

**PROPOSED DISTRICT PLAN CHANGE 36 –  
NORTHERN GROWTH MANAGEMENT FRAMEWORK  
REFERENCE**

**SUMMARY OF SUBMISSIONS**

<b>SUBMISSIONS</b>	<b>NUMBER OF SUBMISSIONS</b>
<b>IN SUPPORT</b>	<b>6</b>
<b>IN SUPPORT WITH AMENDMENTS</b>	<b>2</b>
<b>SUPPORT AND OPPOSE/SEEK AMENDMENTS</b>	<b>1</b>
<b>NOT STATED/SEEKS AMENDMENTS</b>	<b>2</b>

## SUBMISSIONS IN SUPPORT

<b>Submission No. 2</b>	<b>West Tawa Development Partnership</b>	<b>C/- Spencer Holmes Ltd. PO Box 588 WELLINGTON Attn: Ian Leary</b>	<b>Does wish to speak at the hearing</b>
<p><b>Submission</b></p> <ul style="list-style-type: none"> <li>• The submitter is in general support of the proposed DPC 36.</li> <li>• The submitter supports acknowledgement in the District Plan of the Northern Growth Management Framework that guides future expansion of the city in the northern suburbs.</li> <li>• The submitter has a specific interest in the land off Kiwi Crescent known as Forrest of Tane.</li> <li>• The submitter maintains the view that rural residential development can have positive effects on the natural character of areas adjoining residential zones.</li> </ul> <p><b>Decision Sought</b> DPC 36 be approved as notified.</p>			

<b>Submission No. 7</b>	<b>Best Farm Ltd.</b>	<b>C/- Truebridge Callender Beach Ltd. PO Box 13142 WELLINGTON 6032 Attn: D.Gibson/I.Prentice</b>	<b>Does wish to speak at the hearing</b>
<p><b>Submission</b></p> <ul style="list-style-type: none"> <li>• The submitter supports the proposed DPC 36.</li> <li>• The submitter supports the implementation of policy guidance providing for development in the Northern Growth area in accordance with the Northern Growth Management Framework.</li> </ul> <p><b>Decision Sought</b> DPC 36 be approved as notified.</p>			

<b>Submission No. 8</b>	<b>Lincolnshire Farm Ltd.</b>	<b>C/- Truebridge Callender Beach Ltd. PO Box 13142 WELLINGTON 6032 Attn: D.Gibson/I.Prentice</b>	<b>Does wish to speak at the hearing</b>
<p><b>Submission</b></p> <ul style="list-style-type: none"> <li>• The submitter supports the proposed DPC 36.</li> <li>• The submitter supports the implementation of policy guidance providing for development in the Northern Growth area in accordance with the Northern Growth Management Framework.</li> </ul> <p><b>Decision Sought</b> DPC 36 be approved as notified.</p>			

<b>Submission No. 9</b>	<b>Bellevue Lands Ltd. and Ngaio Forest Suburb Ltd.</b>	<b>C/- Truebridge Callender Beach Ltd. PO Box 13142 WELLINGTON 6032 Attn: D.Gibson/I.Prentice</b>	<b>Do wish to speak at the hearing</b>
<p><b>Submission</b></p> <ul style="list-style-type: none"> <li>• The submitter supports the proposed DPC 36.</li> <li>• The submitter supports the implementation of policy guidance providing for development in the Northern Growth area in accordance with the Northern Growth Management Framework.</li> </ul> <p><b>Decision Sought</b> DPC 36 be approved as notified.</p>			

<b>Submission No. 10</b>	<b>J &amp; MJ Walsh</b>	<b>C/- Truebridge Callender Beach Ltd. PO Box 13142 WELLINGTON 6032 Attn: D.Gibson/I.Prentice</b>	<b>Do wish to speak at the hearing</b>
<p><b>Submission</b></p> <ul style="list-style-type: none"> <li>• The submitter supports the proposed DPC 36.</li> <li>• The submitter supports the implementation of policy guidance providing for development in the Northern Growth area in accordance with the Northern Growth Management Framework.</li> </ul> <p><b>Decision Sought</b> DPC 36 be approved as notified.</p>			

<b>Submission No. 11</b>	<b>Woodridge Estate Ltd.</b>	<b>C/- Truebridge Callender Beach Ltd. PO Box 13142 WELLINGTON 6032 Attn: D.Gibson/I.Prentice</b>	<b>Does wish to speak at the hearing</b>
<p><b>Submission</b></p> <ul style="list-style-type: none"> <li>• The submitter supports the proposed DPC 36.</li> <li>• The submitter supports the implementation of policy guidance providing for development in the Northern Growth area in accordance with the Northern Growth Management Framework.</li> </ul> <p><b>Decision Sought</b> DPC 36 be approved as notified.</p>			

## SUBMISSIONS IN SUPPORT WITH AMENDMENTS

<b>Submission No. 1</b>	<b>Horokiwi Community Association</b>	<b>C/- Dr. Sydney J. Shep PO Box 6386 WELLINGTON</b>	<b>Does wish to speak at the hearing</b>
<p><b>Submission</b></p> <ul style="list-style-type: none"> <li>• The submitter supports the proposed DPC 36 in principal.</li> <li>• General concerns about DPC36 being an 'interim' measure towards the full implementation of the Northern Growth Management Framework and the likely effectiveness of the proposed Plan Change in achieving the NGMF's objectives.</li> <li>• Concern that Policy 4.2.1.1(a) fails to define the eastern boundary of the Northern Growth Management Framework area.</li> <li>• Concern that the western boundary of Horokiwi is not clearly defined and that the identification of rural land for northern growth in the NGMF might conflict with the Horokiwi specific Rural Subdivision Rules.</li> <li>• Concern about lack of guidance on rural residential development on the edge of Horokiwi to provide a buffer for the rural community.</li> </ul> <p><b>Decision Sought</b></p> <ul style="list-style-type: none"> <li>• WCC to revisit the status of DPC 36 as an 'interim' measure and consider full adoption of the Northern Growth Management Framework instead.</li> <li>• WCC to develop the proposed 'Capital Spaces' plan and clarify the eastern edge of Wellington's urban development.</li> <li>• Clarification of Horokiwi's actual and historic boundaries to avoid ambiguities in interpretation of the NGFM, District Plan provisions and Horokiwi Rural Community Plan.</li> <li>• Formation of a Rural Residential Design Guide to account for proposed development in the NGMF area.</li> </ul>			

<b>Submission No. 3</b>	<b>Director General of Conservation</b>	<b>c/- Conservator Department of Conservation PO Box 5086 WELLINGTON</b>	<b>Does not wish to speak at the hearing</b>
<p><b>Submission</b></p> <ul style="list-style-type: none"> <li>• The submitter conditionally supports the proposed DPC 36.</li> <li>• Concern that the explanatory text for policies 4.2.4.2 and 14.2.4.1 insufficiently regards the ecological values and principles expressed in the Northern Growth Management Framework.</li> </ul> <p><b>Decision Sought</b></p> <ul style="list-style-type: none"> <li>• Amendment to the explanatory text of policies 4.2.4.2 and 14.2.4.1 to recognise ecological values.</li> </ul>			

## SUPPORT AND OPPOSE / SEEK AMENDMENTS

<b>Submission No. 4</b>	<b>Glenside Progressive Association</b>	<b>Barry Blackett 1 Westchester Drive East Glenside WELLINGTON</b>	<b>Do not wish to speak at the hearing</b>
<p><b>Submission</b></p> <ul style="list-style-type: none"> <li>• The submitter generally supports the Northern Growth Management Framework and the proposed Plan Change.</li> <li>• The submitter specifically supports the inclusion of the Rural Area Design Guide as a method under 14.2.1.1(a) and the inclusion of Rural Area and Subdivision Design Guides under 14.2.4.1.</li> <li>• The submitter opposes some proposed roading links, as well as earthworks and residential subdivision that do not follow best practice as defined by the Subdivision Design Guide.</li> <li>• The submitter is concerned that resource consents for residential subdivision on rural land may be granted while affecting ridgelines, remnant bush or streams, or are not in full accord with the principles of the Northern Growth Management Framework.</li> <li>• The submitter suggests that all subdivision consent applications should be appraised by local Community Association prior to approval by the Council.</li> <li>• The submitter suggests that areas identified for future development should be added as an appendix map.</li> <li>• The submitter seeks clarification of policies 4.2.4.2 and 14.2.4.1.</li> <li>• The submitter seeks to include a definition of 'intended infrastructure' (as used in policies and explanation of 4.2.1.1, 4.2.4.2, 14.2.1.1 and 14.2.4.2).</li> </ul> <p><b>Decision Sought</b></p> <ul style="list-style-type: none"> <li>• Revision of the wording of policies 4.2.4.2 and 14.2.4.1.</li> <li>• WCC to provide a map outlining areas subject to the Northern Growth Management Framework that are considered suitable for rezoning and subsequent residential development.</li> <li>• Rigorous application of the design guides to all new developments.</li> <li>• Community involvement in concept planning.</li> <li>• Notification of all consent applications of more than 5 lots.</li> <li>• Adoption of local knowledge from communities on possible adverse effects.</li> <li>• Independent assessment of possible adverse effects of any resource consent application.</li> <li>• Cooperation with GWRC when granting consents involving streams.</li> <li>• Ensure that ridgelines, bush remnants and streams are properly protected.</li> </ul>			

## NOT STATED/SEEKS AMENDMENTS

<b>Submission No. 5</b>	<b>Edward Bryan Hawkins</b>	<b>57 Bing Lucas Drive Tawa Wellington</b>	<b>Does wish to speak at the hearing</b>
<b>Submission</b>			
<ul style="list-style-type: none"> <li>• The submitter does not state if he supports or opposes proposed DPC 36, but indicates general support for the NGMF.</li> <li>• The submitter is concerned that the wording of the proposed Plan Change is too definitive to implement a 20 year strategy such as the Northern Growth Management Framework. It is suggested that changes be made to the wording of the Plan Change to provide some flexibility to vary the detail of the NGMF as more detailed studies of particular proposals are considered in the future.</li> <li>• The submitter points out some conflicts with DPC 33 where some of the Northern Growth area extends into the Ridgelines and Hilltops overlay put forward by DPC 33.</li> </ul>			
<b>Decision Sought</b>			
<ul style="list-style-type: none"> <li>• Amendment to policy 4.2.1.1(a)</li> <li>• Amendment to explanation of policy 4.2.1.1 (1<sup>st</sup> and 2<sup>nd</sup> paragraph)</li> <li>• Amendment to policy 14.2.1.1(a)</li> </ul>			

<b>Submission No. 6</b>	<b>W Moore PJ Willis NE&amp;BT Wood TB Ross-Wood</b>	<b>c/- Prichard Group Ltd. 20 Addington Rd, RD1 Otaki 5560</b>	<b>Do not wish to speak at the hearing</b>
<b>Submission</b>			
<ul style="list-style-type: none"> <li>• The submitter does not state if they support or oppose proposed DPC 36.</li> <li>• The submitter is concerned about the level of clarity and detail regarding the definition of the area which is subject to the Northern Growth Management Framework.</li> <li>• The submitter has a specific interest in the property at 330 Horokiwi Road, Horokiwi (Pt Sec 9 Horokiwi Road District), which they consider to be appropriate for Rural/Residential development.</li> </ul>			
<b>Decision Sought</b>			
<ul style="list-style-type: none"> <li>• To incorporate a map that clearly defines the area of land that is subject to the Northern Growth Management Framework and the Plan Change, and clearly defines the area of land suitable for rural/residential subdivision.</li> <li>• That the land legally described as Pt Sec 9 Horokiwi Road District be included within the land subject to the Northern Growth Management Framework and within the land subject to the Plan Change, and be identified as being suitable for rural/residential subdivision.</li> <li>• Amendment to policy 14.2.1.1(a) to include development that provides new opportunities and a range of lifestyle choices.</li> <li>• Amendment to explanation of policy 14.2.1.1</li> <li>• Add a new Policy 14.2.4.1(a)</li> <li>• Amendment to explanation of policy 14.2.4.1</li> </ul>			