

8 SPECIAL ACTIVITY ZONE

8.1 Background

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

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

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

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

8.2 Resource Management Issues

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

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

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

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

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

8.2.3 *Intermittent noise of army activities.*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

8.5 Methods

8.5.1 District Plan provisions consisting of the following:

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

8.5.2 Code of Practice for Civil Engineering Works.

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

8.6 Anticipated environmental results and monitoring

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

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