

27. URBAN DEVELOPMENT AREA

27.1 Introduction

The land between Johnsonville and Tawa forms part of the natural land corridor that provides one of the two main access routes to and from the city. The recent history of the area has been one of progressive urbanisation. Pastoral farming has continued to decline and has been replaced, in the main, by suburban residential development.

The urbanisation of the area was first planned by the former Hutt County administration in the 1960's and has continued in various forms since this time. Following the incorporation of the area into Wellington City in April 1973 a detailed study of the area was initiated. The Churton-Bridgetown-Grenada Development Report that resulted was adopted by Council in November 1976. This provided the basis for the planning of the area for the next two decades or more.

The introduction of the Resource Management Act in 1991 and the preparation of the new District Plan under this Act signalled changes in the approach to planning and land development in the area. The management of urban development on the edge of the city was identified as a significant resource management issue for the city and an initial step was taken through the adoption of the Subdivision Design Guide to achieve development consistent with the aim of promoting a more sustainable urban form.

To further advance the planning of the area Council decided in 2000/01 to undertake a comprehensive planning review of the northern suburbs of the city. The purpose of the review was to create a growth management plan for the northern suburbs with the following objectives:

- *To consolidate the northern part of Wellington City into a highly attractive, efficient and accessible urban area that realises its potential of contributing to the city as a whole.*
- *To enhance, protect and link significant landscape, ecological and natural features of the area as a foundation for sustainable urban living.*

After an intensive consultative process the Northern Growth Management Framework (NGMF) was adopted by the Council in October 2003.

The NGMF is predicated on a growth of 9000 people over the next 20 years and is based on the premise of building on existing communities. The proposed growth is intended to be accommodated in three main areas: Stebbings Valley to the north of the existing Churton Park subdivision; the Lincolnshire farm block between the motorway and the Horokiwi rural area; and land around the lower Takapu Valley.

Planning for the urbanisation of these development areas involves a wide range of initiatives to be applied progressively. The actions for the ten years from 2003 are detailed in the Implementation Plan that accompanies the NGMF.

The key contribution of the District Plan to the wider planning process is to provide an appropriate regulatory framework for the assessment of future land development proposals. In this respect the Council has decided that the first requirement is to establish a zoning that will provide certainty to the landowners, developers and adjacent communities regarding the future use of the land for various urban purposes.

District Plan implementation

Before urban development processes occur a structure plan must be adopted as part of the Urban Development Area provisions. A structure plan is a framework to guide the development of land by defining the future development and land use patterns, areas of open space, the layout of nature and infrastructure (including transportation links), and other features for managing the effects of development. It is intended that structure plans will be prepared by the Council in consultation with land owners and other interested parties and will reflect the values and principles of the NGMF. Structure plans will be introduced progressively over time in advance of new urban development.

Under the Urban Development Area provisions a resource consent will be required for all subdivision and associated earthworks. Applications will be assessed against approved structure plans that will apply to various areas, the Subdivision Design Guide and the Code of Practice for Land Development.

The rules provide for the continuation of existing rural activities as 'interim' uses and for the establishment of cleanfills that might be required to facilitate subdivision development. Provision is also made for some residential activities to enable building development to proceed prior to the completion of subdivision processes.

It is intended that following the depositing of subdivision plans, further District Plan changes will be initiated to rezone land within structure plan areas to reflect the intended future land uses. New urban development will then proceed in accordance with the provisions of the respective area based provisions that apply.

As the structure plans may seek outcomes that are not covered by existing area based provisions consideration will be given to the initiation of further District Plan changes for the introduction of appropriate new provisions, for example:

- Minimum requirements to promote more intensive residential development in residential areas close to employment or neighbourhood centres
- The planning and design of employment or neighbourhood centres through the assessment of comprehensive development plans or similar methods
- The limitation of inappropriate uses in employment or neighbourhood centres

27.2 Urban Development Area Objective and Policies

OBJECTIVE

- 27.2.1 To provide for sustainable urban growth in the northern suburbs of the city consistent with the vision, objectives, themes and values of the Northern Growth Management Framework.**

POLICIES

To achieve this objective, Council will:

- 27.2.1.1 Identify existing rural land suitable for new urban development and progressively rezone this land to facilitate development in accordance with approved Structure Plans.**
- 27.2.1.2 Allow all permitted rural activities to continue until urban development occurs.**
- 27.2.1.3 Ensure that Structure Plans are responsive to the physical and ecological context of the area to which they apply, establish a sound public space structure, promote the coordinated and integrated provision of infrastructure and transport networks and otherwise reflect the vision, objectives, themes and values of the approved Northern Growth Management Framework.**
- 27.2.1.4 Require all development proposals, including subdivision, land use and associated earthworks to be assessed against approved Structure Plans.**
- 27.2.1.5 Ensure the sound design, development and servicing of subdivisions.**
- 27.2.1.6 Promote a variety of residential densities and housing types including more intensive residential development, close to employment or neighbourhood centres.**
- 27.2.1.7 Encourage mixed use development but ensure that non residential uses are appropriately integrated as part of the overall design of new developments.**
- 27.2.1.8 Ensure that employment or neighbourhood centres are developed in a coordinated manner and are integrated with and protect the amenities of the surrounding neighbourhood.**
- 27.2.1.9 Ensure that neighbourhood centres are well designed, compact and well connected with a high level of amenity to provide facilities for local people as opposed to destination retailing.**
- 27.2.1.10 Ensure that employment centres are retained primarily for non-retail employment related uses and are well designed, compact and well connected with a high level of amenity.**

27.2.1.11 Provide for rural /residential development on steeper hillside areas while ensuring that subdivisions and building development are designed to fit the natural features and landscape of the site.

27.2.1.12 Ensure that proposed landuse and subdivision activity will not compromise the future development or subdivision of land for urban development purpose.

METHODS

- Rules
- Structure Plans
- Design Guides (Subdivision and Multi-Unit Housing)
- Code of Practice for Land Development
- Northern Growth Management Framework
- Operational activities (management of infrastructure)
- Advocacy (Partnership for the North)

The policies and implementation methods for the Urban Development Area are designed to facilitate the change of existing rural land to urban use. The provisions cover mainly 'greenfield' land between Johnsonville/Newlands and Tawa.

The Urban Development Area provisions are 'interim' to the extent that future plan changes will rezone land to reflect intended uses. The Urban Development Area provisions will however provide certainty to land owners that their land is clearly identified for urban development.

Land development, including subdivision and earthworks have been included as a Discretionary Activity (Restricted) to enable all relevant aspects of land development to be fully assessed.

A key assessment tool will be Structure Plans that are included as part of the Urban Development Area provisions. Structure Plans establish the essential urban structure for the land to be developed, including infrastructure and transport networks.

The processes for assessing and implementing land development proposals will work to ensure that developments reflect the vision, objectives, themes and values of the Northern Growth Northern Growth Management Framework, i.e. developments that:

- *Achieve highly liveable and attractive urban environments for communities*
- *Protect the landscape and ecology of the area*
- *Acknowledge the heritage and culture of the area*
- *Provide infrastructure to meet the areas needs*
- *Have a high level of accessibility and are well connected to surrounding communities*

28. URBAN DEVELOPMENT AREA RULES

28.1 Permitted Activities

The following activities are permitted in Urban Development Areas provided that they comply with any specified conditions.

28.1.1 All permitted activities in the Rural Area are permitted activities in the Urban Development Zone provided that the additional conditions below are met:

28.1.1.1 There shall be no clearance of indigenous vegetation in any of the reserve or Limited Development areas shown on a structure plan appended to chapter 28.

28.2 Controlled Activities

Section 28.2 describes which activities are Controlled Activities in the Urban Development Area. A Controlled Activity requires a resource consent but cannot be refused by Council. Conditions may be imposed relating to the matters specified. The decision on whether or not a resource consent application will be notified will be made in accordance with the notification provisions in the Act.

28.2.1 All controlled activities in the Rural Area are controlled activities in the Urban Development Zone.

The non-notification provisions, standards and terms and assessment criteria for the respective rules apply.

28.3 Discretionary Activities (Restricted)

Section 28.3 describes which activities are Discretionary Activities (Restricted) in the Urban Development Area. Consent may be refused or granted subject to conditions. Grounds for refusal and conditions will be restricted to the matters specified in rules 28.3.1 and 28.3.2.

28.3.1 Rural Activities as provided for in Rules 15.3.1, 15.3.2, 15.3.3a, 15.3.4, 15.3.5 and 15.3.6 are Discretionary Activities (Restricted) in the Urban Development Zone.

The non-notification provisions, standards and terms and assessment criteria for the respective rules apply.

28.3.2 Subdivision and associated earthworks, provision of infrastructure, development of reserves, in accordance with a structure plan appended to Chapter 28 are Discretionary Activities (Restricted) in respect of:

28.3.2.1 The degree of modification of landforms, and natural features

28.3.2.2 The retention of indigenous vegetation

28.3.2.3 Public space structure and public space design

28.3.2.4 Road location and design, access and interconnections.

28.3.2.5 The extent and design of earthworks

28.3.2.6 Subdivision design and layout and provision for future land uses

28.3.2.7 Utilities and/or services provision

28.3.2.8 Stormwater management and the effect on waterbodies

28.3.2.9 The staging and phasing of the application

Non-notification

The written approval of affected persons will not be necessary in respect of items 28.3.2.1 to 28.3.2.9. Notice of applications need not be served on affected persons and applications need not be notified.

Standards and Terms

Any application for resource consent must be supported by a detailed development plan addressing the matters specified by the structure plan

For any subdivision incorporating new roads, all services must be reticulated underground and include fibre optic cable.

Assessment Criteria

In determining whether to grant consent and what conditions, if any, to impose, Council will have regard to, but will not be limited to, the following criteria:

28.3.2.10 The requirements of s106 of the Act.

28.3.2.11 The extent of compliance with the Principles and Requirements in the Structure Plan for the land.

28.3.2.12 The extent to which proposed earthworks are necessary to implement the approved Structure Plan for the land.

28.3.2.13 The extent of impact on any identified Ridgeline or Hilltop overlay.

28.3.2.14 The extent of compliance with the Subdivision Design Guide.

28.3.2.15 The extent of compliance with the Code of Practice for Land Development.

28.3.3 Residential activities including work from home activities and the construction, alteration of, and addition to, residential buildings and residential structures are Discretionary Activities (Restricted) in respect of:

28.3.3.1 Noise

28.3.3.2 Vehicle parking

28.3.3.3 Site access

28.3.3.4 Number of household units

28.3.3.5 Yards, site coverage, sunlight access, maximum fence height

28.3.3.6 Bulk and massing, including building height

Non-notification

The written approval of affected persons will not be necessary in respect of items 28.3.3.1 to 28.3.3.6. Notice of applications need not be served on affected persons and applications need not be notified.

Standards and Terms

Subject to any provisions in the structure plan regarding the exact location of the boundaries shown, the application must be for land in a structure plan area identified as Residential 1 or 2.

For the Residential 1 and Residential 2 areas all development shall comply with the relevant requirements of Rules 5.1.1, 5.1.2 and 5.1.3 in the Residential (Outer) Area, except that, in the Residential 2 area:

- development shall be a minimum density of 25 household units per hectare of gross land area; and
- there shall be no limit on the number of household units per site.
- height shall not exceed 9 metres
- site coverage shall not exceed 50%.

Any application for resource consent must be supported by a detailed development plan addressing the matters as specified by the structure plan.

Assessment Criteria

In determining whether to grant consent and what conditions, if any, to impose, Council will have regard to, but will not be limited to, the following criteria:

28.3.3.7 Where multi-unit development is proposed, the extent of compliance with the multi-unit design guide.

- 28.3.3.8 The extent of compliance with the Principles and Requirements in the Structure Plan for the land.
- 28.3.3.9 The extent of impact on any identified Ridgeline or Hilltop overlay.

28.3.4 Any development and associated use of neighbourhood and employment centres identified in a structure plan appended to chapter 28 is a discretionary activity (restricted) in respect of:

28.3.4.1 Site design and layout

28.3.4.2 Public space structure and public space design

28.3.4.3 Design, bulk, massing and siting of building

28.3.4.4 Landscaping and open space values

28.3.4.5 Stormwater management and the effect on waterbodies

28.3.4.6 Traffic effects

28.3.4.7 Location and layout of parking and site access

Non-notification

The written approval of affected persons will not be necessary in respect of items 28.3.4.1 to 28.3.4.7. Notice of applications need not be served on affected persons and applications need not be notified.

Standards and Terms

Any application for resource consent must be supported by a detailed development plan addressing the matters specified by the structure plan.

The development of an employment centre or neighbourhood centre must comply with the following:

All development shall comply with the relevant requirements of rules 7.1.1 and 7.1.2 of the Suburban Centre zone except that the following more restrictive conditions apply:

- site coverage shall not exceed 70%
- building height shall not exceed 15m.
- there shall be no residential use or development on the ground floor.

In employment areas, any retail activities must be ancillary to the primary activity on the site or not exceed 500m² of GFA.

In neighbourhood centres, no retail activity shall exceed 500m² GFA.

Assessment Criteria

In determining whether to grant consent and what conditions, if any, to impose, Council will have regard to, but will not be limited to, the following criteria:

- 28.3.4.8 The extent of compliance with the Principles and Requirements in the Structure Plan for the land.

28.3.5 Residential activities, and the construction, alteration of, and addition to residential buildings and structures and associated use in Rural/Residential Areas identified in a structure plan appended to chapter 28 is a discretionary (restricted) activity in respect of:

28.3.5.1 Design, external appearance and siting of buildings

28.3.5.2 Site and access landscaping and earthworks

28.3.5.3 Construction type and maximum building height

28.3.5.4 The effect on existing native vegetation and other natural features

28.3.5.5 Stormwater management and the effect on waterbodies

Non-notification

The written approval of affected persons will not be necessary in respect of items 28.3.5.1 to 28.3.5.5. Notice of applications need not be served on affected persons and applications need not be notified.

Standards and Terms

There is no minimum lot size and no restriction on the number of lots.

Any application for resource consent must be supported by a detailed development plan addressing the matters specified by the structure plan

Assessment Criteria

In determining whether to grant consent and what conditions, if any, to impose, Council will have regard to, but will not be limited to, the following criteria:

- 28.3.5.6 The extent of compliance with the principles and requirements in the Structure Plan for the land.
- 28.3.5.7 The extent of compliance with the Rural area design guide.
- 28.3.5.8 The extent of impact on any identified Ridgeline or Hilltop overly.
- 28.3.5.9 Measures proposed to avoid, remedy or mitigate impacts of development on the natural features of the land on an ongoing basis.

28.3.6 Cleanfills not provided for as a permitted activity under Rule 15.1.8 are a Discretionary Activity (Restricted) in respect of:

- 28.3.6.1 Location of the cleanfill**
- 28.3.6.2 The extent and level of fill**
- 28.3.6.3 Vehicular access, traffic management and effects**
- 28.3.6.4 Stormwater management and the effect on waterbodies**
- 28.3.6.5 The effect on existing native vegetation**
- 28.3.6.6 Noise and dust**
- 28.3.6.7 Site remediation, and future use**

Non-notification

The written approval of affected persons will not be necessary in respect of items 28.3.6.1 to 28.3.6.7. Notice of applications need not be served on affected persons and applications need not be notified.

Standards and Terms

Any application for resource consent must be supported by a detailed development plan addressing the matters specified by the structure plan

Assessment Criteria

In determining whether to grant consent and what conditions, if any, to impose, Council will have regard to, but will not be limited to, the following criteria:

- 28.3.6.8 The extent of compliance with the Principles and Requirements in the structure plan for the site.
- 28.3.6.9 The extent of impact on any identified Ridgeline and Hilltop overlay.

28.4 Non-Complying Activities

Activities that contravene a rule in the Plan, and which have not been provided for as Controlled Activities or Discretionary Activities (Restricted) are Non-Complying Activities. Resource consents will be assessed in terms of section 104D of the Resource Management Act.

The decision on whether or not a resource consent application will be notified will be made in accordance with the provisions on notification in the Act.