C16 JUDGEFORD HILLS ZONE

C16.1 Introduction

The Judgeford Hills Zone is intended to provide the opportunity for development of the property whilst maintaining and enhancing its natural and physical characteristics.

The Judgeford Hills Zone and Structure Plan provides for the clustering, or concentration of development in appropriate locations, rather than prescribing subdivision standards which would result in a spread of development. At the same time the natural, physical and open space characteristics of the property can be maintained and enhanced.

The Judgeford Hills Zone recognises the need for an approach to the sustainable management of the resources of this part of the District that balances the demands of rural lifestyle development, environmental protection and enhancement and ongoing primary production activities. It therefore provides for an integrated approach to rural residential subdivision in the location.

C16.2 Resource Management Issues

C16.2.1 Rural residential subdivision and lifestyle

Rural residential subdivision provides an alternative lifestyle choice and an opportunity to plan land use management which is as appropriate as other rural activities.

Planning for the use of rural land should accommodate a range of lifestyle choices as well as recognising alternative approaches to maintaining and enhancing the environment. At the same time, provision should be made for productive rural activities to continue in a manner that is compatible with existing and potential future residential uses.

Rural residential subdivision creates a demand for various infrastructure, which can of itself have potential effects on the environment. The provision of infrastructure therefore needs to be addressed within the Judgeford Hills Zone.

C16.2.2 Cluster housing

Cluster housing developments provide an opportunity for environmental protection and enhancement including wetland maintenance and improvement, provision of open space and walkways as well as planting and protection of regenerating native vegetation. Further, it means that productive areas can be retained for rural activity without being compromised by development.

C16.2.3 Rural character and rural amenity

The rural area has been modified by human activities. Despite, or perhaps because of this, it is highly valued for a number of reasons. Its most important characteristic is its open, expansive nature with a relatively low density of buildings. Areas of pasture, bush and wetland are key features of rural areas, as are discrete clusters of buildings and amenity tree planting separated by farmland and Production Forestry plantations.
The level of rural amenity in the rural area is important to the quality of life enjoyed by people living and working in the area and by visitors. This should be balanced with the need to maintain appropriate utilisation of the rural land resource for primary production and production forestry.

C16.2.4 Environmental protection and enhancement

Indigenous vegetation and wetlands not only provide for visual and rural amenity – they also contribute to ecological values and provide habitat for native flora and fauna. In many areas they also protect the soil from erosion with a resultant reduction in silt and other matter getting into streams and watercourses and degrading water quality.

C16.2.5 Local recreational facilities

Judgeford Hills Zone has a strategic location being adjacent to the Belmont Regional Park. There is a potential increase in local demand for recreational facilities arising from local subdivision and there is also a wider potential neighbourhood and city wide benefit arising from the provision of access to Belmont Regional Park. Provision of such access also has the potential to create adverse effects.

C16.3 Objectives and Policies

C16.3.1 Objective

To provide for integrated rural residential subdivision and development, open space, and rural character in the Judgeford Hills Zone whilst avoiding, remedying or mitigating any adverse effects of development.

Explanation

Rural residential development is appropriate in concentrated areas of the Judgeford Hills Zone where the characteristics of that area and its location are such that the effects of development can be avoided, remedied or mitigated. By concentrating development within these defined areas (cluster residential areas) of the Judgeford Hills Zone the productive areas of the property are retained and environmental enhancement can be achieved in an integrated manner. The adverse effects that would otherwise be created by sprawling and sporadic development are avoided.

Consequently, the Judgeford Hills Zone seeks to provide for an innovative approach to rural residential development, together with the benefit of environmental protection and enhancement together with sustainable farming in an integrated approach.

The infrastructure required to support residential development can have adverse effects on the environment, which need to be managed.

C16.3.1.1 Policy

To facilitate development in an integrated manner with appropriate standards for activities in the zone.
Explanation

The Structure Plan has been developed in a comprehensive manner having regard to the natural and physical features of the property, the topography of the site and surrounds and the infrastructural requirements. Although development across the cluster residential areas may be staged, and the detailed design is to be determined under a separate resource consent process, the Structure Plan assures an integrated approach to development.

Further, the Structure Plan ensures that the scale and nature of the land use activities reflects the existing character of the property and surrounds, as well as the objectives and policies of the Judgeford Hills Zone.

C16.3.1.2 Policy

To concentrate rural residential development in defined areas of the property and to identify areas where buildings are not appropriate, as defined in the Structure Plan.

Explanation

A Structure Plan has been developed for the Judgeford Hills Zone that identifies areas appropriate for clustered residential development, land for residential use but where no buildings are allowed, as well as environmental enhancement and farming areas of the property. Further residential development outside the areas designated for cluster residential is a non complying activity, so that the integrity of the natural and physical features and farming is maintained whilst development is facilitated.

These areas have been determined following a robust environmental assessment with regard to factors including:

- The existing character and natural features of the property and surrounds
- The potential landscape and visual effects
- The ecological aspects of the property and opportunities for protection and enhancement
- Infrastructural and engineering considerations.

C16.3.1.3 Policy

To provide for continuing primary production activity in appropriate areas within the zone.

Explanation

Primary production activity is a fundamental element of the existing rural character in the area, and therefore that activity should be maintained and is provided for in areas of the Structure Plan.

C16.3.1.4 Policy

To provide for the improvement of water quality in the Pauatahanui Inlet Catchment.
Explanation

The property is located within a sub catchment of the Pauatahanui Inlet and there are three primary stream branches within the property. These have been modified by vegetation removal and farming practices. However, there are still some areas of good fish habitat. Clustering residential development away from the valley floor provides an opportunity to rehabilitate some of these wetland areas and watercourses if they are retired from farming and revegetated.

C16.3.2 Objective

To maintain the rural character and rural amenity of the Judgeford Hills Zone

Explanation

The resource management issues identify the importance of rural character. The development envisaged by the structure plan and the rules of the Judgeford Hills Zone anticipates development that will maintain rural character.

C16.3.2.1 Policy

To provide for the majority of the Judgeford Hills Zone to remain as open space

C16.3.2.2 Policy

To limit the extent of built development within the Primary Production Area of the Judgeford Hills Zone

Explanation

The maximum possible extent of built development is limited by a restriction on the maximum number of dwellings and certificates of title provided for in the Primary Production Area under the rules. The purpose of this is to provide that the majority of the site remains as open space. Open spaces include the Primary Production Area, Environmental Enhancement Areas and Land Attached to Residential Lots. The Structure Plan enables achievement of these policies by designating cluster areas and effective open space areas which need careful ongoing management to ensure that the rural character of the Judgeford Hills Zone is maintained into the future.

C16.3.3 Objective

To provide for existing and proposed infrastructure services in a manner that is physically and environmentally sustainable.

Explanation

The provision of all future infrastructure services needs to be accommodated in a manner which avoids, remedies or mitigates any potential adverse effects. To ensure the physical and environmental sustainability of infrastructure services and the management of effects, Controlled Activity subdivision applications will be required to demonstrate how each dwelling will be provided with reticulated wastewater and drinking water services and appropriate stormwater management. Non-reticulated subdivisions can be considered as a Discretionary Activity, and would be required to demonstrate how non-reticulation is physically and environmentally sustainable as required by the Objective. It is noted that physical sustainability includes the ability for Council to manage a system in the future.
The Pauatahanui harbour catchment, in which the Judgeford Hills Zone is located, is a valued environment, and therefore, appropriate measures should be taken to manage effects of stormwater on this environment.

In addition, there is regionally important existing infrastructure that passes through the Zone (high voltage electricity transmission, gas, and a regional water main). Development within the Zone must have regard to the effects of, and effects on, this infrastructure.

**C16.3.3.1 Policy**

To manage the effects of stormwater generated during and after construction.

**Explanation**

Stormwater run off needs to be managed both during the construction phase of development, and after development has been completed, so that:

- the rate of stormwater run off does not exceed the pre-development rate; and
- sedimentation and other earthworks related effects on waterbodies are no more than minor.

The stormwater management system for the development should be designed to achieve the above outcomes. This will enable a high degree certainty in the management of effects. This will be partially achieved by the implementation of an earthworks management plan, which satisfies the Greater Wellington Regional Council sediment control guidelines, prior to any resource consents being granted for development within the site. Control of effects will also be achieved through conditions of consent.

**C16.3.3.2 Policy**

To provide a secure and sustainable supply of water suitable for residential and productive purposes to all dwellings within the Judgeford Hills Zone.

**Explanation**

An integrated reticulated water supply for all dwellings from one reservoir is the preferred method of ensuring a sustainable, and healthy, supply of water. However, it is recognised that other alternatives exist and that these alternatives may satisfy this Policy.

A reticulated water supply is expected to provide for potable drinking water and sufficient flow and pressure for fire fighting purposes. Individual homeowners may also choose a roofwater supply to supplement a reticulated water supply. Reticulated water must be provided in an integrated manner that ensures security of supply of a sufficient quantity as well as of a quality that is fit for human consumption.

**C16.3.3.3 Policy**

To provide for the disposal and treatment of wastewater via a reticulated system.
Explanation

A reticulated wastewater service for all dwellings in Cluster Residential Areas to one treatment plant is the preferred method of ensuring environmental and physical sustainability as required by Objective C16.3.3. However, it is recognised that other alternatives exist and that these alternatives may satisfy this Policy and Objective C16.3.3. It is important to ensure that the wastewater treatment services are appropriately located, connected to all dwellings within the Cluster Residential Area and the system is maintained as required. This outcome will be ensured by conditions of consent.

C16.3.3.4 Policy

To provide sustainable public access to properties within the Judgeford Hills Zone.

Explanation

Public access must be provided to and within the Judgeford Hills Zone. There are a variety of mechanisms available to achieve that outcome, including the creation of private roads for public use.

If any private roads are created for public use, the Council may assume the management and maintenance of those roads. If that is the case, the developer will be required to establish a sustainable funding mechanism that replicates the maintenance cost subsidy available to Council for public roads.

C16.3.4 Objective

To provide for development that is sensitively located in relation to the natural and landscape features, setting and rural character of the Judgeford Hills Zone, and to avoid development in inappropriate locations.

Explanation

The landscape and ecological features of the property have determined the location of the development areas; these development areas having been identified following a landscape and ecological assessment of the site. Maintaining, and where the opportunity arises, enhancing existing landscape and natural features also allows for development to be integrated within the landscape and landforms whilst allowing for development to occur.

The rural character of the valley and surrounding area is reflected in the layout and design of the Structure Plan so that the development is assimilated into the landforms and the natural features enhanced. Areas where development would be visually prominent have also been identified as Land Attached to Residential lots where buildings are non-complying activities.

C16.3.4.1 Policy

To protect and enhance existing natural features and landscape characteristics including retention of open space, remnants of native bush, areas of regenerating native vegetation and wetlands.
Explanation

Existing natural features, such as the watercourses, wetlands and native vegetation are recognised as Environmental Enhancement Areas in the Structure Plan. The protection and enhancement of the Environmental Enhancement Areas is to be encouraged, recognising that, at the same time, residential development within the defined Cluster Residential Areas is appropriate.

C16.3.4.2 Policy

To enable development of appropriate buildings and structures which reflect the character and amenity values of the zone in an appropriate manner.

Explanation

The structure plan envisages dwellings in the cluster residential areas, however, the location of possible accessory buildings and minor structures and their impact on the environment may require further consideration in some circumstances and may or may not be appropriate. Therefore, this policy seeks to enable consideration of amenity and character effects of such development as appropriate.

C16.3.5 Objective

To minimise any adverse visual effects of development on the surrounding landscape and natural character.

Explanation

The introduction of development into the landscape has the potential to generate adverse effects on the existing landscape character, however, the Structure Plan has been developed with particular regard to these effects and the cluster residential areas are considered appropriate locations for development. In addition, areas where buildings would be visually prominent have been identified.

Whilst the detailed design of final building forms is a matter to be determined under a resource consent application following the Plan Change, limitations on lot size, building location and some building size and design limitations are included within the Rules of the Judgeford Hills Zone to address these considerations.

C16.3.5.1 Policy

To encourage development that is in accord with the existing character of prominent landforms and ridges and not allow buildings in inappropriate locations.

Explanation

The development areas shown on the Structure Plan have been determined with particular regard to the landforms and ridgelines of the property. Development within those areas is considered consistent with the existing character of the landscape, landforms and ridges within and beyond the Judgeford Hills Zone. Similarly, areas where buildings would not be consistent with the existing character have also been shown in the Structure Plan.
C16.3.5.2 Policy
To have regard to the effects of the Transmission Gully Motorway on landscape and natural character.

Explanation
In assessing and making decisions on consent applications for development, the Council will have regard to the effects (or likely effects) of the “preferred route” for Transmission Gully Motorway which was announced on 11 July 2008 and shown in Plan Alignment: 3, Connection Option. 1, JC/0.6 dated 2 May 2008. Development of the motorway is anticipated to have some adverse effects on the character of nearby land, outside the motorway designation. In this context, the Council’s assessment under Objective C16.3.5 and Policy C16.3.5.1 may be modified.

C16.3.6 Objective
To provide for development that is in accordance with the Structure Plan and which avoids, remedies or mitigates adverse effects.

Explanation
Requiring development to be in accordance with the Structure Plan (included within the zone) provides both transparency and certainty in relation to the scale, nature and location of potential development.

Although the Structure Plan and rules establish a framework for development, there will still be a need to ensure that detailed proposals (at the subdivision stage) are considered on their merits by reference to the Design Guidelines, performance standards and assessment criteria (in the case of applications not meeting the performance standards and structure plan). This assessment will ensure that the objectives and policies of the Zone are met, and that adverse effects are avoided, remedied and mitigated as appropriate.

C16.3.6.1 Policy
To control the extent of earthworks in the Judgeford Hills Zone to the extent that is appropriate in terms of potential effects on, stormwater, geotechnical stability, amenity values.

Explanation
The structure plan has identified appropriate areas for residential development and associated land, environmental enhancement and primary production. Earthworks for development can have potential adverse effects in terms of amenity values, water quality and natural hazards, including geotechnical stability. Therefore, these effects need to be managed to ensure that potential impacts on people and the environment are minimised.

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1 Refer to Plan Alignment:3, Connection Option. 1, JC/0.6 dated 2 May 2008 at the end of Chapter D5
C16.3.6.2 Policy
To encourage development in a manner that avoids, remedies or mitigates any adverse effects.

Explanation
The Structure Plan has identified appropriate areas for development and environmental enhancement and protection. Therefore, the adverse effects of development have been considered and balanced in determining the Structure Plan so that development in accordance with the Structure Plan is provided for.

C16.3.6.3 Policy
To limit any future new or upgraded vehicle access to or from Belmont Road and / or the Transmission Gully Motorway.

Explanation
The Structure Plan has identified road access to the Zone through Bradey Road and not through Belmont Road or from the Transmission Gully Motorway. Any new or upgraded vehicle access to the Zone from Belmont Road or the Transmission Gully Motorway could have adverse effects in terms of amenity values within the Zone or Bradey Road as a consequence of increased traffic volumes, and is not provided for in the Structure Plan.

Any future new or upgraded vehicle access from either Belmont Road or the Transmission Gully Motorway will require consent as a Non-Complying Activity and will need to address these considerations.

C16.3.7 Objective
To provide an opportunity for appropriate public access to Belmont Regional Park

Explanation
Judgeford Hills Zone adjoins the north-west boundary of Belmont Regional Park. It is appropriate to provide an opportunity for enhancing public access to the Regional Park, via the Judgeford Hills Zone, given that the Zone anticipates local residential development and subdivision, which would increase demand for access to recreational facilities.

C16.3.7.1 Policy
To enable an opportunity for non-motorised public access, via the Judgeford Hills Zone, to Belmont Regional Park incorporating appropriate facilities to enhance such access.

Explanation
Areas of the Judgeford Hills Zone will remain in private ownership, nevertheless the Structure Plan provides for public access. Restrictions on such access may be necessary to maintain or enhance privacy, amenity and security of residents. It is appropriate to consider the achievement of this objective and policy via an enabling framework within the District Plan, which would require the appropriate consent to gain such access.
This access would need to be of a sufficient standard to minimise potential conflict between different uses.

**C16.4 Methods**

**C16.4.1 District Plan provisions**

The Judgeford Hills Zone identifies a Structure Plan showing:

- Cluster Residential Areas where rural residential development is appropriate.
- Land Attached to Residential lots where buildings are non-complying activities.
- Environmental Enhancement Areas for environmental protection and enhancement.
- Primary Production Areas: where rural production activities are provided for.
- Non motorised access, including pedestrian, equine and cycle access to Belmont Regional Park

Complying development is to be in accordance with the Structure Plan as delineated in the above areas, the Design Guide, the development controls, and the objectives and policies of the zone.

Rules are also applied within the Judgeford Hills Zone providing:

- Standards for activities in each of the areas above including subdivision, lot sizes, access, building bulk and location, etc.
- Rules to maintain open space character
- Assessment criteria for resource consent applications.

**C16.4.2 Other methods**

Methods to complement the District Plan provisions may include:

- Conditions imposed on resource consents requiring covenants to provide for fencing and protection of significant environmental areas.
- Conditions imposed on resource consents to provide for non motorised access to Belmont Regional Park as shown on the Structure Plan.
- An earthworks management plan
- Greater Wellington Regional Council guidelines for erosion and sediment control.
### C16.5 Anticipated Environmental Outcomes

The results expected to be achieved by the objectives, policies and methods set out above are tabulated below. The table also indicates the means of monitoring whether the anticipated environmental outcomes are achieved or not.

<table>
<thead>
<tr>
<th>Environmental outcomes</th>
<th>Indicators</th>
</tr>
</thead>
<tbody>
<tr>
<td>The rural character and amenity of the Judgeford Hills Zone is maintained and enhanced</td>
<td>Scale and nature of residential and other development is in accordance with the Structure Plan provisions.</td>
</tr>
<tr>
<td></td>
<td>Environmental Enhancement Areas are protected and enhanced and open space maintained.</td>
</tr>
<tr>
<td>The identified environmental areas are protected and enhanced</td>
<td>Fencing of Environmental Enhancement Areas and protected wetlands is undertaken</td>
</tr>
<tr>
<td></td>
<td>Area under native vegetation increased</td>
</tr>
<tr>
<td></td>
<td>Access provided as appropriate</td>
</tr>
<tr>
<td>Water quality in streams is improved</td>
<td>Reduction in sediment loading and Biological Oxygen Demand</td>
</tr>
<tr>
<td>The effects of runoff from the zone will not increase or exacerbate downstream flood hazards</td>
<td>The incidence and severity of downstream flooding is not increased</td>
</tr>
<tr>
<td></td>
<td>Post development water run off rates are the same as, or less than, pre development flows</td>
</tr>
<tr>
<td>Continuing primary production activity</td>
<td>Farm area used productively</td>
</tr>
<tr>
<td>Development within the Judgeford Hills Zone is not inconsistent with the surrounding rural character.</td>
<td>There is no set indicator for this outcome</td>
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</tbody>
</table>
C16.6 Monitoring

As most development within the Judgeford Hills Zone will require resource consents, the application process can ensure that the scale and nature of any development is appropriate and in accordance with the objectives and policies. The effects of permitted activities are, by definition, appropriate.

State of the environment monitoring undertaken by both the City and Regional Councils will address outcomes, and no new monitoring is seen to be necessary.