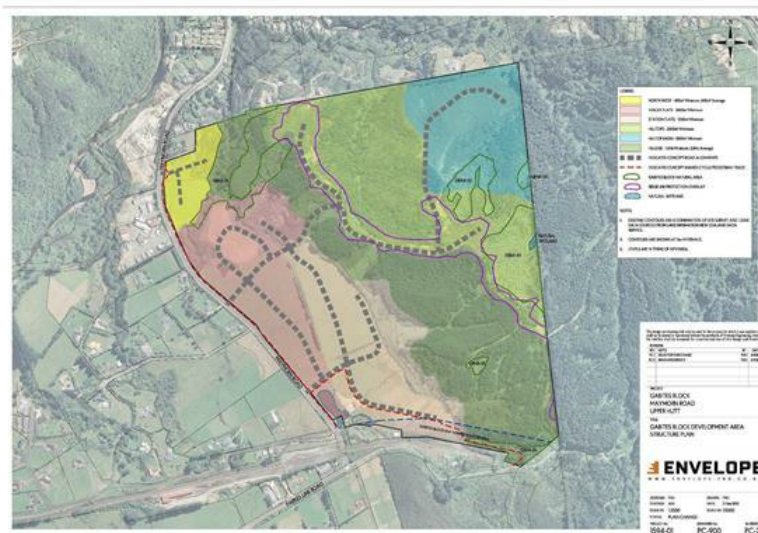
Planning Maps R19 and U11 amended to show Settlement Zone and DEV3 - Gabites Block Development Area

### Accidental Discovery Protocol for Earthworks in Development Area 3

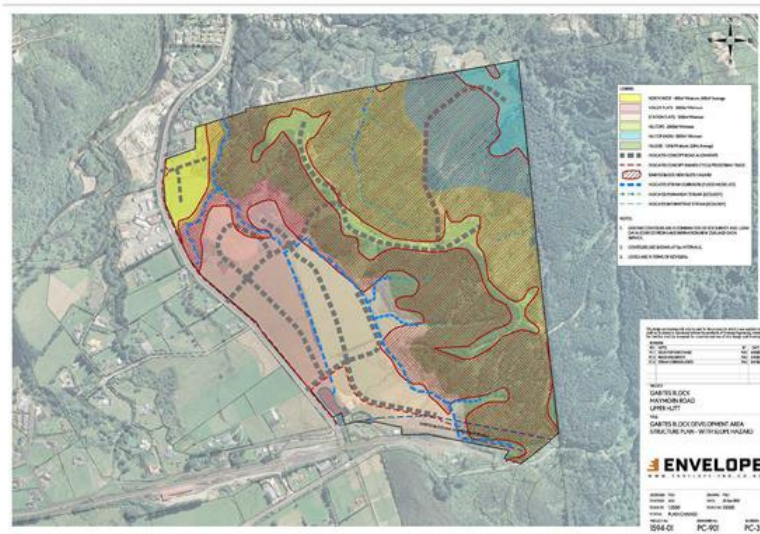
The following procedure must be adopted in the event that koiwi, taonga, or other archaeological material is unearthed or is reasonably suspected to have unearthed during the Project works:

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

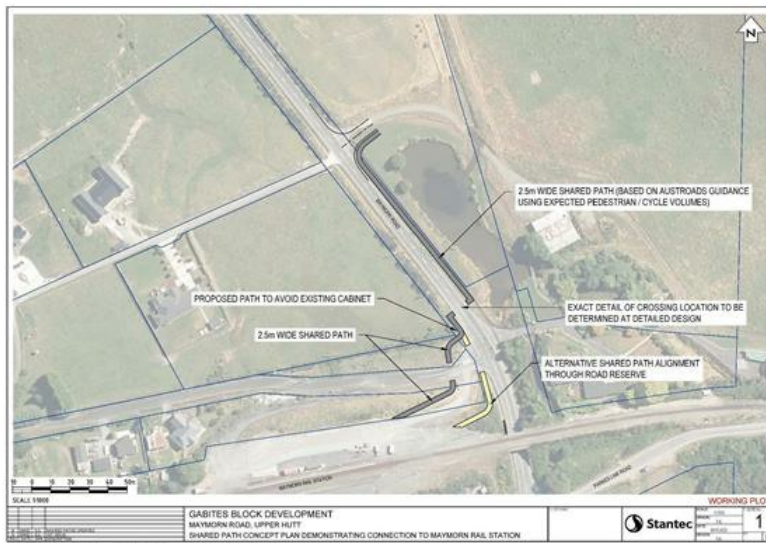
### DEV3- GABITES BLOCK DEVELOPMENT AREA STRUCTURE PLAN APPENDIX 1







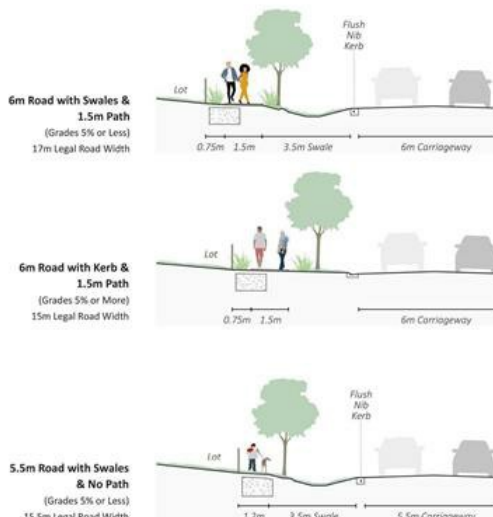
**DEV3- APPENDIX2 SHARED PATH CONCEPT PLAN DEMONSTRATING CONNECTION TO MAYMORN RAIL STATION**



**DEV3- APPENDIX3 ROADING TYPOLOGIES OF THE GABITES BLOCK DEVELOPMENT AREA STRUCTURE PLAN**

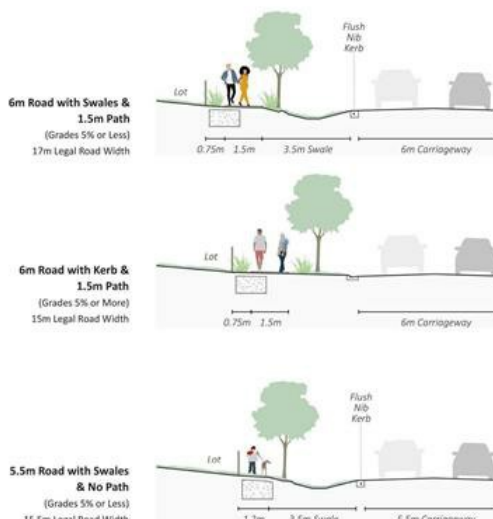
**STRUCTURE PLAN  
TYPICAL ROADING**

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



**STRUCTURE PLAN  
TYPICAL ROADING**

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



**DEV3-ECO- Schedule of Gabites Block Natural Areas  
APPENDIX1**

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

<b>GBNA 4</b>	The area consists of young native bush, dominated by understory and subcanopy species. Species present included seven finger, rangiora and tree ferns. Mānuka was present as well as occasional wilding pines. Based on the vegetation type and structure observed on-site, the areas could provide habitat for native fauna, including lizards and birds. While not as botanically diverse as the GBNA 1 vegetation, the area contains young successional native vegetation with species and tiers expected for this vegetation type.
<b>GBNA 5</b>	The area consists of young native bush, dominated by understory and subcanopy species. Species present included seven finger, rangiora and tree ferns. Mānuka was present as well as occasional wilding pines. Based on the vegetation type and structure observed on-site, the areas could provide habitat for native fauna, including lizards and birds. While not as botanically diverse as the GBNA 1 vegetation, the area contains young successional native vegetation with species and tiers expected for this vegetation type.
<b>GBNA 6</b>	The area consists of young native bush, dominated by understory and subcanopy species. Species present included seven finger, rangiora and tree ferns. Mānuka was present as well as occasional wilding pines. Based on the vegetation type and structure observed on-site, the areas could provide habitat for native fauna, including lizards and birds. While not as botanically diverse as the GBNA 1 vegetation, the area contains young successional native vegetation with species and tiers expected for this vegetation type.

**DEV3-ECO- Biodiversity Offsetting and Biodiversity Compensation****APPENDIX 2**

The following sets out a framework of principles for the use of biodiversity offsets or biodiversity compensation. For compensation, read any reference to offset/offsetting as a reference to compensation.

The principles must be complied with for an action to qualify as a biodiversity offset or biodiversity compensation. The principles will be used when assessing the adequacy of proposals for the design and implementation of offsetting or compensation as part of resource consent applications.

Note: The principles are from "Guidance on Good Practice Biodiversity Offsetting in New Zealand", which provides useful guidance in applying the principles.

Principles	Explanation
<b>Adherence to the mitigation hierarchy</b>	A biodiversity offset is a commitment to compensate for significant residual adverse impacts on biodiversity identified after appropriate avoidance, minimisation and on-site rehabilitation measures have been taken according to the mitigation hierarchy.
<b>Limits to what can be offset</b>	There are situations where residual impacts cannot be fully compensated for by a biodiversity offset because of the irreplaceability or vulnerability of the biodiversity affected.
<b>Landscape context</b>	A biodiversity offset should be designed and implemented in a landscape context to achieve the expected measurable conservation outcomes, taking into account available information on the full range of biological, social and cultural values of biodiversity and supporting an ecosystem approach.
<b>No net loss</b>	A biodiversity offset should be designed and implemented to achieve in situ, measurable conservation outcomes that can reasonably be expected to result in no net loss and, preferably, a net gain of biodiversity.
<b>Additional conservation outcomes</b>	A biodiversity offset should achieve conservation outcomes above and beyond results that would have occurred if the offset had not taken place. Offset design and implementation should avoid displacing activities harmful to biodiversity to other locations.
<b>Stakeholder participation</b>	In areas affected by the project and by the biodiversity offset, the effective participation of stakeholders should be ensured in decision-making about biodiversity offsets, including their evaluation, selection, design, implementation and monitoring.
<b>Equity</b>	A biodiversity offset should be designed and implemented in an equitable manner, which means the sharing among stakeholders of the rights and responsibilities, risks and rewards associated with a project and offset in a fair and balanced way, respecting legal and customary arrangements. Special consideration should be given to respecting both internationally and nationally recognised rights of indigenous peoples and local communities.
<b>Long-term outcomes</b>	The design and implementation of a biodiversity offset should be based on an adaptive management approach, incorporating monitoring and evaluation, with the objective of securing outcomes that last at least as long as the project's impacts and, preferably, in perpetuity.
<b>Transparency</b>	The design and implementation of a biodiversity offset, and communication of its results to the public, should be undertaken in a transparent and timely manner.
<b>Science and traditional knowledge</b>	Science and traditional knowledge: The design and implementation of a biodiversity offset should be a documented process informed by sound science, including an appropriate consideration of traditional knowledge.

**DEV3-****NOISE-****APPENDIX 1****Noise Insulation Construction Schedule**

Insulation	Explanation
<b>External Walls</b>	<ol style="list-style-type: none"> <li>external cladding with a surface mass not less than 23kg/m<sup>2</sup>, ex 100 x 50mm framing at 600mm centres;</li> <li>fibrous thermal insulation; and</li> <li>internal lining of one layer 13mm thick high density gypsum board (minimum 12kg/m<sup>2</sup>).</li> </ol> Or <ol style="list-style-type: none"> <li>any wall construction utilising at least 50mm thick concrete;</li> <li>secondary timber strapping or wall framing not less than 50mm thick lined with at least 10mm thick gypsum board; and</li> <li>fibrous thermal insulation.</li> </ol>
	Combined Superficial Density
	<ol style="list-style-type: none"> <li>minimum not less than 35kg/m<sup>2</sup> being the combined mass of external and internal linings excluding structural elements (e.g. window frames or wall studs) with no less than 12kg/m<sup>2</sup> on each side of structural elements.</li> </ol>
<b>Glazed Areas</b>	<ol style="list-style-type: none"> <li>4/12/4 thermal double glazing, with 6mm thick secondary pane at least 75mm from the outer glazing; and</li> <li>Windows to be new aluminium frames with fixed panes or opening sashes with full compression seals.</li> </ol>
<b>Pitched Roof (all roofs other than skillion roofs)</b>	<ol style="list-style-type: none"> <li>profiled long run steel or tiles, with minimum steel thickness of 4mm;</li> <li>timber trusses at minimum 800mm centres;</li> <li>fibrous thermal insulation;</li> <li>ceiling lining of one layer 13mm thick high density gypsum board (minimum 12kg/m<sup>2</sup>).</li> </ol>
<b>Skillion Roof</b>	<ol style="list-style-type: none"> <li>profiled long run steel or tiles, with minimum steel thickness of 4mm;</li> <li>timber framing at minimum 600mm centres;</li> <li>fibrous thermal insulation;</li> </ol>

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	4. ceiling lining of two layers 13mm thick high density gypsum board (minimum 12kg/m <sup>2</sup> ) each.
<b>External Door in Outside Walls</b>	1. solid core door (minimum 25kg/m <sup>2</sup> ) with compression seals (where the door is exposed to exterior noise).

## **APP3 — Appendix 3 — City Centre Zone Design Guide**

This page contains a link to the City Centre Zone Design Guide

**APP4 — Appendix 4 — St Patrick's Development Area Structure Plan**

