

**REQUEST FOR CHANGE TO  
WELLINGTON CITY DISTRICT PLAN**

**IN TERMS OF  
CLAUSE 21 OF SCHEDULE 1, PART 2,  
OF THE  
RESOURCE MANAGEMENT ACT 1991**

**TO: WELLINGTON CITY COUNCIL  
PO BOX 2199  
WELLINGTON**

**1. PLAN CHANGE REQUESTED**

Ohiro Properties Limited hereby makes a request for a private plan change in respect of the land shown on Figure 1 of this request.

The plan change requested is that the relevant Plan Map (Map 6) be changed to alter the “zoning” from its current Rural Area to Residential (Outer) Area.

A list of the legal descriptions of the land parcels included is attached at the back of this request.

**2. PURPOSE OF PLAN CHANGE REQUESTED**

The purpose of the plan change requested is to enable the better utilisation of the land in terms of sustainable management, and in terms of the City’s growth, through residential development.

**3. REASONS FOR THE PLAN CHANGE REQUESTED**

Ohiro Properties has acquired freehold title, or the agreement of the owners of the land included in the plan change request, to seek a change to the City’s District Plan to enable the land involved to be used for residential purposes.



**Plan Change Request**  
**Rural Area to Residential (Outer) Area**  
Scale 1:5000

**Figure 1. Requested Plan Map Change**

The land comprises some 15.44 hectares of land and currently contains 7 existing dwellings. The remainder of the area is regenerating bush, or tracks. The land faces towards the east and north and is sloping land between Ohiro Road and dwellings and reserve on the east side of Mitchell Street, Brooklyn. The location is within 2 to 2.5km of central Wellington.

The “rezoning” requested will facilitate the development of this land for residential purposes, and enable the accommodation of more residents in the suburb of Brooklyn, in close proximity to the central city with its employment, educational and recreational opportunities.

Development of the land for residential purposes will change the character of the land from semi-rural and rural residential to residential. Potential effects of this change are addressed in section 5 of this request in accordance with First Schedule requirements. The details of how the land would be developed in the future are not part of this Plan Change Request, as appropriate applications for consents for subdivision and development would be made at a later date.

#### **4. SECTION 32 ANALYSIS**

The Plan Change Request requires an evaluation of objectives, policies or other methods in terms of section 32 of the Resource Management Act. Section 32 of the Act requires an evaluation to be made of the objectives in terms of the purpose of the Act and whether the policies, rules or other methods are the most appropriate means of achieving the objectives, taking into account efficiency and effectiveness.

In this case, only the rezoning of land is sought.

There are no new objectives, policies or rules involved. This section 32 analysis evaluates the rezoning in terms of Part II of the Resource Management Act, the objectives and policies of the Plan, and in terms of two possible alternative zonings: the Rural Area that applied at the time that the request for a Plan Change was being prepared, and the Council’s alternative rural proposals affecting the land.

##### **4.1 Part II Analysis**

The purpose of the Resource Management Act 1991 (the Act) is to promote the sustainable management of natural and physical resources. Sustainable management includes managing the use, development and protection of natural and physical resources to enable people and communities to provide for their social, economic and cultural well being and their health and safety. The requested plan change will enable more people to live close to the City’s commercial centre, reducing transport costs and the use of more remote land for residential purposes.

Sections 5, 6 and 7 of the Resource Management Act all raise relevant considerations in terms of the requested plan change.

### **Section 5.2**

Section 5 is intended to be enabling, so that people and communities can manage resources in a way or a rate that provides for (inter alia) social, economic and cultural well being, while keeping in mind the needs of future generations, safeguarding the life-supporting capacity of air, water, soil and ecosystems, and addressing adverse effects on the environment. Providing space for additional residential development in the city contributes to meeting community needs.

The City's stock of residentially-zoned land is largely developed, with limited opportunity for redevelopment. Residential redevelopment is occurring in the central city and in some suburban centre areas. The City has embarked on a major strategic planning exercise to provide for a northern growth corridor.

The area proposed for rezoning for residential development through the plan change request provides some opportunity for new residential development close to the city and relying largely on existing infrastructure, as compared to the northern corridor where new infrastructure will be needed. It will provide an alternative to inner city living but in a locality that is within walking distance of the city centre.

Social and cultural well being will be met for the future residents in the general locality with its range of established facilities. The new residents in the area will also contribute to the vitality of these social and cultural facilities (schools, churches, community groups).

#### **Section 5.2(a)**

The development of the land in the requested plan change will help meet the needs of present and future generations for living in close proximity to the city centre. Because of the location, future residents in the locality will also contribute to the effectiveness, efficiency and vitality of the city centre and the suburb of Brooklyn.

#### **Section 5.2(b)**

The life-supporting capacity of the City's water, soil and ecosystems will be marginally affected by the development that could be expected to follow the rezoning. However, the uptake of the area for residential purposes will delay development of an equivalent scale elsewhere. Effects on air quality should be less than a residential development elsewhere, as it is likely that there will be a higher proportion of residents and public transport users than an alternative residential locality, given the proximity to the city's centre.

#### **Section 5.2(c)**

A rezoning as requested, assumes a change for one range of permitted activities (i.e. rural activities at present) to another range of permitted activities (i.e. residential activities). Effects are avoided or mitigated only to the extent that the new zoning will place limits on the development that can take place without additional resource consents.

The requested rezoning will allow for conventional residential development along the lines of other Residential (Outer) Areas. Chapter 5 of this report addresses the effects on the environment of this change. The studies undertaken prior to this request have not indicated the need for any special mitigation of effects (for example by means of a specified reserve area). However, it is expected that tailored financial contributions or specific conditions on subdivision or development consents would be needed to address servicing aspects.

## **Section 6**

The requested plan change does not affect any matter of national importance in this part of the Resource Management Act.

## **Section 7**

Matters to which decision-makers must have particular regard include:

(a) Kaitiakitanga.

This has been addressed through consultation. Tangata Whenua have indicated a particular concern and interest in the Owhiro Stream. Residential development in accordance with the requested plan change will involve modifications in runoff rates and the potential for siltation during construction, if stormwater management is not handled carefully. Both aspects will require consideration at the time of consent for subdivision and land development so that the effects can be avoided or mitigated.

(b) Efficient use and development of natural and physical reserves.

The requested plan change will allow for the residential use of an area of land (a natural resource) which is already accessible to services and community infrastructure (physical resources). The use of land for residential purposes can be regarded as efficient use and development of currently unused land in proximity to the city centre.

(c) The maintenance and enhancement of amenity values.

The land in its present state provides some amenity to residents on the opposite hillside who look across at it. The outlook comprises a “sandwich” of green space, as the valley floor and ridgeline are occupied by development. The amenity of future development of the land will be managed through the permitted activities for the zone, or through consent processes.

(d) Intrinsic values of ecosystems.

Ecological effects are addressed in Chapter 5.2 of this report. There can be expected to be a loss of ecological values within the area which is the subject of the request for a plan change. The ecological values of the area are minor in the context of the City and region, and under present rural zoning the area’s ecological values are not protected.

(e) The maintenance and enhancement of the quality of the environment.

Comments on relation to this aspect of section 7 are as for section 7 (c).

(f) Any finite characteristics of natural and physical resources.

Land in proximity to the centre of Wellington City is a finite resource. The requested rezoning will increase the supply of such land available for residential use and development. This will enable the land to be made available for socially and economically beneficial use.

### **Section 8**

Treaty principles have been addressed through early contact with the Wellington Tenth's Trust who are understood to have mana whenua status in the area and who have indicated a particular interest in the Ohiro Stream running alongside Ohiro Road.

## **4.2 Appropriateness in terms of Plan Objectives and Policies**

Wellington City District Plan contains no city wide objectives which would help interpret the proposed plan change. Instead, the rezoning has been evaluated for appropriateness in terms of the Resource Management Act above, and is found to be appropriate.

A statement under Specific Issues in Chapter 1, section 1.6.2 of the District Plan (S1) is that:

*“The Plan works towards general containment of city expansion and the intensification of development within the existing urban boundaries. This will encourage better utilisation of existing infrastructure and transport systems and save energy. This is consistent with the requirements to promote the sustainable management of the City”.*

The requested plan change brings together two areas of residential land currently separated by a tongue of rural land, providing a consistent approach to land within the urban boundary in this part of Brooklyn. The proposal is consistent with this stated Plan approach.

The requested plan change will take land out of the Rural Area, where it is subject to Rural Area Objectives and Policies. The primary objective for the Rural Area is Objective 12.2.1.

*“To promote the efficient use and development of natural and physical resources in the Rural Area.”*

The Explanation to this Objective and its associated policy (14.2.1.1) which encourages new urban development to locate within an established urban area, explains that “Council generally intends to contain new development within the existing urban area, as it considers that continuously expanding the city’s edge will not promote sustainable management”, and that “expansion beyond the existing urban form will only be considered where it can be demonstrated that the adverse effects, including cumulative effects of such expansion can be avoided, remedied or mitigated”.

However, the explanation continues that some parts of the rural area will be more suitable than others for future urban development, and goes on to discuss the suitability of a specific part of the city for future urban expansion. The environmental outcomes which flow from this objective and policy are that:

*“The city’s development occurs in a manner which will reduce transport distance, make public transport systems more viable and make better use of existing infrastructure.”*

This Rural Area Objective, Policy and explanation make it clear that “zone” boundaries may change and the Council will look for opportunities to extend the urban edge in locations where efficiency can be achieved and adverse effects can be avoided, remedied or mitigated.

In looking to include land formerly in the Rural Area within the Residential Area it is also appropriate to consider relevant Residential Area Objectives and Policies.

The following analysis has been undertaken.

<b>Objective/Policy</b>	<b>Analysis/Comment</b>
<b>Objective 4.2.1</b> To promote the efficient use and development of natural and physical resources in Residential Areas.	If the land is rezoned as requested, the application of the rules applying in the Residential Area will achieve this.
<u>Policy 4.2.1.1</u> Encourage new urban development to locate within the established urban area.	This policy emphasises the need for containment and is the same as Rural Area Policy 14.2.1.1. The area of rezoning is within the urban area, being between urban development in Ohiro Valley and Mitchell St within the suburb of Brooklyn.
<u>Policy 4.2.1.2</u> Provide for a greater mixture of residential and non-residential activities within Residential Areas, providing character and amenity standards are maintained.	As a rezoning, the request is neutral in terms of this policy.
<u>Policy 4.2.1.3</u> Encourage subdivision design and housing development that optimises resource and energy use and accessibility.	The location of the land means that when developed for residential purposes this policy will be achieved.
<b>Objective 4.2.2</b> To maintain and enhance the amenity values of Residential Areas.	If the land is rezoned as requested, the application of the rules applying in the Residential Area will achieve this.
<u>Policy 4.2.2.1</u> Control the potential adverse effects of residential activities.	As for Objective 4.2.2 above

Objective/Policy	Analysis/Comment
<p><u>Policy 4.2.2.2</u> Control the establishment and effects of non-residential activities in Residential Areas.</p>	<p>As for Objective 4.2.2 and Policy 4.2.1 above.</p>
<p><u>Policy 4.2.2.3</u> Control the adverse effects of noise within Residential Areas.</p>	<p>As for Objective 4.2.2 and other policies in this section.</p>
<p><u>Policy 4.2.2.4</u> Manage the road network to avoid, remedy or mitigate the adverse effects of road traffic on Residential Areas.</p>	<p>The area can be developed off the collector route of Ohiro Road, and will add to the volume of traffic already on this road. The location, classification and design of the road means that traffic will have a minimal effect on any residential areas.</p>
<p><u>Policy 4.2.2.5</u> Manage any adverse effects of earthworks.</p>	<p>As for Objective 4.2.2 and other policies in this section.</p>
<p><b>Objective 4.2.3</b> To maintain and enhance the physical character of Residential Areas and identified areas of special streetscape or townscape character.</p>	<p>The residential areas near to the requested rezoning do not have special streetscape or townscape characteristics. The area itself will be subject to the controls normally applying in the Residential Area.</p>
<p><u>Policy 4.2.3.1</u> Control the siting, scale and intensity of new residential buildings to reflect the differences between older and more recent suburban Residential Areas.</p>	<p>If rezoned, the rules and other provisions that apply in the Residential Area will be applied to the area.</p>
<p><u>Policy 4.2.3.2</u> Maintain the special character of identified residential character areas.</p>	<p>The area is not a special character residential area, and is not near to such an area.</p>
<p><u>Policy 4.2.3.3</u> Control the potential adverse effects of multi-unit residential development.</p>	<p>If multi-unit residential development is proposed, it must seek and obtain consent as in any other part of the Residential Area.</p>
<p><u>Policy 4.2.3.4</u> Maintain and enhance the streetscape by controlling the siting and design of structures on or over roads and through programmes of street improvements.</p>	<p>As a relatively extensive area (15ha) in a single ownership, quality of subdivision design and roads to vest can be arranged as part of consent applications. The area is large enough to have its own character as expressed through streetscape.</p>
<p><u>Policy 4.2.3.5</u> Control the erection of signs within Residential Areas.</p>	<p>As for Objective 4.2.3.</p>



Objective/Policy	Analysis/Comment
<p><b>Objective 4.2.4</b> To ensure that the adverse effects of new subdivisions are avoided, remedied or mitigated.</p>	<p>The rezoning request will change the area from Rural Area to Residential Area. For subdivisions, the normal rules for the area will apply.</p>
<p><u>Policy 4.2.4.1</u> Allow infill subdivision within suburban areas subject to conditions or criteria which ensure adverse effects, including cumulative effects, are avoided, remedied or mitigated and that sites are suitable for intended uses.</p>	<p>This policy acknowledges the possibility of infill and the desirability of more intensive developments subject to plant controls to ensure general character and amenity values are maintained.</p>
<p><u>Policy 4.2.4.2</u> Control greenfield subdivision to ensure that adverse effects are avoided, remedied or mitigated and that if land is developed, it is developed in a way that will lead to neighbourhoods which have a high amenity standard and which are adequately integrated with existing infrastructure.</p>	<p>In new areas, this policy has a similar intent to policy 4.2.4.1.</p>
<p><u>Policy 4.2.4.3</u> Ensure the sound design, development and servicing of all subdivisions.</p>	<p>As with all subdivision, design, development and servicing will be controlled in terms of the Design Guide and the Council's Code of Practice for Urban Land Development.</p>
<p><b>Objective 4.2.5</b> To maintain and enhance natural features (including landscape and ecosystems) that contribute to Wellington's natural environment.</p>	<p>This objective aims at the protection of specific areas. The area which is the subject of the rezoning request is not protected in any specific way.</p>
<p><u>Policy 4.2.5.1</u> Protect significant escarpments, coastal cliffs and areas of open space from development and visual obstruction.</p>	<p>The area is not protected in the Plan.</p>
<p><u>Policy 4.2.5.2</u> Encourage the protection of undeveloped skylines and ridges that make an important contribution to the landscape of Wellington.</p>	<p>The area does not include skyline or ridges.</p>
<p><u>Policy 4.2.5.3</u> Ensure that any approved earthworks are designed and engineered to reflect natural landforms.</p>	<p>Consents for earthworks would be required.</p>

<p><u>Policy 4.2.5.4</u> Encourage retention of existing vegetation, especially established trees and existing native vegetation.</p>	<p>The existing vegetation is not protected and the area includes no significant established trees.</p>
<p><b>Objective 4.2.6</b> To maintain and enhance the quality of the coastal environment within and adjoining Residential Areas.</p>	<p>The area is not in or close to the coastal edge, so this objective and associated policies 4.2.6.1 to 4.2.6.3 do not apply.</p>
<p><b>Objective 4.2.7</b> To avoid or mitigate the adverse effects of natural and technological hazards on people, property and the environment.</p>	<p>The area is not subject to particular natural or technological hazards. Avoidance or mitigation to an appropriate level for residential development will be built into design for consents to meet this objective and policies 4.2.7.1 to 4.2.7.4</p>
<p><b>Objective 4.2.8</b> To prevent or mitigate any adverse effects of the storage, use, disposal, or transportation of hazardous substances, including waste disposal, and to manage existing contaminated sites.</p>	<p>There is nothing about the area that is the subject of the plan change request that would mean that hazardous substances management would be different from any other part of the Residential Area. This Objective and accompanying policies 4.2.8.1 to 4.2.8.6 will apply as elsewhere in the Residential Area.</p>
<p><b>Objective 4.2.9</b> To enable efficient, convenient and safe access for people and goods within Residential Areas.</p>	<p>The location of the area that is the subject of the request for a plan change is well-integrated with the roading, pedestrian and public transport systems.</p>
<p><u>Policy 4.2.9.1</u> Seek to improve access for all people, particularly people travelling by public transport, cycle or foot, and for people with mobility restrictions.</p>	<p>The comment in respect of Objective 4.2.9 applies, and development within the area will also take access into account in design.</p>
<p><u>Policy 4.2.9.3</u> Require appropriate parking, loading and site access for activities in Residential Areas.</p>	<p>This will be achieved and assessed at the time of consent applications.</p>
<p><u>Policy 4.2.9.4</u> Manage the road system in accordance with a identified road hierarchy.</p>	<p>The area has direct access to a collector road and connection is feasible as part of an integrated development.</p>
<p><u>Policy 4.2.9.5</u> Protect and enhance access to public spaces in all areas of the city.</p>	<p>The area has no specific relationships with important public spaces.</p>

<p><b>Objective 4.2.10</b> To promote the development of a safe and healthy city.</p>	<p>The achievement of this objective and associated policies 4.2.10.1 to 4.2.10.3 is practicable as elsewhere within the Residential Area.</p>
<p><b>Objective 4.2.11</b> Provide the opportunity for establishing marae, papakainga/group housing, kohanga reo/language nests and similar activities in Residential Areas that relate to the needs and wishes of tangata whenua and other Maori, provided that the physical and environmental conditions specified in the plan are met.</p>	<p>The achievement of this Objective and associated policies 4.2.11.1 to 4.2.11.3 is practicable as elsewhere within the Residential Area.</p>

The requested Plan Change would transfer an area of a little over 15 hectares from Rural Area to Residential Area. As an area adjacent to and encompassed within the Residential Area, application of Residential Area objectives and policies to the land which is the subject of the request is appropriate. In overall terms, the rezoning request would assist the achievement of the City's underlying urban containment policy found in both Rural and Residential Area objectives.

### 4.3 Alternatives to Plan Map Change

Table 1 assesses the requested Plan Map change against the Options of “do nothing” (or retaining Rural Area provisions as in the District Plan at present) or “modified Rural Area provisions” (as in the draft Rural Plan Change- Report 3, 25th February 2004, 1215/44/1M).

The findings from the analysis indicate that in terms of efficiency and effectiveness and other benefits, the rezoning requested is appropriate. While there are some costs associated with development as provided for in the Residential Area, these costs can be allocated to the developer and not become a community cost.

**Table 1: Request for Private Plan Change – Rezoning, Ohio Road**

Plan Map Change	
OPTION 1: Do nothing – retain Rural Area	OPTION 2: Requested Plan Change – change to Residential Area
<p><b>Effectiveness and efficiency in achieving District Plan objectives.</b></p> <p>This option would retain the land at the present level of development – i.e. no additional subdivision or dwellings. There would then be a lost opportunity to assist in meeting District Plan objectives which encourage consolidation of the City’s urban form and intensification of development within it.</p>	<p><b>OPTION 3: Plan Change as in Draft Change to Rural Zone.</b></p> <p>This option would retain the land’s rural zoning but would have modified objectives, policies and rules that would allow for development subject to design guide criteria but with no minimum size of allotment and no maximum number of dwellings. This change would probably result in a small number of “rural residential” lots or a small cluster of development amongst a more open space. Given the location of the area, this would not be an efficient and effective means of achieving the Plan’s consolidation and intensification objectives.</p>
<p><b>Costs</b></p> <p>There would be no costs with this option other than the costs of going for residential development close to the City’s centre and the servicing and long term transport costs of an equivalent development in the city.</p>	<p>The costs of this option are in the additional services required to develop this area (which will be largely met by the development and thus are not a community cost) and a reduced transport and other services cost compared to other options, due to proximity to existing services and infrastructure.</p> <p>The costs of this option would be between Option 1 and Option 2 in that limited development of the area could be expected.</p>
<p><b>Benefits</b></p> <p>The benefits of this option would be that the status quo is retained. The area would remain rural and the amenity derived from the partial open outlook from across the valley would be retained.</p>	<p>The benefits of this are likely to be skewed towards Option 1 and the benefits of Option 2 would not be achieved.</p>
<p><b>Appropriateness</b></p> <p>This option is not appropriate given the city’s need for additional residential land.</p>	<p>This option is appropriate given the location of the land.</p> <p>This option is appropriate, but less so than Option 2 in meeting objectives and providing for long term sustainable management.</p>

## **5. EFFECTS ON THE ENVIRONMENT**

The effects on the environment of the requested Plan Change have been assessed in general terms.

Effects have been evaluated as potential effects only, as actual effects of future development would be assessed on a case-by-case basis in terms of permitted activities and applications for resource consents. All subdivision, all but very minor earthworks, modification of drainage patterns, connections to the existing road network, and development at intensities beyond the permitted activity lot sizes will require consents under the requested plan change. Mitigation and avoidance of adverse effects would be built in to specific projects as consents are applied for.

Effects have been assessed in terms of a range of categories, including the ability of the land to be accessed and for future development to be serviced.

As the density of future development is uncertain, a potential range of numbers of future dwellings, from 200 to 500 has been incorporated in the assessment of effects as a guide and a basis for evaluating the potential effects.

Appendices 1 to 5 give the details of the assessment, through a series of reports, the findings of which are summarised below.

### **5.1 Visual Effects (Appendix 1)**

The area of the requested plan change is a confined visual catchment, being within a developed valley with residential zoning above and below. Public views are limited by the configuration of the valley itself and the location of roads and reserves. Private views are similarly limited by the location, the steepness of the slopes, and the limited extent of development in the valley opposite.

Changing the zoning would alter the expectations for the future of the land affected from one of predominantly semi-rural land to one of residential development generally consistent with the character of the Residential (Outer) Area in the Plan. Consents would be needed if this expectation was to be modified.

Visual effects are unlikely to be significant in terms of the city as a whole or the suburbs of Brooklyn or Vogeltown. The views of the relatively small number of dwellings opposite will change, but those will retain their views of the Mitchell Street ridge and the more distant rural hills beyond.

## **5.2 Ecological Effects (Appendix 2)**

A preliminary ecological assessment of the area has been undertaken and is included in Appendix 2 to this report. The assessment finds that although most of the vegetation in the area can be expected to be removed, the loss of ecological values would be limited, as the existing vegetation will be unlikely to develop over time without assistance to a more diverse forest with high ecological values.

A strip of existing vegetation along Ohiro Road, along with a pocket of karaka trees is recommended for retention, and the report suggests that some, albeit limited, opportunities for replacement planting and therefore mitigation of adverse ecological effects will remain within the area as part of future residential development following rezoning.

## **5.3 Geotechnical Evaluation (Appendix 3)**

A preliminary geotechnical investigation has been undertaken to demonstrate that the land is suitable for residential development. This is provided in Appendix 3 to this report. The geotechnical report effectively addresses hazard and risk and identifies any potential that the land may be physically inappropriate for development.

The report notes that the site is sloping to steep and is primarily greywacke and argillite, with overlying colluvium in places. The fault in the valley floor along Ohiro Road is inactive, and the Wellington fault is approximately 2km to the west. At a general level the site hazard rating is low to moderate, with the slope failure hazard potential being the controlling aspect. More detailed investigation at the time of any resource consent application would be needed.

In terms of section 106 of the Resource Management Act (dealing with risk of hazard including slippage, erosion or subsidence), there would be no reason not to approve consent in terms of natural hazard risk, if the development was to be constructed in accordance with the Council's requirements for earthworks and construction management. Any effects can be addressed by conditions of consent at a later date.

## **5.4 Traffic Effects (Appendix 4)**

The report provided in Appendix 4 addresses traffic effects. The report indicates that traffic generation from 500 dwellings (at the upper end of the possible development range) would add approximately an additional third (3,900 vpd) to the existing 7,000 vpd flow on Ohiro Road. However this is manageable for a collector route within Wellington City, and Ohiro Road is appropriately classified for the enhanced traffic volume that the development at this upper end would indicate.

The development could rely on three access points (two of them new) along Ohiro Road, with right-turning bays. Some lots may be able to have direct access

to the road, increasing side friction and aiming to slow traffic to the current legal limit. Road user safety will be maintained or enhanced above its present levels.

The report indicates that traffic engineering and road safety are not an issue in terms of the requested plan change.

### **5.5 Infrastructure Effects (Appendix 5)**

The possible effects on infrastructure other than roading have been addressed in the report in Appendix 5.

It will probably be impracticable to temporarily retain peak rainfall volumes on site by any mechanism, so site stormwater will contribute a small increase to flows in the Owhiro Stream. This is manageable within the existing channel, provided some armouring is provided in the existing bed at discharge points. Construction stormwater will require specific management in accordance with standards.

Wastewater generated by full development of the area appears to be within the capacity of the systems (sewerage and pumping system). However, design capacity had taken into account the development of other undeveloped land in Ohiro Valley and capacity would need to be checked in more detail nearer to the time of development. Financial contributions could assist with any additional requirements.

Water supply will require enhancement of the local system, at some cost. This would involve a developer contribution at the time of subdivision.

Power and telecommunications services are available by extension from existing services. Several transformers will need to be sited within the development area for power. Their number and locations will be dependent on future development layout.

Overall, while the development of the area for residential purposes will make demands on the City's infrastructure, these requirements can be met within, or with some enhancement, of the existing systems. As would be expected, the developer would be expected to cover an appropriate proportion of the costs. On this basis, effects on the City's infrastructure would be minor.

### **5.6 Effects on Tangata Whenua Values**

The area is not known to be one of significance to Tangata Whenua, and is not identified as such on the District Plan Maps.

Preliminary consultation with Tangata Whenua has indicated that the health of the stream along Ohiro Road is of significance to Tangata Whenua, and any development should pay particular attention to ensuring that the existing values including stream ecology are not reduced, and if possible are enhanced. These values are recognised and accepted by the landowner. This aspect needs to be taken into account in designing stormwater and roading connections to the development area, and also during the construction phase, but is not a reason not to proceed with the rezoning request.

## 6. SUMMARY AND CONCLUSIONS

This request for a plan change to Wellington City Council relates to some 15 hectares of land on the western side of Ohiro Valley. The plan change request is for a Plan Map change of the land from Rural Area to Residential Area.

The section 32 analysis included in this request has indicated that the requested plan change is efficient, effective and appropriate for the area.

The assessment of effects has indicated that there will be effects from the rezoning, but the effects will generally be minor. The rezoning requested will result in the application of the Residential (Outer) policy and rules to the area, which in itself mitigates the effects to those provided for within the Residential (Outer) Area. Consents will be required for subdivision and development, and effects and mitigation can be addressed in detail at that time.

Therefore the plan change request should proceed through the public process.

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**Signed on behalf of Applicant**

.....  
**29 June 2004**

**Address for Service of Applicant**  
**Ohiro Properties Ltd**

**C/- Sylvia Allan**  
**Principal Planner**  
**MWH Ltd**  
**MWH House**  
**123 Taranaki St**  
**PO Box 9624**  
**WELLINGTON**

**Telephone: 04 381 6732 or 021 665 155**  
**Fax: 04 381 6739**  
**E mail: [sylvia.j.allan@mwhglobal.com](mailto:sylvia.j.allan@mwhglobal.com)**  
**Contact Person: Sylvia Allan**



**List of Legal Descriptions of land parcels included in Plan Change request.**

Lot 1 DP59971

Pt SBDN 17 Sec 14

Lot 1 DP 50192

Lot 2 DP 50192

Lot 3 DP 50192

Lot 2 DP 83641

Lot 1 DP 83641

Lot 61 DP 61507

Lot 2 DP69375

Lot 1 DP86738

Pt Lot 3 DP69375

Lot 1 DP 69375.

**List of Appendices**

Appendix 1 – Visual Assessment

Appendix 2 – Ecological Effects

Appendix 3 – Geotechnical Evaluation

Appendix 4 – Traffic Effects

Appendix 5 – Infrastructure Effects