

Appendix A Wellington and Hutt City Council Plan Provisions

Wellington City Council		
Suburban Centre	Rural	Open Space
Objectives		
6.2.1 To promote the efficient use and development of natural and physical resources within Suburban Centre areas.	14.2.1 To promote the efficient use and development of natural and physical resources in the Rural Area.	16.5.1 To maintain, protect and enhance the open spaces of Wellington City.
6.2.2 To maintain and enhance the amenity values of Suburban	14.2.2 To maintain and enhance the character of the Rural Area by managing the scale, location and rate of new building development.	16.5.2 To maintain and enhance natural features (including landscapes and ecosystems) that contributes to Wellington's natural environment.
Centres and any nearby Residential Areas.	14.2.3 To maintain and enhance the amenity values and rural character of Rural Areas.	
6.2.3 To maintain and enhance the physical character, townscape and streetscape of Suburban Centres.	14.2.5 To maintain and enhance natural features (including landscapes and ecosystems) that contributes to Wellington's natural environment.	
Policies		
Suburban Centre	Rural	Open Space
6.2.2.1 Ensure that the effects of activities are managed to avoid, remedy or mitigate adverse effects on other activities within the Suburban Centres or in nearby Residential Areas.	14.2.2.2 Control the location of new structures and earthworks on ridgelines and hilltops.	16.5.1.5 Identify land that contributes towards an Outer Town Belt that will provide an open, undeveloped edge to the City.
6.2.6.2 Ensure that the adverse effects of hazards on critical facilities and lifelines are avoided, remedied or mitigated.	14.2.3.3 Acknowledge the natural and cultural landscape of the Belmont Hills in recognition of their scenic and recreational values.	16.5.2.2 Restrict the construction of structures and earthworks on skylines, Hilltops and ridges that make an important contribution to the landscape of Wellington
6.2.8.1 Seek to improve access for all people, particularly people travelling by public transport, cycle or foot and for those with mobility restrictions.	14.2.5.1 Protect significant escarpments and coastal cliffs from development and visual obstruction.	16.5.2.3 Encourage retention of existing native vegetation and where appropriate re-introduce native cover.
	14.2.5.3 Ensure that any approved earthworks are designed and engineered to reflect natural landforms.	

	14.2.5.4 Encourage retention of existing vegetation, especially established trees and existing native vegetation.	
	14.2.6.3 Ensure that any developments near the coastal marine area are designed to maintain and enhance the character of the coastal environment.	
6.2.8.4 Manage the road system in accordance with a defined road hierarchy.	14.2.7.2 Ensure that the adverse effects of hazards on critical facilities and lifelines are avoided, remedied or mitigated.	

Hutt City Council District Plan – Relevant Objectives and Policies		
Section	Objective	Policy
4A1.1.2 General Residential	To ensure opportunity is made for higher density residential development around some commercial centres, along major transport routes, and where amenity values will not be affected adversely.	(a) That opportunity for higher dwelling densities be made along major transport routes, around some commercial centres, in the residential area between Jackson Street and The Esplanade, Petone, where existing dwelling densities are higher, and where amenity values will not be affected adversely.
4A1.2.2 General Residential	To avoid or mitigate adverse food hazard effects on existing and new development within areas susceptible to a 100-year flood event from the Hutt River.	(a) To ensure that all buildings and structures on sites immediately adjacent to the Hutt River (see Planning Map E3) are appropriately located to avoid damage from erosion hazards of the Hutt River. (b) To ensure that all buildings and structures (including additions that are more than minor to existing buildings and structures) on sites identified within the 100-year flood extent have floor levels constructed above the 1 in 100-year flood event.
4D1.1.1 Hill Residential	To maintain and enhance the distinct characteristics and amenity values associated with the hillside residential areas of the City.	(a) That the visual appearance and nature of earthworks be managed to minimise the adverse effects on the visual amenity values of the hillside environment. (b) That the clearance of vegetation be managed to avoid, remedy or mitigate any adverse effects on the visual amenity values of the hillside environment or the intrinsic values of ecosystem. (c) That where practicable significant trees which contribute to the amenity values of the hillside areas be retained. (d) That where practicable, the natural appearance of the skyline be preserved from development to maintain its visual appearance.

Hutt City Council District Plan – Relevant Objectives and Policies		
Section	Objective	Policy
4E1.1.1 Landscape Protection Residential Amenity	To ensure that character and amenity values of undeveloped steep hillside areas are maintained and enhanced.	<p>(a) That significant steep hillside areas with regenerating bush cover which area undeveloped for residential purposes and provide a visual backdrop to the City be identified on the Planning Maps.</p> <p>(b) That the visual appearance and nature of earthworks (excavation and fill) be managed to minimise the adverse effects on the visual amenity values of the hillside environment.</p> <p>(c) That the clearance of vegetation be managed to avoid, remedy or mitigate any adverse effects on the visual amenity values of the hillside environment or the intrinsic values of ecosystems.</p> <p>(d) That significant trees which contribute to the amenity values of the hillside areas be retained where practicable.</p> <p>(e) To preserve the natural features of the environment which contribute to the visual amenity values, and provide a visual backdrop to the City.</p> <p>(f) That where practicable, the natural appearance of the skyline be preserved from development to maintain its visual appearance.</p>
5B1.1.1 Petone Commercial	To ensure that activities in the area of Jackson Street generally between Victoria and Cuba Streets do not have adverse affects on adjoining residential activity areas.	<p>(a) To ensure that only small scale activities are permitted on Jackson Street generally between Victoria and Cuba Streets so that there is no likelihood of encroachment into adjoining residential activity areas and adverse effects, such as adverse traffic effects, are managed.</p>

Hutt City Council District Plan – Relevant Objectives and Policies		
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6A1.1.2 General Business	To enhance the image and visual appearance of main entrance routes of the City where they pass through the General Business Activity Area.	<p>(a) That the design, appearance and scale of structures or buildings fronting main transport routes be managed to emphasise the importance of the area as a major access to the City.</p> <p>(d) That the height, location and bulk of structures fronting The Esplanade be managed to avoid adverse effects on the adjoining foreshore.</p> <p>(e) That the location, design and appearance of structures be managed to reinforce the definition of the street edge and enclosure of the sites fronting Waione Street.</p> <p>(f) That the effects of activities fronting Railway Avenue, Hutt Road, The Esplanade, Waione Street, and SH2 be managed to enhance the image of these main entrance routes and avoid adverse effects on the amenity value and character of the surrounding areas.</p>
6A1.2.2 General Business	To ensure that buildings and structures in The Esplanade West Area are of high design standard and of an appropriate scale to avoid adverse effects on the amenity values of the area and the adjoining foreshore area.	<p>(a) That the design and external appearance of structures and buildings be managed to emphasise the importance of The Esplanade West Area as a major access to the City.</p> <p>(b) That the height, location and bulk of buildings and structures be managed to maintain and enhance the contrast between townscape and seascape, provided that there are no adverse effects in terms of shadow and wind effects.</p>
7B(i) 1.1.1 Special Recreation	That activities carried out on the Petone Foreshore retain the open space character and are compatible with the coastal environment.	<p>(a) To allow a range of informal recreation activities.</p>

Hutt City Council District Plan – Relevant Objectives and Policies		
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14A)i) 1.1.1 Transport	To accommodate a roading network that is safe, convenient and efficient; and which avoids or mitigates any adverse effects on the community and the environment.	<p>(a) That adequate levels of service for access and movement are provided to meet the travel demand of pedestrians, cyclists and motorised traffic during the off-peak period, with maximum safety for all users and local residents at all times.</p> <p>(b) That the safety and amenity values of local access areas be protected from the intrusion of through traffic, particularly speeding vehicles, large volumes of traffic, and heavy commercial vehicles, using the Rooding Hierarchy.</p> <p>(c) That in the Central Commercial Activity Area provision is made for a roading system that removes unnecessary through traffic.</p> <p>(d) That the location of high traffic generating activities is controlled to avoid adverse effects on the safety and amenity values of local areas.</p> <p>(e) That the location of activities with intense traffic generation characteristics be controlled to avoid adverse effects on the safety and efficiency of all Distributor Roads.</p>
14E.1.1 Significant Natural Cultural and Archaeological Resources	To identify and protect significant natural, cultural and archaeological resources in the City from inappropriate subdivision, use and development.	<p>(c) That any activity or site development shall not modify, damage or destroy a significant natural, cultural or archaeological resource.</p> <p>(e) All buildings, structure and activities shall preserve the natural character, visual amenity values and landscape values of the significant natural, cultural or archaeological resources including the identified coastal environment.</p>
14H1.1.1 Natural Hazards	To avoid or reduce the risk to people and their property from natural hazards associated with seismic action, landslides, flooding and coastal hazards.	<p>(b) That suitable engineering and emergency management measures be adopted to safeguard people and their property from liquefaction, ground shaking and tsunami hazards.</p>
14I 1.2 Earthworks	To ensure earthworks do not affect adversely the visual amenity values, cultural values or historical significance of an area, natural feature or site.	<p>(a) To protect the visual amenity values of land which provides a visual backdrop to the City.</p> <p>(b) That rehabilitation measures be undertaken to mitigate adverse effects of earthworks upon the visual amenity values.</p>

Hutt City Council District Plan – Relevant Objectives and Policies		
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14I 1.4 Earthworks	To ensure earthworks in the Primary or Secondary River Corridor of the Hutt River do not affect adversely flood protection structures.	(a) To ensure that earthworks in the Primary or Secondary River Corridor have no more than minor adverse effects on flood protection structures.

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