

**UPPER HUTT CITY COUNCIL HEARING ON
PROPOSED (PRIVATE) PLAN CHANGE 40: WALLACEVILLE**

IN THE MATTER

of the Resource Management Act 1991

AND

IN THE MATTER

a private plan change request ('Proposed (Private) Plan Change 40: Wallaceville') to the Upper Hutt City District Plan made by Wallaceville Developments Limited ('WDL').

EXPERT CONFERENCING JOINT STATEMENT TO THE HEARING COMMITTEE

DATED: 1 July 2015

INTRODUCTION

1. This signed joint statement is written in response to the Hearing Committee's Minute #1 dated 17 June 2015. The Hearing Committee seeks that the experts seek to identify and reach agreement with the other expert witnesses on in the issues and matters within their field of expertise.
2. This statement includes:
 - the issues/matters on which the expert witnesses agree; and
 - the issues/matters on which they do not agree,
3. This statement is an in principle agreement between experts engaged by WDL and Council. Except for GWRC, no submitters were involved in, or have agreed with the responses contained in this statement. Submitter agreement to the agreed responses can be confirmed at the hearing.
4. **Conferencing** that took place via email between Wednesday 24 June and Thursday 1 July.
5. Participants in **Conferencing** were:

Stephanie Blick – Senior Planner, Harrison Grierson Consultants (for Requestor)
Felicity Boyd – Planner (Policy), Upper Hutt City Council (for Council)
Richard Harbord – Director, Planning and Regulatory Services, Upper Hutt City Council (for Council)

Other experts that **have reviewed the statement and have agreed to the responses that are relevant to their expertise are as follows:**

Urban Design:
Lauren White – Senior Urban Designer, Harrison Grierson Consultants (for Requestor)
Sarah Duffell – Senior Planner (Policy), Upper Hutt City Council (for Council)

Ecology:
Mark Lowe – Senior Environmental Scientist, Morphem Environmental Limited (for Requestor)

Infrastructure:
Andrew Jackson – Land Development Team Leader, Harrison Grierson Consultants Limited (for Requestor)
Lachlan Wallach – Director, Asset Management and Operations, Upper Hutt City Council (for Council)

Traffic and Access
Mark Georgeson – Director, Traffic Design Group Limited (for Requestor)
Lachlan Wallach – Director, Asset Management and Operations, Upper Hutt City Council (for Council)
6. Attachments to this statement:
 - **Attachment 1** – Agreed track change amendments to District Plan provisions amendment table.

- **Attachment 2** – Agreed amendments to the Wallaceville Structure Plan precinct descriptions, Wallaceville Road Typologies and the Wallaceville Structure Plan map.

PART 1 – AREAS THAT HAVE BEEN RESOLVED

7. Agree that the amendments included in Appendix 1 of this Joint Witness Statement is relevant to the project and the decision making of the project. The specific relief agreed in relation to the recommendations contained in the Council Hearing Report is provided below. Additions, deletions and amendments to the notified version of the Plan Change and WSP documents attached to this statement are shown in red.

TABLE 1: AGREED RESPONSES TO RECOMMENDATIONS		
Recommendation	Agreed Response	Experts in Agreement
CONTAMINATION		
Note that there remain some contamination issues on the site that should be addressed through the resource consent process.	No modification to Plan Change necessary to address submissions or contamination generally. WDL and Council note that testing is underway and the results will be tabled as soon as they are available.	
TRAFFIC AND ROAD LAYOUT		
Amend the Alexander Road section of the Wallaceville Road Typologies to: - Clarify that direct vehicle access to Alexander Road from individual sites should not occur until the Alexander Road speed limit has been reduced to a minimum of 60kph; and	Insert the following wording into the Alexander Road typology description: <i><u>"Future dwellings adjoining Alexander Road, between the Gateway feature and Ward Street intersection should front the street, with front doors and post boxes in order to ensure an attractive and safe street environment. Vehicle access can be controlled to reduce potential conflict along the route by ensuring vehicle turning on site. The reduction in the speed limit of Alexander Road to 60kph will enable a higher amenity and comfort level for adjacent residential properties."</u></i>	For WDL: Mark Georgeson – Traffic Stephanie Blick – Planning For Council: Lachlan Wallach - Engineering
Amend the Alexander Road section of the Wallaceville Road Typologies to: - Ensure the road layout is sufficient to accommodate bus stops in the event that these are deemed necessary.	Amend the Alexander Road Typology description as follows: <i><u>"The number, form and location of crossing points and bus stops (if required) can be determined during detailed design."</u></i>	For WDL: Mark Georgeson – Traffic Stephanie Blick – Planning For Council: Lachlan Wallach - Engineering
Amendments to the WSP map to indicate the likely road layout and typology for the land south of Alexander Road and in Area B.	Area B: - Update the Wallaceville Structure Plan map be updated to include an indicative four way intersection at the existing Alexander Road/William Durant Drive intersection - Insert a new outcome in Area A of the Wallaceville Living Precinct description:	For WDL: Mark Georgeson – Traffic Andrew Jackson - Infrastructure Stephanie Blick – Planning

TABLE 1: AGREED RESPONSES TO RECOMMENDATIONS		
Recommendation	Agreed Response	Experts in Agreement
	<p><u><i>Provides roading, pedestrian and cycling connections to Area B</i></u></p> <p>- Insert a new outcome of Area B be included in the Wallaceville Living Precinct description (refer Appendix 1 for track changes):</p> <p><u><i>Provides roading, pedestrian and cycling connections to Area A</i></u></p> <p>- Insert a matter in new <i>Policy 4.4.15 – Development within Area B of the Wallaceville Structure Plan</i> be amended as follows (note that additional changes to this policy have been recommended to address another recommendation – refer attached track changes for full changes to this policy):</p> <p><u><i>“... provides an internal roading concept that retains the historic street pattern and includes at least one intersection with Alexander Road that aligns with either George Daniels Drive or William Durant Drive for appropriate access to Alexander Road.”</i></u></p>	<p>For Council:</p> <p>Lachlan Wallach - Engineering</p>
URBAN FORM AND DESIGN (pages 36-43 of Council Hearing Report)		
<p>Reject the proposed increase to site coverage permitted activity standards</p> <p>(relates to proposed amendment 18)</p>	<p>Reject increase in site coverage standards. Proposed 50% site coverage for the urban precinct no longer pursued.</p>	<p>For WDL:</p> <p>Stephanie Blick – Planning</p> <p>Lauren White – Urban Design</p> <p>For Council:</p> <p>Felicity Boyd: Planning</p> <p>Sarah Duffell: Planning / Urban Design</p> <p>Richard Harbord: Planning</p>
<p>Amend the changes sought to allow for side boundary setbacks in the Urban Precinct of 1.5m on both sides</p> <p>(relates to proposed amendment 19)</p>	<p>Accept recommendation and reduce proposed setbacks to 1.5m both sides (instead of 1m as notified) for Comprehensive Residential Developments only.</p>	<p>For WDL:</p> <p>Stephanie Blick – Planning</p> <p>Lauren White – Urban Design</p> <p>For Council:</p> <p>Felicity Boyd: Planning</p> <p>Sarah Duffell: Planning / Urban Design</p> <p>Richard Harbord: Planning</p>
<p>Reject the provision for outdoor living courts to be provided through roof terraces and shared open spaces.</p> <p>(relates to proposed amendment 20)</p>	<p>Accept recommendation and delete the following (and in relation to roof terraces see further changes below to the first criterion):</p> <p><u><i>Alternatively, ground level shared open space may be provided to dwellings at or above ground level, whereby all areas of shared open space shall have a minimum area of 30m² and a minimum width of 3m. The aggregate total of the shared open space must equal or be greater than 10m² per residential unit.</i></u></p>	<p>For WDL:</p> <p>Stephanie Blick – Planning</p> <p>Lauren White – Urban Design</p> <p>For Council:</p> <p>Felicity Boyd: Planning</p> <p>Sarah Duffell: Planning / Urban Design</p>

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Recommendation	Agreed Response	Experts in Agreement
		Richard Harbord: Planning
<p>Accept the provision for outdoor living courts to be provided through balconies, subject to further discussions regarding their accessibility from living areas and size.</p> <p>(relates to proposed amendment 20)</p>	<p>Agreed amendment to new outdoor living court standard:</p> <p><i>For new residential buildings as part of Comprehensive Residential Developments in the Urban Precinct of the Wallaceville Structure Plan Area, the following additional criteria apply A any dwelling with no habitable rooms at ground level shall have an outdoor living space that is directly accessible from an internal living room (such as a balcony or terrace) or roof terrace or multiple balconies or roof terraces with a combined minimum depth of 2.2m and a minimum area of 10m². At least one balcony or roof terrace must have a minimum depth of 2.4m; or</i></p>	<p>For WDL:</p> <p>Stephanie Blick – Planning</p> <p>Lauren White – Urban Design</p> <p>For Council:</p> <p>Felicity Boyd: Planning</p> <p>Sarah Duffell: Planning / Urban Design</p> <p>Richard Harbord: Planning</p>
<p>Accept in principle the proposal to allow for three storey dwellings in the Urban Precinct, subject to further discussion on the expression of this intent through rules in the District Plan</p> <p>(relates to proposed amendment 21)</p>	<p>Agree on proposed maximum height amendment as follows:</p> <p><i>The maximum height of any building shall not exceed 8m</i></p> <p><u>Exemptions</u></p> <p>.....</p> <p><i>New buildings as part of a Comprehensive Residential Development in the Urban Precinct of the Wallaceville Structure Plan Area where the maximum height of any building shall not exceed 11m 9m in height except that protrusions of the roof that contain no habitable rooms may exceed this height by a maximum of 2m.</i></p> <p>AND:</p> <p>To reflect the agreed amendment to the standard, amend the Urban Precinct outcome related to building height be amended as follows:</p> <ul style="list-style-type: none"> • A three-storey height limit (11m) to allow for three-storey attached terraces and low rise apartments with pitched roof forms 	<p>For WDL:</p> <p>Stephanie Blick – Planning</p> <p>Lauren White – Urban Design</p> <p>For Council:</p> <p>Felicity Boyd: Planning</p> <p>Sarah Duffell: Planning / Urban Design</p> <p>Richard Harbord: Planning</p>
<p>Amend the Urban and Grants Bush Precinct outcomes to require consistency with the Design Guide for Residential (Centres Overlay) Areas.</p>	<p>Amend the Urban Precinct and Grants Bush Precinct as follows:</p> <ul style="list-style-type: none"> - Residential development to recognise that is consistent with the Design Guide for Residential (Centres Overlay) Zone 	<p>For WDL:</p> <p>Stephanie Blick – Planning</p> <p>Lauren White – Urban Design</p> <p>For Council:</p> <p>Felicity Boyd: Planning</p> <p>Sarah Duffell: Planning / Urban Design</p> <p>Richard Harbord: Planning</p>
WATER SUPPLY AND WASTE WATER		
<p>Include specific provision to ensure that wastewater services within</p>	<p>Insert 'extent of compliance with the Code of Practice for Civil Engineering Works (1998) and</p>	<p>For WDL:</p>

TABLE 1: AGREED RESPONSES TO RECOMMENDATIONS		
Recommendation	Agreed Response	Experts in Agreement
Area A would be sized to accommodate their anticipated use by land use within Area B.	Regional Standards for Water Services (November 2012)’ as a matter of discretion for new subdivision rules.	Andrew Jackson - Infrastructure Stephanie Blick – Planning For Council Lachlan Wallach – Engineering Felicity Boyd – Planning Richard Harbord: Planning
Discuss the potential for the development of wastewater/water supply principles, similar to those provided for stormwater management.	Insert ‘ <i>extent of compliance with the Code of Practice for Civil Engineering Works (1998) and Regional Standards for Water Services (November 2012)’</i> as a matter of discretion for new subdivision rules.	For WDL: Andrew Jackson - Infrastructure Stephanie Blick – Planning For Council Lachlan Wallach – Engineering Felicity Boyd – Planning Richard Harbord: Planning
PUBLIC TRANSPORT, WALKING AND CYCLING		
Amend the WSP map to include a pedestrian/cycleway that provides the option of linking to the western part of Area A to the future railway corridor cycle route.	Refer updated WSP attached	For WDL: Mark Georgeson – Traffic Stephanie Blick – Planning For Council Lachlan Wallach – Engineering Felicity Boyd – Planning Richard Harbord: Planning
Amend the WSP map to indicate potential pedestrian/cycleway connections between Areas A and B.	<ul style="list-style-type: none"> - Insert a new outcome of Area A in the Wallaceville Living Precinct description as follows (refer Appendix 1 for track changes): <i><u>Provides appropriate roading, pedestrian and cycleway connections to Area B</u></i> - Insert a new outcome of Area B in the Wallaceville Living Precinct description (refer Appendix 1 for track changes): <i><u>Provides appropriate roading, pedestrian and cycleway connections to Area A</u></i> 	For WDL: Mark Georgeson – Traffic Stephanie Blick – Planning For Council Lachlan Wallach – Engineering Felicity Boyd – Planning Richard Harbord: Planning
AREA B (pages 47 – 51 of Council Hearing Report)		
Amend clause 2 of the Appendix Residential 4 to ensure it does not provide for incremental one lot subdivision applications.	Agreed amendment to proposed Clause 2 as follows: <i><u>Subdivision that results in the creation of one lot comprising Area B in its entirety creates no more than one allotment</u></i> is a Discretionary Activity under the default discretionary activity rule contained in Table 48.2 <u>18.1</u> of Chapter 18.	For WDL: Stephanie Blick – Planning For Council: Felicity Boyd – Planning Richard Harbord: Planning

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Recommendation	Agreed Response	Experts in Agreement
	<i>Notification: Notice of applications need not be served on affected persons and applications under Clause 2 above need not be notified.</i>	
Consider additional objectives and policies to support the rule framework proposed in Appendix Residential 4	Agree to amend Proposed Policy 4.4.15 as follows: <i><u>Policy 4.4.15: Avoid development Development within Area B of the Wallaceville Structure Plan until such time as a structure plan is approved for this area which shall be consistent with a structure plan which</u></i>	For WDL: Stephanie Blick – Planning For Council: Felicity Boyd – Planning Richard Harbord: Planning
Amend provisions in Appendix Residential 4 so that the relationship between the provisions and the activity table at 18.1 is clarified.	Amend Clause 4 as follows: <i><u>Until such time as subdivision consent is granted under clause 3 for Area B, subdivision of Area B that is otherwise listed as permitted, controlled or restricted discretionary or discretionary in table 18.1 or subdivision that does not comply with clause 2 or 3 above is a non-complying activity.</u></i>	For WDL: Stephanie Blick – Planning For Council: Felicity Boyd – Planning Richard Harbord: Planning
Replace the reference to table 18.2 in clause 2 with reference to table 18.1.	Refer above.	For WDL: Stephanie Blick – Planning For Council: Felicity Boyd – Planning Richard Harbord: Planning
Replace references to ‘allotments’ with ‘sites’ in Appendix Residential 4.	Refer attached District Plan amendment table track change document.	For WDL: Stephanie Blick – Planning For Council: Felicity Boyd – Planning Richard Harbord: Planning
ECOLOGY		
Amendments to the Precinct Intentions and Outcomes to include reference to the preservation of ecological values within the area.	<ul style="list-style-type: none"> - The Wallaceville Living Precinct – Area A intentions (addition shown in red): <i><u>‘Development to respect historical street pattern and the ecological values of Grants Bush’</u></i> - The Wallaceville Living Precinct – Area A outcomes: <i><u>‘Development to respect ecological values of Grants Bush in accordance with the Grants Bush Precinct outcomes’</u></i> - The Wallaceville Living Precinct – Area B intentions: <i><u>Development to respect the ecological values of the area that is defined by the</u></i> 	For WDL: Lauren White: Urban Design Mark Lowe: Ecology Stephanie Blick: Planning For Council: Felicity Boyd – Planning Richard Harbord: Planning

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Recommendation	Agreed Response	Experts in Agreement
	<p><u><i>continual existing canopy of indigenous vegetation within the floodplain remnant'</i></u></p> <ul style="list-style-type: none"> - The Wallaceville Living Precinct – Area B outcomes: <u><i>Protection of the indigenous vegetation in the area defined by the continual canopy within the floodplain remnant</i></u> - The Grants Bush Precinct intentions: <u>A residential precinct with identity and variety and which makes good use of land resource and <i>respects the ecological and amenity values of addresses</i> Grants Bush</u> - The Grants Bush Precinct outcomes: <u><i>Protection of indigenous vegetation within Grants Bush</i></u> 	
TREES		
Seek confirmation from Council's Horticulture Officer that the six trees with high STEM scores do not meet the 100 point threshold that would warrant them eligible for inclusion on the Schedule of Notable Trees.	Awaiting confirmation from Council's Horticulture Officer.	
Accept proposal to add a further 43 trees to the Schedule, subject to clarifications regarding trees listed as number 152.	Confirm that 43 trees are proposed to be added to the schedule. As shown below and as per the map titled ' <i>Appendix 2a- Northern Mapping</i> ' in the Downer Preliminary Assessment trees identified as 'W1' and 'W2' are two separate trees.	For WDL: Stephanie Blick – Planning For Council: Felicity Boyd – Planning Richard Harbord: Planning
GRANTS BUSH		
Amend the WSP Precinct Descriptions, Intentions and Outcomes to: a) incorporate reference to ecological values more explicitly b) require the fencing of Grants Bush c) ensure that any planting of roads in the vicinity of Grants Bush complement indigenous vegetation and minimise the risk of invasive weed species	For point a): Refer amendments to intentions and outcomes for ecology recommendations above. For point b): Amend the relevant Grants Bush Precinct outcome as follows: - <i>Grants Bush <u>covenant</u> extent to be either unfenced or fenced with permeable fencing</i> For point c): No amendments necessary to the following Grants Bush Precinct outcome: - <i>Landscaping character to reflect native bush species</i>	For WDL: Lauren White: Urban Design Mark Lowe: Ecology Stephanie Blick: Planning For Council: Sarah Duffell - Planning / Urban Design Felicity Boyd – Planning Richard Harbord: Planning

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	<p>Amend the description of Boulevard Roads in the Wallaceville Road Typologies as follows:</p> <p><i>Tree species can echo historic planting themes, for example totara and oaks <u>and reflect the native bush species of Grants Bush</u>. Oaks function well as street trees and will change in the seasons. Totaras can be used as feature trees on corners or at gateways.</i></p>	
<p>Amend the Wallaceville Road Typologies to ensure the proposed pedestrian/cycleway through Grants Bush is appropriate and that it is fenced.</p>	<p>Description of walkway in the Wallaceville Road Typologies amended as follows:</p> <p><i>Grants Bush is located in the centre of the Wallaceville Structure Plan Area and will be surrounded by residential development. In order to ensure pedestrian and cycle 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. <u>The alignment of the path should target exotic species for preferential removal over indigenous species and so as to avoid opening the canopy</u>. The path needs to provide for pedestrians, cyclists, 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.</i></p> <p><i>The path is proposed to have a metalled surface with timber edging <u>and raised boardwalks where required to minimise the impact on the existing indigenous vegetation</u>. 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.</i></p> <p>Delete the following Grants Bush Precinct outcome:</p> <p><i>Secondary pedestrian connection provided through Grants Bush</i></p> <p>AND replace with the following:</p> <p><u><i>Pedestrian connection through Grants Bush limited to the Grants Bush Walkway typology contained in the Wallaceville Road Typologies</i></u></p>	<p>For WDL:</p> <p>Lauren White: Urban Design</p> <p>Mark Lowe: Ecology</p> <p>Stephanie Blick: Planning</p> <p>For Council:</p> <p>Sarah Duffell - Planning / Urban Design</p> <p>Felicity Boyd – Planning</p> <p>Richard Harbord: Planning</p>

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Recommendation	Agreed Response	Experts in Agreement
	Agree that as the covenant area will be fenced no fencing of the walkway is required.	
SUBDIVISION		
Accept amendments 17, 27, 31 and 42 as proposed.	Agree acceptance but note that minor amendments requested to wording of rules to address other recommendations. Refer attached track change version of the District Plan amendment table.	For WDL: Stephanie Blick: Planning For Council: Sarah Duffell - Planning / Urban Design Felicity Boyd – Planning Richard Harbord: Planning
Accept amendments 28 and 45 subject to recommendations noted in section 6.2 (Consideration of Council's infrastructure networks).	Refer attached track change version of the District Plan amendment table.	For WDL: Stephanie Blick: Planning For Council: Felicity Boyd – Planning Richard Harbord: Planning
HERITAGE (pages 57-60 of Council Hearing Report)		
Provide for the exclusion of recladding, repair or maintenance, and replacement of windows and doors (including their framing) if the materials used are the same or very similar to those originally used in the building.	Agree to amend the proposed definition of 'Significant Exterior Alteration' as follows: <i><u>"In the Gateway Precinct of the Wallaceville Structure Plan area, any horizontal or vertical extension to, or demolition of a wall(s) or roof of a building and any. It does not include the recladding, repair and maintenance of a building, or the replacement of windows or doors (including their framing) where the new materials are not the same or similar in appearance to the existing materials; or It does not include any works to existing or installation of new mechanical structures relating to ventilation, or means of ingress and egress for the building (including lift shafts).</u></i>	For WDL: Stephanie Blick: Planning For Council: Felicity Boyd – Planning Richard Harbord: Planning
LAND SOUTH OF ALEXANDER ROAD		
Amend the Wallaceville Road Typologies to require a pedestrian crossing to be located between the triangle and the portion of the site located north of Alexander Road.	Amend the following outcome in the Grants Bush precinct: <i><u>Pedestrian/cycle connection to proposed rail corridor walking/cycling path and within road corridors, and to link land to the north and south of Alexander Road</u></i>	For WDL: Stephanie Blick: Planning Lauren White: Urban Design Mark Georgeson: Traffic For Council: Felicity Boyd – Planning Richard Harbord: Planning Lachlan Wallach - Engineering
CONSIDERATION OF COUNCIL'S INFRASTRUCTURE NETWORKS		
Amend policies 4.4.14 and 4.4.16 and the relevant parts of the WSP to	Agree that enough scope will be provided through the inclusion of 'extent of compliance	For WDL: Stephanie Blick - Planning

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Recommendation	Agreed Response	Experts in Agreement
require consideration of the impacts of development on Council's infrastructure network.	<p><i>with the Code of Practice for Civil Engineering Works (1998) and Regional Standards for Water Services (November 2012)'' as a matter of discretion for the new subdivision rules.</i></p> <p>Please note. Stormwater matters addressed in separate response to the hearing committee</p>	<p>Andrew Jackson - Infrastructure</p> <p>For Council: Felicity Boyd – Planning Richard Harbord: Planning Lachlan Wallach – Engineering</p>
INCORPORATION OF THE WSP WITHIN THE DISTRICT PLAN		
Review WSP map to ensure the boundaries of the Gateway Precinct and heritage covenant are accurately shown.	No changes necessary if Appendix Business 4 to be deleted – refer below. The WSP map depicts the accurate boundaries.	<p>For WDL: Stephanie Blick: Planning</p> <p>For Council: Felicity Boyd – Planning Richard Harbord: Planning</p>
Delete proposed Appendix Business 4 and replace any references to Appendix Business 4 with references to the WSP Map	Agreed. Amendments made in the District Plan amendments table to reflect this change.	<p>For WDL: Stephanie Blick: Planning</p> <p>For Council: Felicity Boyd – Planning Richard Harbord: Planning</p>
Amendments to Policy 6.4.6 to reference the WSP map, Wallaceville Road Typologies and Wallaceville Stormwater Management Principles.	<p>Amend Policy 6.4.6 as follows: <i>“Development occurs within the Gateway Precinct of the Wallaceville Structure Plan Area which is consistent with the Wallaceville Structure Plan Gateway Precinct outcomes listed in Appendix Residential 3”</i></p>	<p>For WDL: Stephanie Blick: Planning</p> <p>For Council: Felicity Boyd – Planning Richard Harbord: Planning</p>

Additional matters that have been raised by Council in addition to the recommendations contained in the Council Hearing Report that have been agreed by Wallaceville Developments Limited (and Stephanie Blick as Planning Witness for WDL) are outlined in table 2 below. Additions, deletions and amendments to the notified version of the Plan Change and WSP documents attached to this statement are shown in [blue](#).

TABLE 2. AGREED RESPONSES TO ADDITIONAL MATTERS / ISSUES RAISED BY COUNCIL		
Provision	Council position	Proposed amendments
Area B		
New Policy 4.4.15A	Reference must be made in the District Plan to the approved structure plan for Area B in order for resource consent applications subsequent to the first subdivision consent application to be	Wording to be confirmed through the hearing process, but suggest a provision similar to below:

TABLE 2. AGREED RESPONSES TO ADDITIONAL MATTERS / ISSUES RAISED BY COUNCIL		
Provision	Council position	Proposed amendments
	assessed against. This provides the ability for future land use consent applications to be assessed for their consistency against the structure plan.	<u>Development within Area B of the Wallaceville Structure Plan Area shall be consistent with the approved structure plan in accordance with the provisions of Appendix Residential 4.</u>
Chapter 2		<p>Amendment to section 2.6.9D to clarify that an assessment is required against the Structure Plan in Chapter 39 and the structure plan approved in accordance with the provisions of Appendix Residential 4.</p> <p>Insert the following into Section 2.6.9D:</p> <ul style="list-style-type: none"> - <u>the structure plan approved in accordance with the provisions of Appendix Residential 4</u>
Policy 4.4.16	<p>The policies as proposed do not provide adequate direction on how resource consent applications for activities deemed to be inconsistent with the Wallaceville Structure Plan are to be assessed. Consider that amendments to proposed new policy 4.4.16 are required to address this matter.</p> <p>Note that this policy may need to be amended further subsequent to resolution of the issue of providing for commercial activities within the Urban Precinct.</p> <p>Please note that KiwiRail sought that this policy be retained as notified. KiwiRail are currently reviewing the changes proposed by Council.</p>	<p><u>Development in the Wallaceville Structure Plan Area which is not consistent with the Wallaceville Structure Plan for either Area A or Area B may be appropriate if it:</u></p> <ul style="list-style-type: none"> - <u>provides for a high level of amenity</u> - <u>ensures adequate infrastructure and transport provision</u> - <u>is integrated with the development anticipated in the structure plans; and</u> - <u>avoids, remedies or mitigates adverse environmental effects</u> <p><u>In considering an application for resource consent within the Wallaceville Structure Plan Area for a proposal determined not to be consistent with the Structure Plan for either Area A or Area B, particular regard shall be given to:</u></p> <ul style="list-style-type: none"> - <u>whether the development is appropriate given the site specific constraints and opportunities</u> - <u>the degree to which the development will integrate with development that is anticipated in the structure plans</u> - <u>whether the development will be adequately serviced by infrastructure and transport</u> - <u>the extent to which adverse environmental effects on other areas of Upper Hutt City are avoided, remedied or mitigated</u> <p>The Wallaceville Structure Plan provides for the development of the Wallaceville Structure Plan Area in a logical and coherent manner that takes into account the historical, cultural, environmental and landscape characteristics of the area. It also establishes outcome expectations based on an analysis of site values, constraints and opportunities. Requiring</p>

TABLE 2. AGREED RESPONSES TO ADDITIONAL MATTERS / ISSUES RAISED BY COUNCIL		
Provision	Council position	Proposed amendments
		<p>development to be consistent with this plan will ensure that future development of the local centres represents sustainable management of the land resource.</p> <p>However, 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 <u>environmental effects on other areas of the City.</u></p>
New Policy 6.4.6	Minor amendments for consistency with other policies.	<p><u>Policy 6.4.6: Development occurs within the Gateway Precinct of the Wallaceville Structure Plan Area which is consistent with the Wallaceville Structure Plan Gateway Precinct outcomes listed in Appendix Residential 3</u></p> <p>Explanation: 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 <u>intention and</u> 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.</p>
New Policy 6.4.7	Currently only activities in the Residential Zone which are inconsistent have guidance through a policy for assessing resource consent applications. Propose to mirror the approach taken to the Residential Zone in the Business Commercial Zone.	<p><u>Development in the Wallaceville Structure Plan Area which is not consistent with the Wallaceville Structure Plan may be appropriate if it:</u></p> <ul style="list-style-type: none"> - <u>provides for a high level of amenity</u> - <u>ensures adequate infrastructure and transport provision</u> - <u>is integrated with the development anticipated in the structure plans; and</u> - <u>avoids, remedies or mitigates adverse environmental effects</u>
Matters for consideration 20.32	Minor amendments for consistency with Residential Zone provisions.	<p><u>Subdivision, new buildings and activities within the Gateway Precinct of the Wallaceville Structure Plan Area</u></p> <p>The extent to which the subdivision <u>and/or development will meet the Gateway Precinct</u></p>

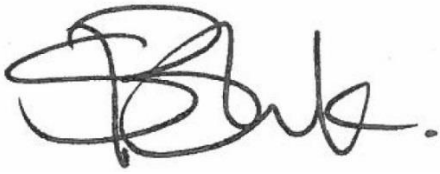
TABLE 2. AGREED RESPONSES TO ADDITIONAL MATTERS / ISSUES RAISED BY COUNCIL		
Provision	Council position	Proposed amendments
		outcomes contained in Appendix Residential 3 .is consistent with the Wallaceville Structure Plan.
Reverse sensitivity		
Objective 4.3.5	Consider objective should be simplified to ensure it is consistent with other objectives of the plan. Consider also that additional wording is necessary to respond to MPI's request for amendments to the objective to include reference to reverse sensitivity effects.	<p>To provide for development of the Wallaceville Structure Plan Area which:</p> <ul style="list-style-type: none"> -makes efficient use of a strategic land resource -promotes the sustainable management of land resources -ensures that an integrated approach is taken to the development of the area to ensure that staged development does not compromise future development stages -achieves a new mixed use village within Upper Hutt that provides employment opportunities and local retail services -responds to site opportunities and constraints -avoids, remedies or mitigates adverse environmental effects <p>To promote the sustainable management and efficient utilisation of land within the Wallaceville Structure Plan area, while avoiding, remedying or mitigating adverse effects.</p> <p>The Wallaceville Structure Plan Area comprises a mix of residential and commercial zoning and provides opportunity for higher density living. It has a number of site specific values, constraints and opportunities. It is also a very important land resource within the City's urban boundary. Its development should therefore occur with care, in a manner that is consistent with the 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 with adjoining land uses.</p> <p>The Wallaceville Structure Plan was developed to provide for the development of the Wallaceville Structure Plan Area in a logical and coherent manner that takes into account the historical, cultural, environmental and landscape characteristics of the area. The 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</p>

TABLE 2. AGREED RESPONSES TO ADDITIONAL MATTERS / ISSUES RAISED BY COUNCIL		
Provision	Council position	Proposed amendments
		<u>precincts contained in the Structure Plan provide an outline of the development that the Structure Plan is seeking to achieve. These are the key considerations for development in this area.</u>
Signs		
New Rule 20.30B	Minor amendment to clarify reference to 'number of signs'.	<p><u>Signs in the heritage covenant within the Gateway Precinct of the Wallaceville Structure Plan Area</u></p> <p><u>Council will restrict its discretion to, and many impose conditions on:</u></p> <ul style="list-style-type: none"> - <u>Sign design, location and placement</u> - <u>Area, height and number of signs proposed and already located within the covenant area</u> - <u>Illumination</u> - <u>Fixing and methods of fixing</u> - <u>The extent to which any sign including supporting structure detracts from any significant heritage feature in Schedule 26.8</u> <p><u>Exemptions</u></p> <p><u>Signs within roads are subject to compliance with Standard 20.26</u></p> <p><u>Temporary signs are subject to compliance with Standard 20.25</u></p>

PART 2 – AREAS THAT HAVE NOT BEEN RESOLVED

8. The matters that have been raised separately by Council in addition to the recommendations contained in the Council Hearing Report and have not been agreed by Wallaceville Developments Limited. These matters will be addressed in the evidence of Ms Stephanie Blick.
- Proposed notification clauses
 - Housing density references in the Wallaceville Living Precinct
 - Business / commercial land uses in the Urban Precinct
9. WDL and Council agree in principle to the proposed approach to Area B and a number of amendments to the expression of this approach through the proposed provisions have been agreed through this Joint Statement. Council considers that one additional provision relating to the approval of a structure plan is warranted, however agreement on this and any proposed wording was not reached by the deadline for this statement. WDL and Council will continue to discuss this matter and intend to table a final agreed approach at the hearing.

DATE: 1 JULY 2015



Name: Stephanie Blick – Senior Planner, Harrison Grierson Consultants (for Requestor)

Date: 1 July 2015



Name: Lauren White – Senior Urban Designer, Harrison Grierson Consultants (for Requestor)

Date: 1 July 2015



Name: Mark Georgeson – Director, Traffic Design Group Limited (for Requestor)

Date: 1 July 2015



Name: Andrew Jackson – Land Development Team Leader, Harrison Grierson Consultants Limited (for Requestor)

Date: 1 July 2015



Name: Mark Lowe – Senior Environmental Scientist, Morpurn Environmental Limited (for Requestor)

Date: 1 July 2015



Name: Felicity Boyd – Planner (Policy), Upper Hutt City Council (for Council)

Date: 1 July 2015



Name: Sarah Duffell – Senior Planner (Policy), Upper Hutt City Council (for Council)

Date: 1 July 2015

Name: Richard Harbord – Director, Planning and Regulatory Services, Upper Hutt City Council (for Council)

Date: 1 July 2015



Name: Lachlan Wallach – Director, Asset Management and Operations, Upper Hutt City Council (for Council)

Date: 1 July 2015

