

**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 (#4)

DATED: 4 August 2015

INTRODUCTION

1. The Hearing Committee's Minute 4 (dated 30 July 2015) directed that the planning experts engaged by the Requestor and Council to further consider a number of points raised in the minute regarding particular District Plan amendments.
2. This fourth joint statement includes minor changes to wording of some provisions.
3. This statement is an in principle agreement between the planning experts engaged by WDL and Council. No submitters were involved in, or have agreed with the responses contained in this statement.
4. Participants in **Conferencing** were:

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

Steve Taylor – Consultant Planner for Upper Hutt City Council

Richard Harbord - Director, Planning and Regulatory Services, Upper Hutt City Council

DISCUSSION ON MATTERS RAISED BY THE HEARING COMMITTEE

5. In the fourth joint statement the Hearing Committee requested that consideration be given to the amending the proposed policies via three different options:
 - a. *amalgamating policies 4.4.14 and (as revised) 4.4.15 and also amalgamating 6.4.6 and 6.4.7;*
 - b. *'softening' the mandatory language in policies 4.4.14 and 6.4.6; and*
 - c. *deleting Policies 4.4.14 and 6.4.6 which require consistency with the Structure Plan, and specifying in (amended) Policies 4.4.15 and 4.6.7 that ALL subdivision and development (irrespective of whether it is "consistent with the Structure Plan" or not) will be consistent with the bulleted outcomes listed under those policies.*
6. It is appreciated that as a structure plan document, some flexibility should exist. Ms Blick and Mr Taylor consider that such flexibility is already afforded in the existing wording of the proposed policies. The proposed policies achieve this by way of the use of 'consistent with'. This phrase requires compatibility with, but not the rigid application of the Structure Plan.
7. Notwithstanding the above, Ms Blick and Mr Taylor appreciate that there is a slight disconnect from the 'consistent with' policy framework and the 'encouragement' as opposed to 'directive' approach taken in trying to achieve subdivision / development of the site that meets the specific intentions and outcomes for each precinct. Accordingly, Ms Blick and Mr Taylor have agreed to minor amendments to the policy 4.4.14 and 6.4.6 below (new additions shown in red, previously agreed amendments shown in blue, green and purple).
8. The amendments accommodates the inherent tension between permitted activities, and those contemplated within the structure plan. In so doing, it acknowledges subdivision and development that is consistent with the structure plan approach is an efficient use of land, that also provides for those matters listed in 4.4.15.

Policy 4.4.14 Provide for Ssubdivision and/or Development within Area A of the Wallaceville Structure Plan Area shall be that is consistent with the Wallaceville Structure Plan in Appendix Residential 3.

The Wallaceville Structure Plan in [Appendix Residential 3 Chapter 39: Wallaceville](#) includes the following:

- [the Wallaceville Structure Plan Map](#)
- [a description of the Wallaceville Plan Change Precincts including the intentions and outcomes for each precinct descriptions, intentions and outcomes](#)
- [indicative road typologies Wallaceville Indicative Road Typologies](#)
- [Wallaceville Stormwater Management Principles](#)

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

Policy 4.4.15 Subdivision and/or development in the Wallaceville Structure Plan Area, which is not consistent with the Wallaceville Structure Plan will only be appropriate if it:

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

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

~~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 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.](#)

Policy 6.4.6: Provide for Ssubdivision and/or Ddevelopment occurs within the Gateway Precinct of the Wallaceville Structure Plan Area which that is consistent with the Wallaceville Structure Plan Gateway Precinct outcomes listed in Appendix Residential 3

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 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.

Policy 6.4.7: Subdivision and/or development in the Wallaceville Structure Plan Area which is not consistent with the Wallaceville Structure Plan may will only be appropriate if it:

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

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

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 environmental effects.


ALEXANDER ROAD

9. The Hearing Committee have pointed out in Minute #4 that the new provisions agreed between WDL and Council regarding direct access from Alexander Road inadvertently captures road allotments. As this was unintended WDL and Council have agreed to the following amendments to the rules to ensure that road allotments are not captured in the permitted activity standard:

There shall be no private vehicle access to or egress from Alexander Road ~~for~~ to any site contained within Area B of the Wallaceville Structure Plan Area

There shall be no new private vehicle access to or egress from Alexander Road ~~to land identified as to any site contained within~~ Lot 2 DP 471766, Pt Section 102B Hutt District Wellington or Pt Section 618 Hutt District

10. The amendments restrict private vehicle access to Alexander Road from 'sites' only. Public vehicle access via a road allotment / vested public road will therefore not be captured.



Steve Taylor
Consultant Planner
Upper Hutt City Council



Richard Harbord
Director, Planning and Regulatory Services
Upper Hutt City Council



Stephanie Blick
Senior Planner
Harrison Grierson