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## **PROPOSED DISTRICT PLAN CHANGE 44: GENERAL MINOR AMENDMENTS TO DISTRICT PLAN TEXT AND MAPS AND PROPOSED VARIATION 1 TO DISTRICT PLAN CHANGE 33**

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### **1 Purpose of Report**

To seek approval from the Committee to publicly notify Proposed District Plan Change 44, to make general minor amendments to zoning, maps and rules in order to assist the efficient functioning of the District Plan. Approval is also sought for Proposed Variation 1 to Plan Change 33.

### **2 Executive Summary**

The proposed District Plan Change deals with a range of matters identified in the District Plan that require minor amendments. It is proposed to:

- change the land use zoning of three WCC sites and two privately owned sites to reflect current land use
- ratify the non cadastral boundaries and/or land use zoning of nine privately owned sites
- amend two district plan rules with minor changes to improve clarity and consistency of certain rules throughout the Plan.

### **3 Recommendations**

It is recommended that the Committee:

1. *Receive the information.*
2. *Agree to publicly notify the proposed District Plan zone changes and non-cadastral zone boundary ratifications, attached as Appendix 1 in accordance with the First Schedule of the Resource Management Act 1991.*
3. *Agree to publicly notify Variation 1 to District Plan Change 33 attached as Appendix 2 in accordance with the First Schedule of the Resource Management Act 1991.*

4. Agree to notify the Proposed District Plan Changes to Chapter 3.10 of the Operative District Plan to amend the definitions for “Antenna” and “Utility Structure” as follows”

**Antenna:** add the words “pole or similar structure” at the end of the definition.

**Utility Structure:** After the word “include” in the second line add the following words “poles or similar support structures on buildings,”

5. Agree to notify the Proposed District Plan Changes to Rule 7.3.10 (Suburban Centres – Kiwi Point Quarry) to amend the non-notification statement to read:

*The written approval of affected persons will not be necessary in respect of item 7.3.10. Notice of applications need not be served on affected persons and applications need not be notified.*”

6. Adopt the Section 32 Report attached as Appendix 3.

## 4 Discussion

This proposed District Plan Change is the result of the wider District Plan maintenance and monitoring work programme that has been on going since the District Plan became operative on 27 July 2000. Because the proposed changes and corrections are of a minor nature, it is appropriate that they be dealt with as a composite plan change.

### 4.1 Zone Changes

This section discusses the proposed zone changes of three Wellington City Council (WCC) owned sites and two privately owned sites. All maps illustrating the zone changes are attached as Appendix 1.

#### 4.1.1 WCC owned sites to be re-zoned

##### Glover Park – Central Area to Open Space A

As part of the redesign and upgrade of Glover Park, it was found that the Open Space A zoning did not extend across the entire park. A Council Parks planner advised that the zoning should be extended along the park’s western boundary to the adjacent service lane. This will ensure that the entire park is zoned as Open Space rather than a mixture of Open Space and Central Area. It is also

Proposed Plan Change 44:  
Rezoning of Glover Park - DP Map 16

Appendix 1 - Map A



proposed to rezone the former service lane located in the middle of the park to Open Space A.

Refer to Appendix 1 Map A for an A4 size map.  
113 & 115 Wadestown Road, Wadestown – Residential to Open Space A

These two titles of land are zoned Outer Residential and form part of a children’s playground, the remainder of which is zoned Open Space A. It is considered that the two titles of land should also be zoned Open Space A given it is in Council ownership and is currently used for recreational purposes. A Council Parks planner has agreed to this zone change.

Refer to Appendix 1 Map B for an A4 size map.

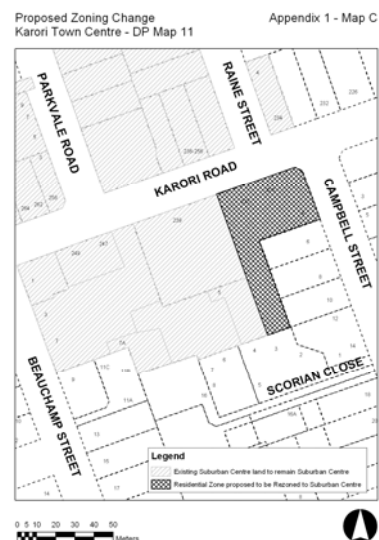


Corner of Karori Road and Campbell Street – Outer Residential to Suburban Centre

As part of the Public Space and Centre Development Programme, the City Council is undertaking the Karori Town Centre Redevelopment. Part of the redevelopment site includes the Council owned land located on the corner of Karori Road and Campbell Street. This land is currently zoned Outer Residential. At present the site is used for community purposes and contains amongst other buildings, the deconsecrated St Johns Church, the Lighthouse building and the wooden community hall.

It is proposed to change the zoning of this site from Outer Residential to Suburban Centre. There are two key reasons for this. Firstly, a Suburban Centre zoning will allow the site to be developed for a variety of uses that are consistent with the Karori Town Centre Redevelopment. This includes retail, commercial, office space or residential purposes, provided certain environmental standards are met.

Secondly, rezoning the land to Suburban Centre would also assist with a shortage of Suburban Centre land in Karori, as identified in two Retail Strategy reports: Spatial Analysis of Retailing in



Wellington (Hames Sharley Limited 2003) and Karori Retail and Office Floor Space Analysis (Property Economics 2004).

### *Main Issues Arising from Zone Change*

The eventual sale of the site by Council, the unknown future use of the site, and the potential associated adverse effects that are the main concerns for local residents. These three concerns were raised as part of the pre-consultation with directly affected neighbours. Pre-consultation was undertaken in early April 2006 by way of a letter outlining the proposed zone change.

The Manager, Urban Design, advises that the Council will engage with the Karori community to find out what they would like to see on the site. This is a separate process to any plan change rezoning and it is unlikely to occur before 2007. Initial ideas received from the community are for ground floor retail with one or two levels of apartments above.

The Council is committed to achieving a high quality development on the site, which meets the needs of the Karori community, adds vibrancy and sets a good urban design example. The Council is also very keen to demonstrate a quality mixed use development suitable for a thriving suburb like Karori. Uses such as garages, panel beaters, or any offensive uses are generally not considered appropriate. The Council can use its ownership of the site to manage its future use. Furthermore, the current district plan rules provide some protection for adjoining residential sites. This would include measures to mitigate loss of privacy, loss of sunlight and noise. Refer to Appendix 1 Map C.

On balance, the site is considered suitable for re-zoning given its main road location and proximity to existing Suburban Centre land. Furthermore, the Council can use its current ownership and District Plan rules to ensure a compatible development given the proximity to existing residential land.

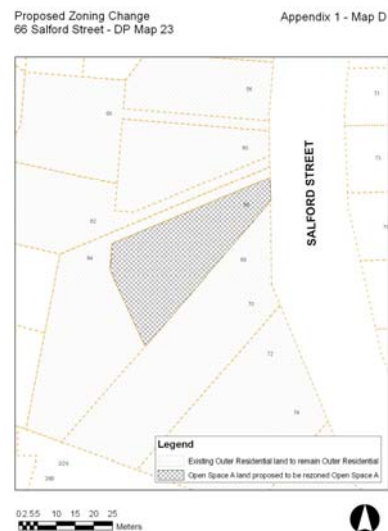
## **4.1.2 Miscellaneous Privately Owned Sites to be Re-Zoned**

### 66 Salford Street, Newlands

This site is currently zoned Open Space A and it is proposed to rezone it Outer Residential.

WCC sold this land as it was surplus to requirements in February 2004. The site is adjoined by properties zoned Outer Residential and is no longer an 'obvious' recreational area, as indicated by the current zoning would anticipate.

Subdivision consent was granted in 2005 (SR 133279) on the understanding that a plan change for the site was to be processed in due course, to



alter the zoning to Outer Residential. At the time of subdivision it was anticipated that the site would be used for residential purposes.

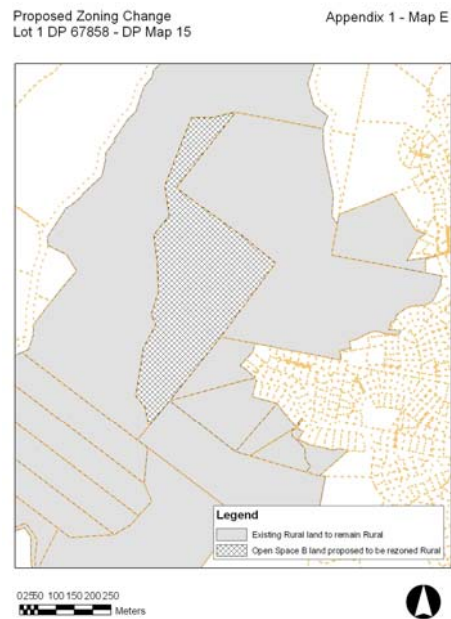
Refer to Appendix 1 Map D for an A4 size map.

### West Tawa Development Partnership Land Lot 1 DP 67858, Tawa

Lot 1 DP 67858 was zoned Rural when the Proposed District Plan (PDP) was notified in 1994. As a result of misunderstandings through the submission process, the land was rezoned Open Space B. However the owners, West Tawa Development Partnership Ltd (WTDL) were not aware of this.

When Proposed District Plan Change 33 (Ridgelines and Hilltops and Rural Area) was notified, WTDL lodged a submission to have their land rezoned from Open Space B to Rural. This was not accepted as it was considered that the requested rezoning was beyond the scope of Proposed District Plan Change 33 (PDPC33). However, in the decision it was recorded that:

*“...This rezoning request is outside the scope of the Plan Change, and accordingly the request is rejected. The Panel notes that from the planning officer’s report that the Council is investigating this matter, with a view to rectifying this situation in a future plan change covering minor amendments”*



Subsequently, WTDL lodged an appeal to the PDPC33 decision affecting their land. To assist in resolving the appeal the Regulatory Processes Committee resolved in December 2005 that:

*“Council will undertake to rezone Lot 1 DP 67858 from Open Space B to Rural in the next ‘Rats and Mice’ Plan Change. If the land is to be rezoned Rural, undertake an assessment of the sites rural character and its implications for subdivision to assess the sites suitability for inclusion in Rule 15.4.6 Appendix 6”*

This Plan Change is to give effect to the decision of the Regulatory Processes Committee. Refer to Appendix 1 Map E.

Consequential to the rezoning of Lot 1 DP 67858, WTDL also sought the inclusion of this land as part of Appendix 6 to Rule 15.4.6. This rule provides for the subdivision of the main portion of the company’s land for rural residential purposes.

The Assessment of Lot 1 DP 67858 for inclusion within Appendix 6 was undertaken by Clive Anstey, Landscape Architect in February 2006. This assessment took the form of a review of the original report completed prior to the notification of

PDPC33. Overall the assessment was favourable and concluded that the site had similar characteristics as the rural land adjoining it, and was suitable for rural residential development (attached as Appendix 4).

As Rule 15.4.6 and Appendix 6 forms part of PDPC33 that remains subject to appeal, additions to this rule can only be made by way of a variation to PDPC33. A variation is the technical term for a change to a provision of the plan (in this case PDPC33) before it is operative.

In light of the assessment from Clive Anstey it is considered that the additional area of WTDL land to be zoned Rural should also be included in Appendix 6 under Rule 15.4.6, and that this be actioned by way of a variation to PDPC33.

It is noted that in a decision of the Regulatory Process Committee on 9 May 2006 to resolve the Appeal from WTDL, it was considered that a variation should be presented to the Strategy and Policy Committee to include a variation to Plan Change 33 to include Lot 1 DP 67858 in Appendix 6 to Rule 15.4.6.

Refer to Appendix 2 for an A4 size map.

Appendix 6 - Western Slopes of Tawa  
Area where Subdivision Rule 15.4.6 applies



#### **4.1.3 Miscellaneous Privately Owned Sites to Have Non-Cadastral Boundaries Ratified or Realigned**

There are numerous sites throughout the city that have historical non-cadastral zone boundaries running through them. A non-cadastral boundary is one that has not been legalised by survey. These boundaries separate two land use zones that apply to the one parcel of land, usually in recognition of a change in use, character or topography. In some cases these non-cadastral boundaries run through buildings.

As the inclusion of the District Plan maps in the Council's GIS system now demands a high degree of accuracy, it is important that the measurements of non-cadastral boundaries be more precisely defined. Defining the boundaries will provide more certainty regarding their location, and will assist with defining the zoning of the land it relates to. This will provide certainty if the land is developed or its land use is changed in the future. Measurements have been taken from the nearest cadastral boundary, generally from the corner parcel boundary that intersects with the front road boundary.

It is proposed to alter three of the non-cadastral boundaries to reflect existing land use. These relate to the property at 233 Happy Valley Road, the shops at 118-132



The Parade in Island Bay, and the even numbered properties at 38-54 Cleveland Street, Brooklyn. The boundaries currently run through one or more of the buildings on these sites.

233 Happy Valley Road, Owhiro Bay

The majority of this site is zoned Outer Residential, with a small portion of the site being zoned Suburban Centre. Currently the larger, rear building on the site is located in both zones, with the non-cadastral zone boundary running through it. It is proposed to realign the non cadastral boundary with the existing cadastral boundary. The adjoining site in the same ownership, is zoned Suburban Centre. This in turn will alter the zoning of the subject site and the building, to being entirely Outer Residential.

Refer to Appendix 1 Map F for an A4 map.

Proposed Zoning Change  
233 Happy Valley Road - DP Map 4 Appendix 1 - Map F



118, 124, 130 & 132 The Parade, Island Bay

It is proposed to ‘tidy up’ the existing non cadastral zone boundary that currently runs through one of the rear buildings at 130 The Parade, and also through four other properties. This boundary separates the Suburban Centre zoning, which adjoins The Parade, from the Outer Residential zoning at the rear of the properties. The proposed boundary realignment will better reflect the existing land use and will result in a small gain in Suburban Centre zoning. No opposition to the proposed boundary relocation was received as part of the pre-consultation process with the land owners.

Refer to Appendix 1 Map G for an A4 size map.

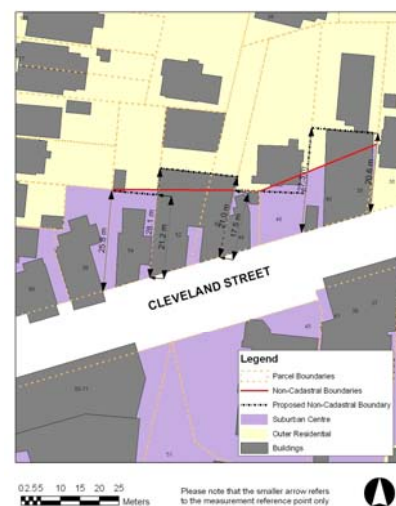
Ratification of Non-Cadastral Zone Boundary  
124-132 The Parade - DP Map 4 Appendix 1 - Map G



38 – 54 Cleveland Street, Brooklyn

It is proposed to ‘tidy up’ the existing non cadastral zone boundary that currently runs through the properties from 38 to 54 Cleveland Street. This boundary separates the Suburban Centre zoning, which adjoins Cleveland Street, from the Outer Residential zoning at the rear of the properties. The proposed boundary location will better reflect the existing land use and will result in a gain in

Ratification of Non-Cadastral Zone Boundary  
38-54 Cleveland St - DP Map 6 Appendix 1 - Map H



Suburban Centre zoning. No opposition to the proposed boundary relocation were received as part of the pre-consultation process with the land owners. Refer to Appendix 1 Map H for an A4 size map.

#### Sites Requiring Measurement Only

The non-cadastral zone boundaries of each of the sites listed in Table 1 below, separate two land use zones on a single once parcel of land. These boundaries do not run through any buildings located on the site and therefore, do not need to be realigned. Zoning changes are not required. This is due to:

- topographical constraints limiting further development potential,
- the existing use of the site being consistent with the land use zoning,
- no other reason for changing the boundary was raised during consultation with the land owners and adjoining land owners.

*Table 1 Sites requiring measurement only*

<b>Site</b>	<b>Current Zoning</b>	<b>Proposed Measurement</b>
109 - 115 Main Road, Tawa	Residential (Outer)	15.3m Eastern 10.4m Southern 15.00m Western  Refer to Appendix 1 Map I.
300 Evans Bay Parade	Residential (Outer) & Suburban Centre	43.5m Northern 37.3m Southern  Refer to Appendix 1 Map J
36 – 54 Kaiwharawhara Road	Suburban Centre	88.9m Northern 68.4m Southern  Refer to Appendix 1 Map K
62 Kaiwharawhara Road	Suburban Centre	108.3m Western 72.9m Eastern 17.4m Old Porirua Rd  Refer to Appendix 1 Map L
69 Kaiwharawhara Road	Suburban Centre	53.3m Southern  Refer to Appendix 1 Map L
124 Churchill Drive	Suburban Centre	138.2m Eastern 33.9m Southern



		Refer to Appendix 1 Map M
86 – 94 Upland Road	Residential (Outer) &  Suburban Centre	21.9m Number 94 Upland Road West 22.2m Number 94 Upland Road East 25.1m Number 92 Upland Road 24.8m Number 88 Upland Road 25.0m Number 86 Upland Road  Refer to Appendix 1 Map N

## 4.2 Changes to the District Plan Rules

This section outlines two proposed changes to Wellington City Council District Plan Rules.

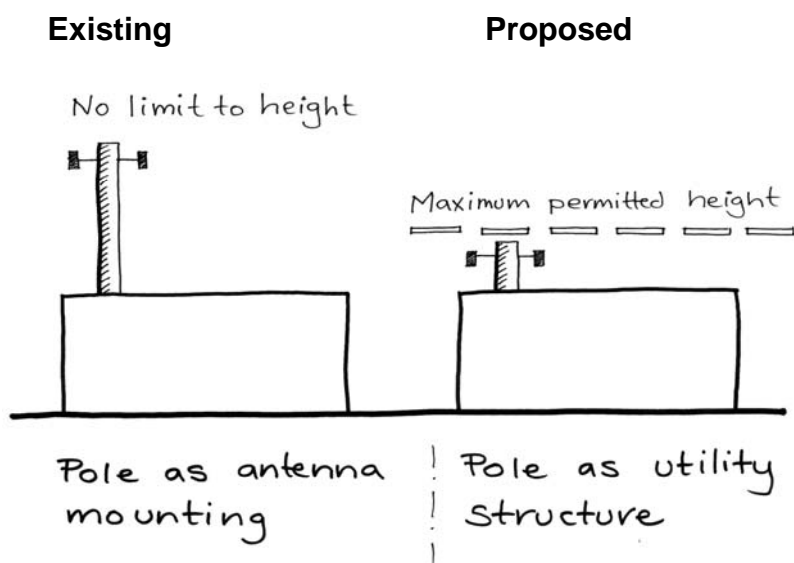
### 4.2.1 Utility Definitions

It is proposed to change the definitions of ‘antenna’ and ‘utility structure’ in Chapter 3.10 of the District Plan. This is in response to an issue concerning the definition of ‘mast’.

The definition of ‘mast’ states that a mast is structure that ‘is fixed to the ground’, thereby excluding any structure, of a similar nature, attached to a building. Under the other definitions for utilities, a pole on a building which is designed to carry an antenna could be either a mounting for the antenna or a ‘utility structure’.

The definition of ‘antenna’ indicates that a mounting is part of the antenna. There is no maximum size for the portion that is the mounting and it is not included in the measurement of the antenna’s size. As a result a pole as a mounting could be any size without triggering the need for resource consent. Put another way, the antenna rules do not consider the visual effect of the mounting on its own.

By contrast, the ‘utility structure’ rules limit the size of a structure as a permitted activity and consider the visual effects of these structures when they exceed the stated size. In the case of a pole attached to a building, it could not extend more than 1.7 metres above the part of the building to which it is attached. If it was bigger it would require resource consent and any adverse effects would be assessed. See illustration below:



The following changes to the definitions will ensure that a pole attached to a building to carry antennas will be assessed as a ‘utility structure’ and not as a mounting that is part of an antenna:

**ANTENNA:**

Add the words “pole or similar structure” to the end of the definition so the definition reads as follows:

*means any device including any dish or panel, excluding aerials, that receives or transmits radio communication or telecommunication signals. This includes the antenna’s mountings (including any head arrangement) and radio frequency unit or similar device, but not any mast, pole or similar structure. ...*

**UTILITY STRUCTURE:**

After the word “include” in the second line add the following words “poles or similar support structures on buildings,” so the definition reads as follows:

*means any structure associated with a network or that receives or transmits to or from any part of a utility network operation and includes poles or similar support structures on buildings, pipes, pipelines, valves, meters, regulator stations, transformers (other than a pole mounted transformer), substations (other than an overhead substation), compressor stations, pumping stations, navigational aids, meteorological installations, telephone booths, containers, cabinets, and similar structures, whether for private or public purposes. It does not include lines, aerials, antennas, masts, utility network apparatus, and the generation of matter or energy transmitted by the network utility operation.*

**4.2.2 Non-Notification Statement – Rule 7.3.10**

It is proposed to amend the non-notification statement in Rule 7.3.10.

A change to this non-notification statement will make it consistent with all other non-notification statements in the Plan that were amended by District Plan Change 28 (DPC28). DPC28 was a technical change that incorporated an amendment to the non-notification statements used throughout the Plan, as a result of a change in the Resource Management Amendment Act 2003. DPC25 (Kiwi Point Quarry) was notified before DPC28, meaning it was not possible at that time to change the non-notification statement in DPC25. Other non-notification statements were changed in the same way under the last minor amendments plan change number 34.

The proposed non-notification statement will read as follows:

***“Non-notification***

The written approval of affected persons will not be necessary in respect of item 7.3.10. Notice of applications need not be served on affected persons and applications need not be notified.”

## **5 Conclusion**

The proposed changes and variation aim to correct and update the District Plan and to recognise changes in circumstances that have occurred over the life of the District Plan. This will assist with the efficient functioning of the District Plan.

It is recommended that the Committee agrees to publicly notify the proposed plan change in order to assist the smooth functioning of the District Plan.

Contact Officer: *Natasha Belt, Policy Advisor (Planning Policy)*

## **Supporting Information**

### **1) Fit with Strategic Objectives/Strategic Outcomes**

*This proposed District Plan Change of “Minor” amendments is part of the District Plan Team’s work programme and assists the smooth functioning of the District Plan.*

### **2) LTCCP/Annual Plan reference and long term financial impact**

*Relates to updating of the District Plan. No long term financial impact.*

### **3) Treaty of Waitangi considerations**

*There are no specific Treaty of Waitangi implications.*

### **4) Decision-Making**

*This is not a significant decision. It is part of the on-going updating of Wellington City’s District Plan.*

### **5) Consultation**

#### **a) General Consultation**

*Depending on the case, internal consultation has been undertaken with relevant Council staff from the Planning Policy Team and other business units. In the first round of public consultation all directly affected parties have been identified and invited to raise their concerns, if any, and to provide feedback. Whenever possible, suggestions to improve the Plan Change have been incorporated. Statutory consultation has been carried out in accordance with the 1st Schedule of the RMA.*

#### **b) Consultation with Maori**

*Iwi were contacted as part of the consultation process. This consultation paper has raised no direct issues for Tangata Whenua.*

### **6) Legal Implications**

*The proposed Plan Change has been assessed in accord with the Resource Management Act 1991.*

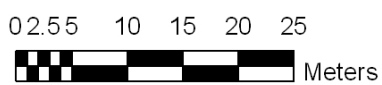
### **7) Consistency with existing policy**

*The proposed Plan Change is consistent with existing WCC policy.*

# APPENDIX 1:

Proposed Plan Change 44:  
Rezoning of Glover Park - DP Map 16

Appendix 1 - Map A

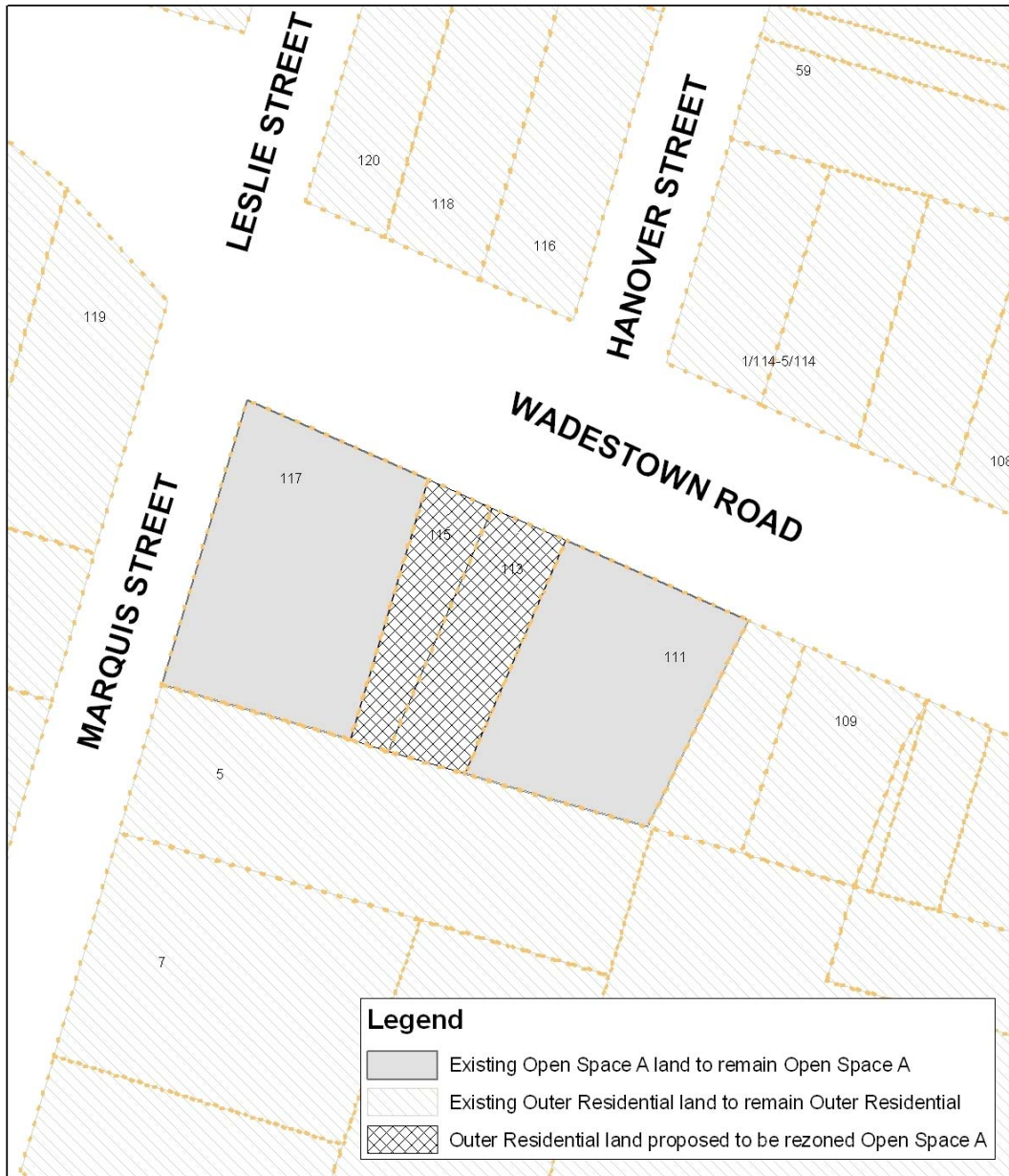


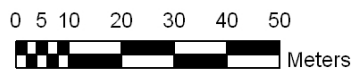
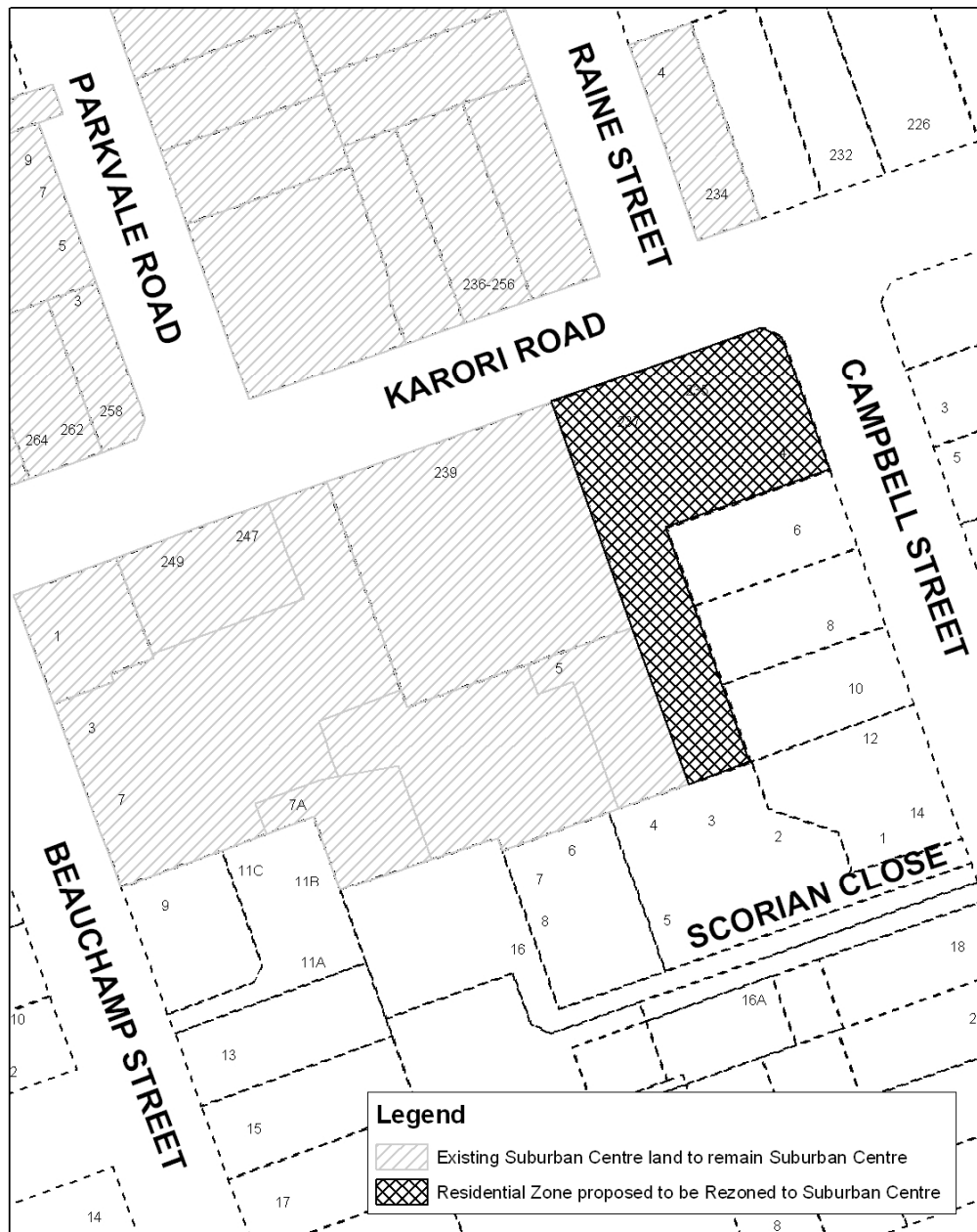


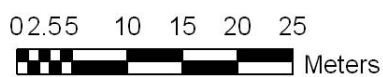
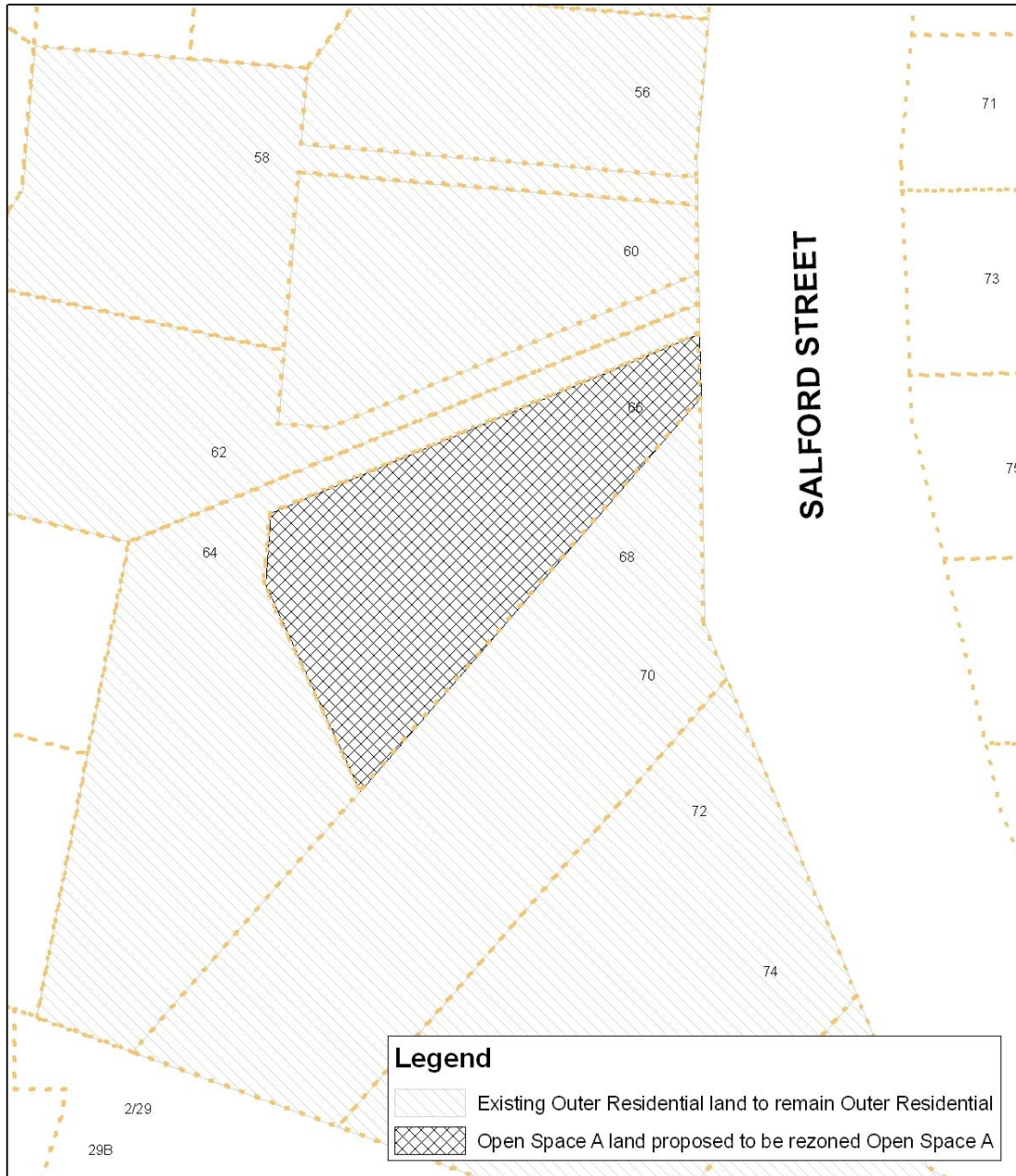


Proposed Zoning Change  
113, 115 Wadestown Road - DP Map 15

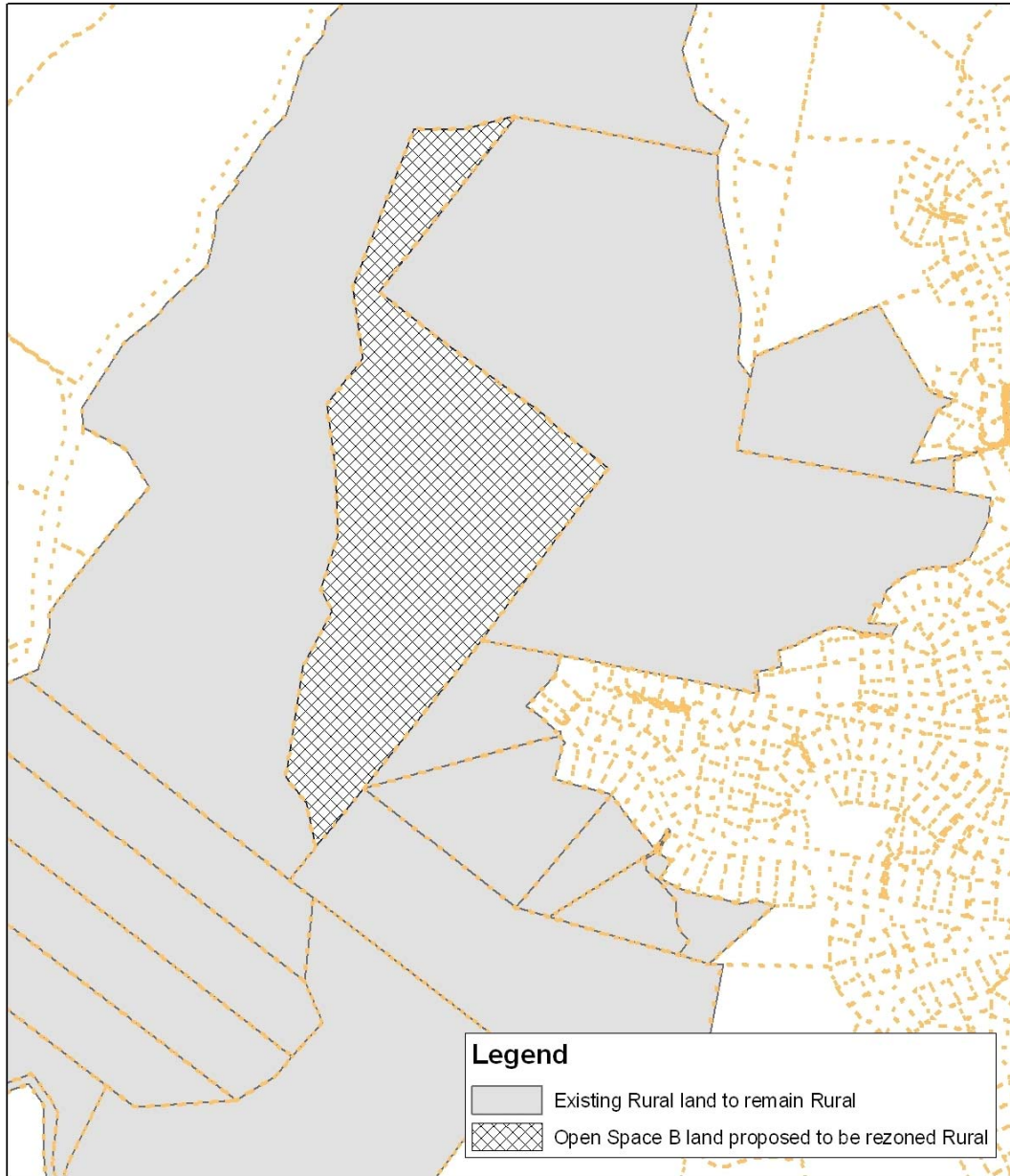
Appendix 1 - Map B







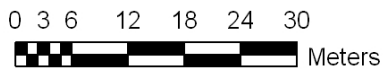
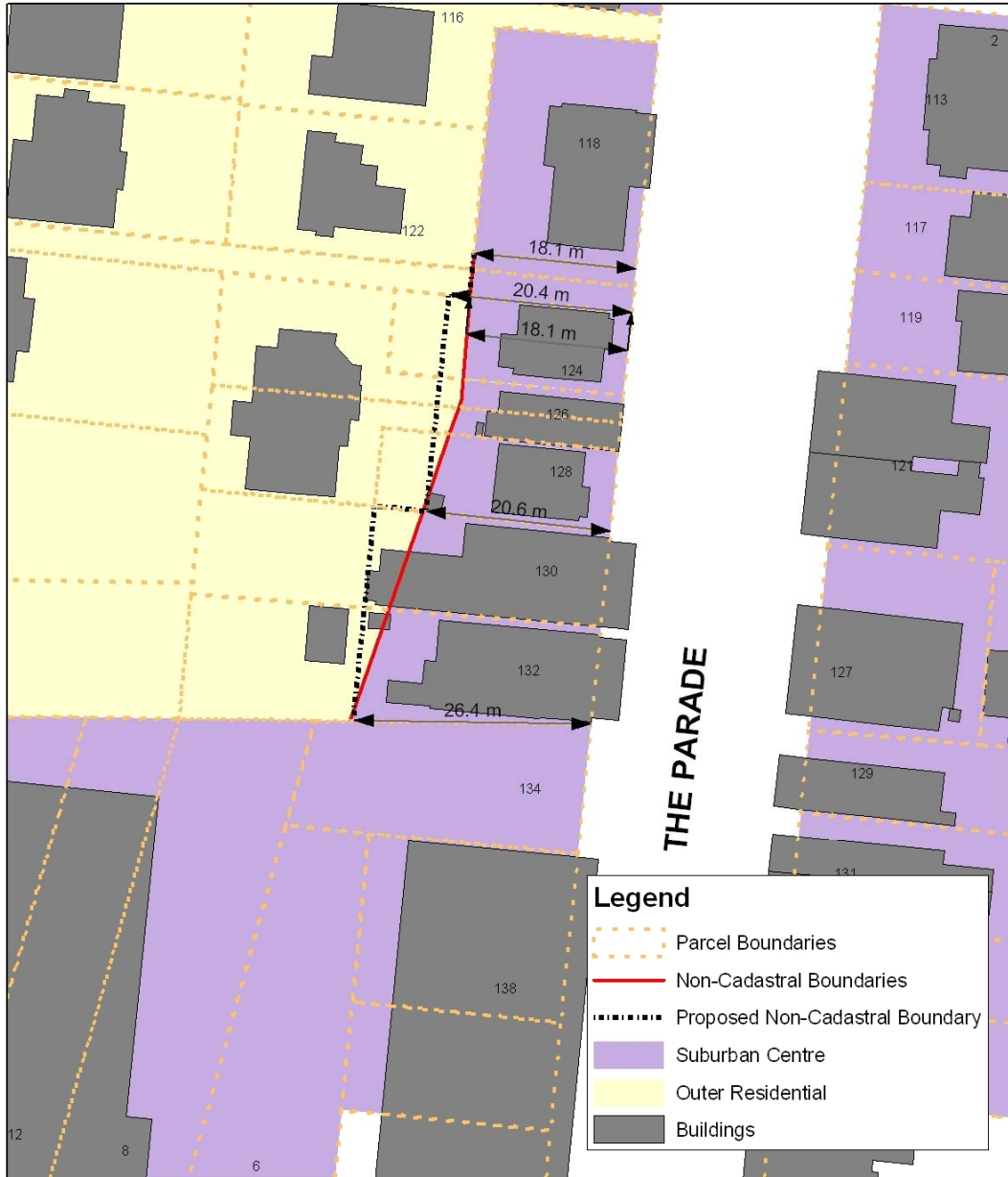






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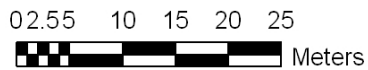
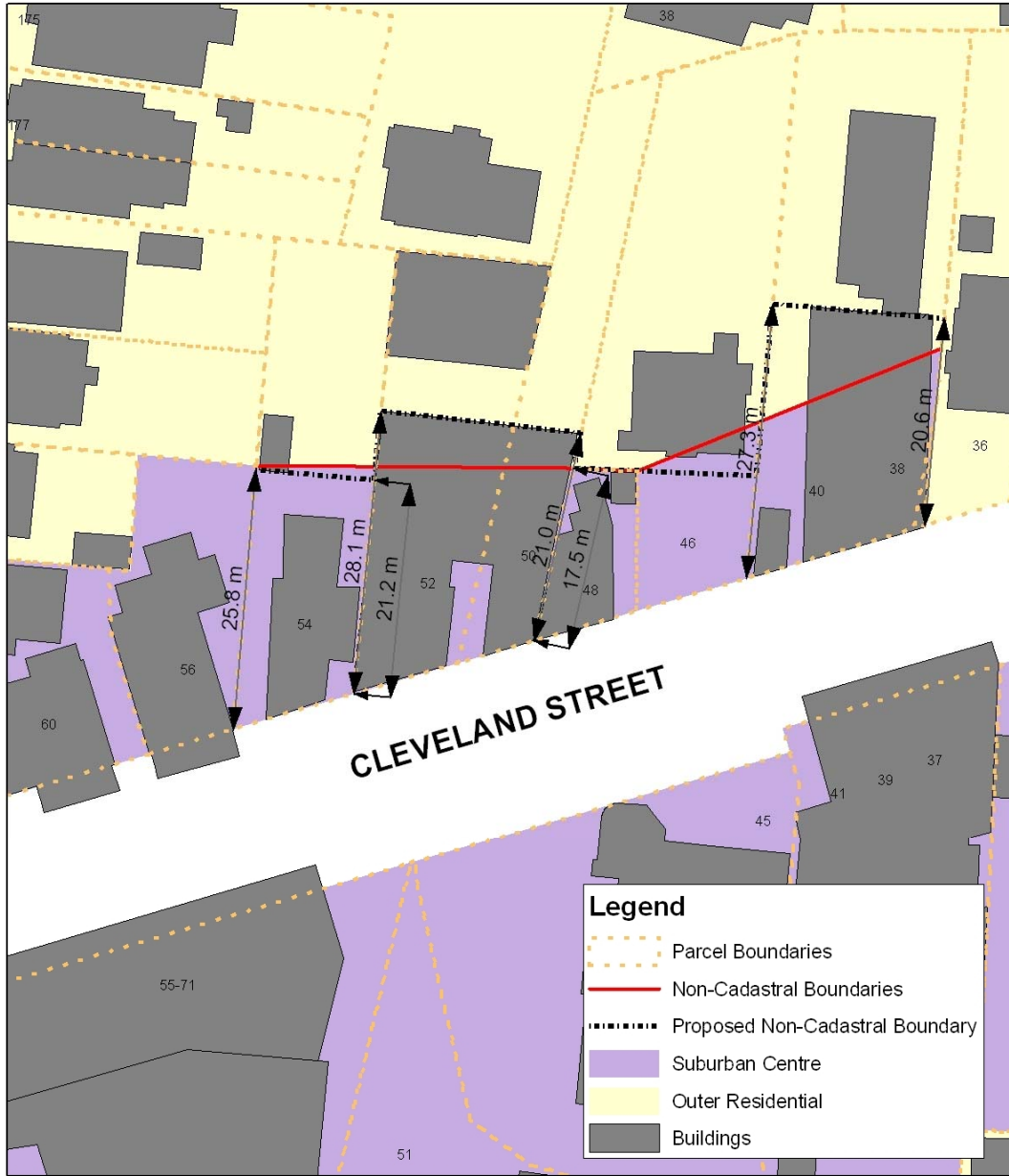




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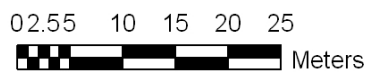
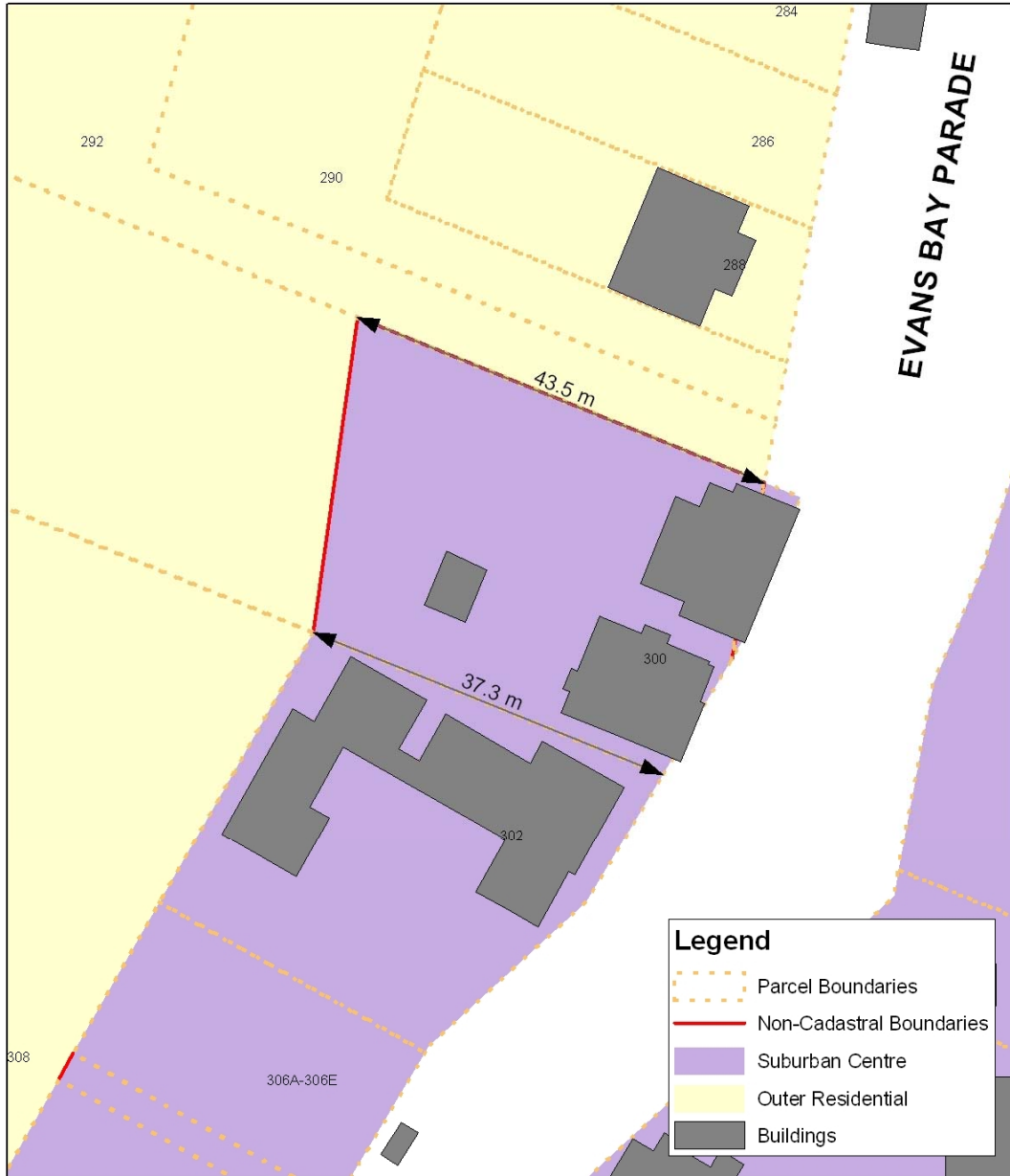
Ratification of Non-Cadastral Zone Boundary  
109-115 Main Road Tawa - DP map 30

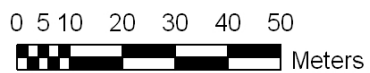
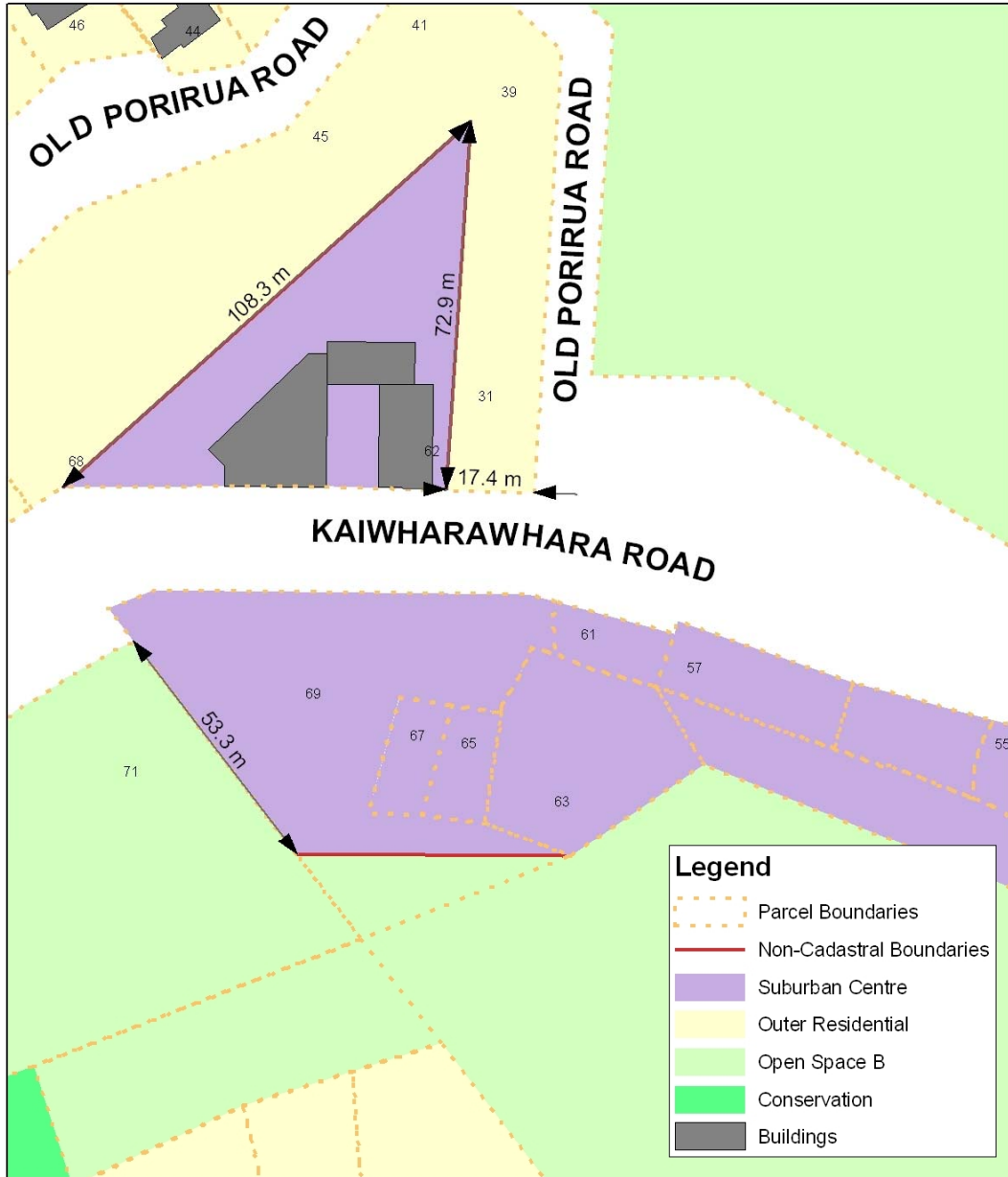
Appendix 1 - Map I



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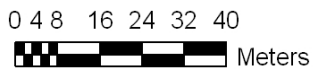
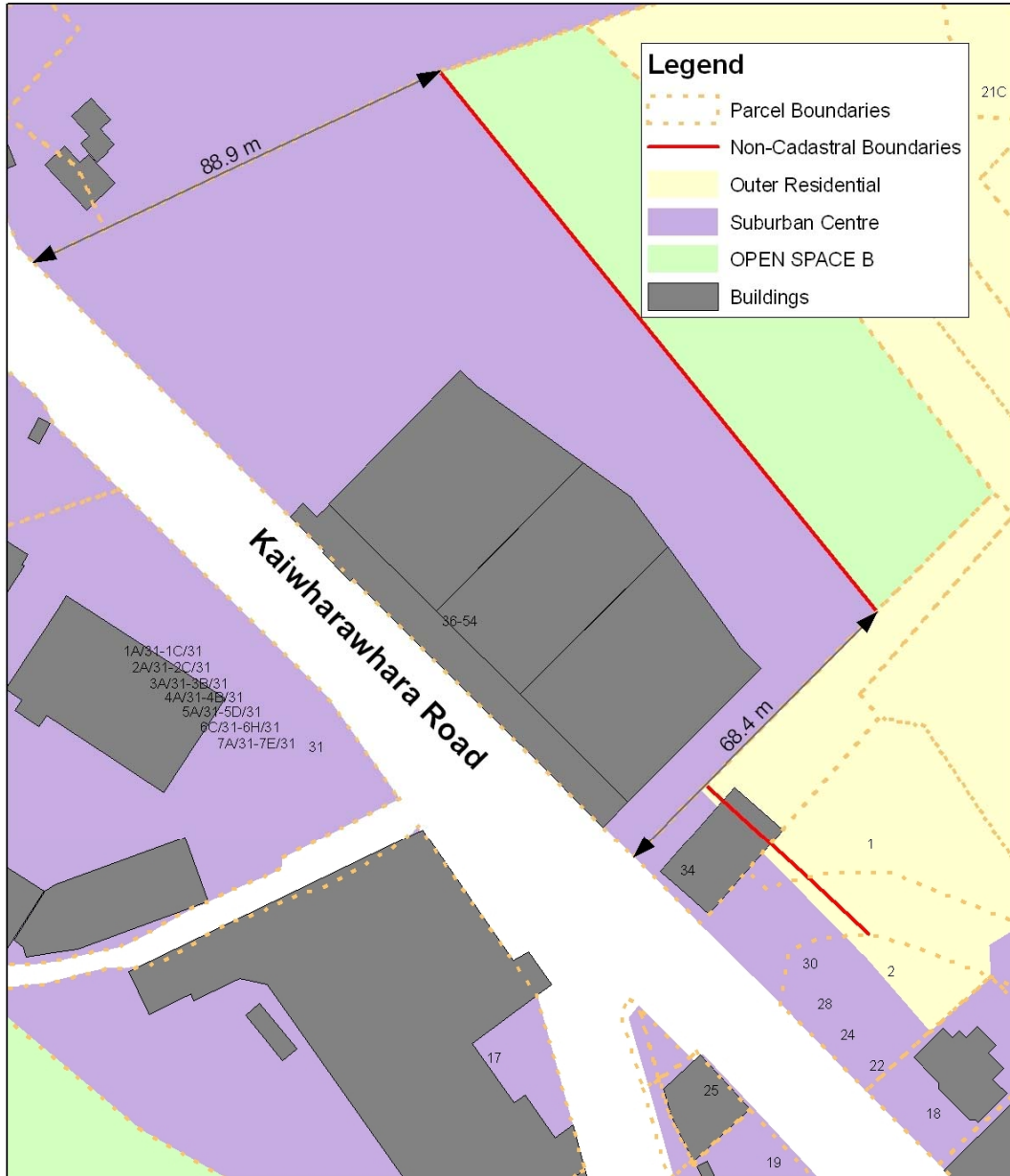






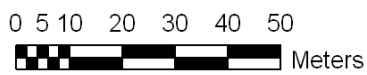
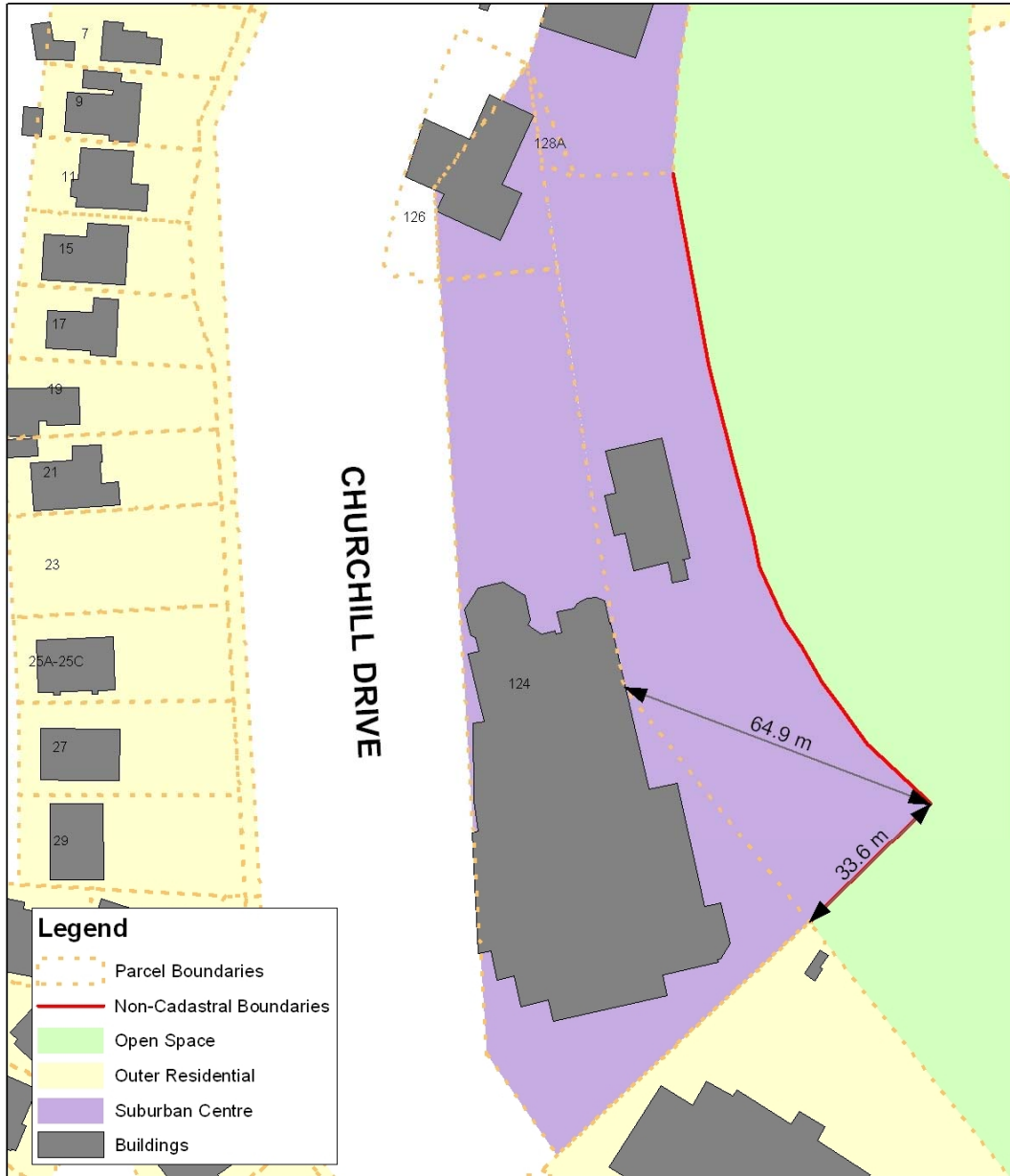
Ratification of Non-Cadastral Zone Boundary  
36-54 Kaiwharawhara Road - DP Map 15

Appendix 1 - Map L

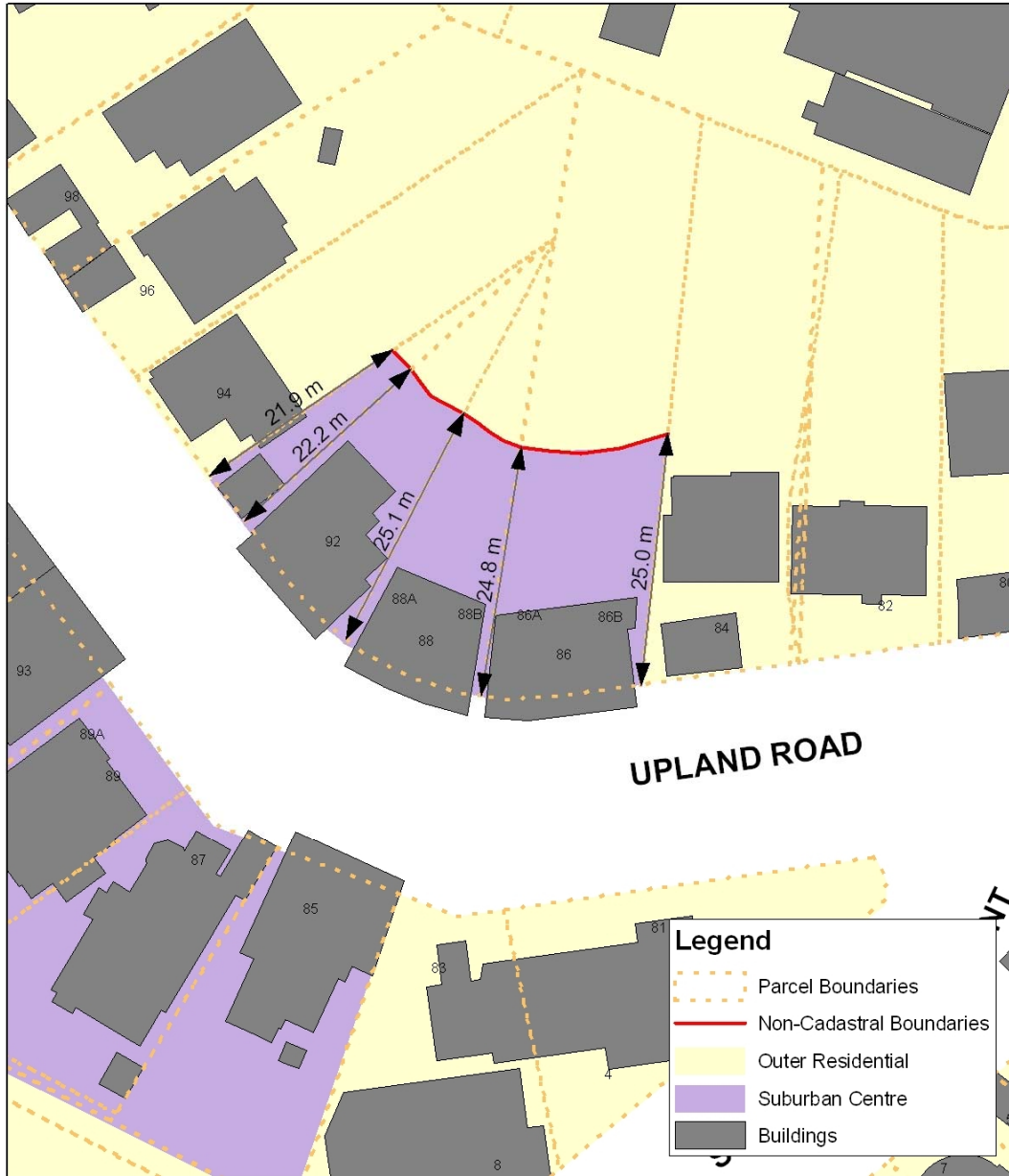


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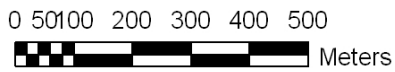


## **APPENDIX 2:**

Proposed Variation 1 to Plan Change 33.

*That Lot 1 DP 67858 be included in Appendix 6 to Rule 15.4.6*

Appendix 6 - Western Slopes of Tawa  
Area where Subdivision Rule 15.4.6 applies



## **Appendix 3:**

### **Section 32 Report**

#### **PROPOSED DISTRICT PLAN CHANGE 44: GENERAL MINOR AMENDMENTS TO DISTRICT PLAN TEXT AND MAPS AND VARIATION 1 TO PROPOSED DISTRICT PLAN CHANGE 33.**

##### **1. Introduction**

Section 32 of the Resource Management Act 1991 (the Act) stipulates a requirement to consider alternatives and assess the benefits and costs of adopting any objective, policy, rule, or method in the District Plan. This Plan Change proposes to make general minor amendments to the District Plan in order to ensure its smooth functioning. Due to the nature of the proposed amendments there are only limited options available and this report has been prepared to address the section 32 requirements.

##### **2. Context**

The purpose of the Resource Management Act 1991 (the Act) is to promote the sustainable management of natural and physical resources. The District Plan is the primary vehicle for achieving the purpose of the Act. It provides for the management of activities in the Wellington City District through objectives, policies and rules. To continue promoting the sustainable management of resources over time, it is necessary to amend the district plan and respond to changes in the environment and land ownership.

No alterations are proposed to the existing objectives and policies through this proposed Plan Change. This Plan Change relates primarily to amending the District Plan planning maps, including zone changes and corrections of errors, and the text of some rules of the District Plan.

##### **3. Process & Consultation**

Since the District Plan became operative a file has been maintained of issues or items that might be dealt with by way of a change to the Plan. At least once a year more minor items have been collected and put forward as a composite plan change.

Consultation by way of a letter in early April 2006 was undertaken with residents directly affected by two aspects of this proposed district plan change. These being the Karori zone change and the non-cadastral zone boundaries. Consultation was undertaken to clarify matters subject to this Plan Change and to identify potential concerns at an early stage.

#### *Karori Rezoning*

Eight out of fifteen affected parties responded to the letter. Most respondents requested more detailed information on the wider issue of the Karori Town Centre Redevelopment process, the suitability of the site, adverse effects from the future use of the site and current District Plan rules for a Suburban Centre zone. The vast majority of respondents were not in support of the proposed zone change as outlined in the officer's report. One Karori resident that was not directly consulted, emailed the Council in support of the zone change.

#### *Non-cadastral Zone Boundary*

There was only a limited response to the letters sent to those potentially affected by a non-cadastral zone boundary change or ratification. Of those that did respond, most were in support. One owner requested a slight change to the proposed boundary location and this was agreed to.

Consultation on the entire proposed district plan change was also undertaken with those parties identified in the 1<sup>st</sup> Schedule of the RMA. The Tenth Trust commented that *"the Trust can support this change as it makes sense and we don't foresee any cultural issues for us"*

- Ministry for the Environment
- Tenth Trust (Te Atiawa)
- Te Runanga O Toa Rangatira Inc
- Greater Wellington (Regional Council)
- Department of Conservation

## **4. Options**

The following three tables provide an analysis of the costs and benefits of the proposed amendments to district plan zones (Table 1), District Plan maps (Table 2) and rules (Table 3) to assess the efficiency, effectiveness and appropriateness of the proposed Plan Change.

Only two options have been considered for this assessment due to the nature of these proposed minor amendments: do nothing or to amend the District Plan as proposed.

Instead of assessing the selected cases individually, a cost/benefit and appropriateness assessment has been undertaken for each subject group: zone changes, map annotations and amendments of District Plan rules.

**Table 1: Matrix of Options for the Proposed District Plan Change (Zone Changes)**

	<b>OPTION 1: Do Nothing – leave land use zoning as is</b>	<b>OPTION 2: Rezone land as proposed</b>  <b>This is the RECOMMENDED option.</b>
<b>Costs</b>	<ul style="list-style-type: none"> <li>• Environmental costs - if proposed zoning is not applied to sites with natural character or recreation values (Rural and Open Space) then these values may be lost.</li> <li>• Economic costs – if inappropriate zoning has to be changed at a later stage through a Private Plan Change (additional costs of compliance) or if inappropriate decisions are made when sites are not zoned appropriately</li> <li>• Inappropriate zoning may also result in a landowner requiring resource consent for an activity that would normally be permitted under the correct zoning</li> <li>• Social costs – if prospective Open Space sites become unavailable for active or passive recreational use due to inappropriate zoning and development</li> </ul>	<ul style="list-style-type: none"> <li>• Environmental costs - if Open Space zone is uplifted in order to allow development (applies only in Salford Street case because this property is in private ownership).</li> <li>• Economic costs – costs of processing the Plan Change</li> <li>• Social costs – potential for the community to be unsatisfied with future use of 66 Salford Street.</li> </ul>
<b>Benefits</b>	<ul style="list-style-type: none"> <li>• Environmental benefits – no change</li> <li>• Economic benefits – none</li> <li>• Social benefits – none</li> </ul>	<ul style="list-style-type: none"> <li>• Environmental benefits – future protection of Open Space and Rural zones</li> <li>• Economic benefits – land value is maximised with appropriate zoning, land can be fully utilised for development on Residential/Suburban Centre zones</li> <li>• Social benefits – reassurance is given to local community that recreation opportunities will remain available in the future (e.g. at playground and park sites)</li> </ul>
<b>Efficiency and Effectiveness of achieving Objectives</b>	<ul style="list-style-type: none"> <li>• Limited. The Plan’s objectives cannot be efficiently nor effectively achieved in terms of land use planning</li> </ul>	<ul style="list-style-type: none"> <li>• High. Most efficient and effective in achieving the Plan’s objectives and policies in terms of land use planning</li> <li>• Guarantees the smooth functioning of the District Plan</li> </ul>
<b>Most appropriate for achieving Objectives</b>	<ul style="list-style-type: none"> <li>• Limited. Not considered appropriate, because the zoning of selected sites does not reflect the current land use (and may lead to land use conflicts and greater costs of compliance)</li> </ul>	<ul style="list-style-type: none"> <li>• High. Appropriate, because proposed zone changes reflect current land use</li> </ul>

**Table 2: Matrix of Options for the Proposed District Plan Change Non-Cadastral Zone boundaries (Maps)**

	<b>OPTION 1: Do Nothing – leave map errors in District Plan maps and do not annotate District Plan maps with additional information</b>	<b>OPTION 2: Correct and annotate District Plan maps as proposed</b>  <b>This is the RECOMMENDED option.</b>
<b>Costs</b>	<ul style="list-style-type: none"> <li>• Environmental costs – no change</li> <li>• Economic costs – if mapping errors or annotations to maps have to be changed at a later stage through a Private Plan Change or if inappropriate decisions are made when mapping errors remain in District Plan maps</li> <li>• Social costs – no change</li> </ul>	<ul style="list-style-type: none"> <li>• Environmental costs - unlikely</li> <li>• Economic costs – costs of processing the Plan Change</li> <li>• Social costs – unlikely</li> </ul>
<b>Benefits</b>	<ul style="list-style-type: none"> <li>• Environmental benefits – no change</li> <li>• Economic benefits – none</li> <li>• Social benefits – none</li> </ul>	<ul style="list-style-type: none"> <li>• Environmental benefits – unlikely</li> <li>• Economic benefits – land value is maximised and land can be fully utilised for development without triggering specific District Plan rules</li> <li>• Social benefits – unlikely</li> </ul>
<b>Efficiency and Effectiveness of achieving Objectives</b>	<ul style="list-style-type: none"> <li>• Limited. The Plan’s objectives cannot be efficiently or effectively achieved as long as District Plan maps contain zoning errors</li> </ul>	<ul style="list-style-type: none"> <li>• High. Most efficient and effective in achieving the Plan’s objectives</li> <li>• Improves the smooth functioning of the District Plan</li> </ul>
<b>Most appropriate for achieving Objectives</b>	<ul style="list-style-type: none"> <li>• Limited. Not considered appropriate as long as District Plan maps contain mapping errors that may lead to confusion or ill-informed decisions</li> </ul>	<ul style="list-style-type: none"> <li>• High. Appropriate, because proposed amendments remove mapping errors in District Plan maps</li> <li>• Proposed amendments also clarify the extent of a particular zone where non-cadastral zone boundaries exist</li> </ul>



**Table 3: Matrix of Options for the Proposed District Plan Change (Rules)**

	<b>OPTION 1: Do Nothing – leave anomalies in District Plan rules</b>	<b>OPTION 2: Amend District Plan rules as proposed</b>  <b>This is the RECOMMENDED option.</b>
<b>Costs</b>	<ul style="list-style-type: none"> <li>• Environmental costs – if resource consent is obtained for inappropriate development due to District Plan anomalies and inconsistencies</li> <li>• Economic costs – if anomalies in rules have to be corrected at a later stage through a Private Plan Change or if inappropriate decisions are made when anomalies remain in District Plan rules</li> <li>• Social costs – potential for community to be unsatisfied with planning outcomes</li> </ul>	<ul style="list-style-type: none"> <li>• Environmental costs - unlikely</li> <li>• Economic costs – costs of processing the Plan Change</li> <li>• Social costs – unlikely</li> </ul>
<b>Benefits</b>	<ul style="list-style-type: none"> <li>• Environmental benefits – no change</li> <li>• Economic benefits – none</li> <li>• Social benefits – none</li> </ul>	<ul style="list-style-type: none"> <li>• Environmental benefits – unlikely</li> <li>• Economic benefits – reduced risk of misinterpretation of rules due to improved clarity</li> <li>• Social benefits – Yes, for example by clarifying and revising the non-notification statement for rule 7.3.10 and the definition of Antenna and Utility Structure, and generally increasing consistency throughout the District Plan</li> </ul>
<b>Efficiency and Effectiveness of achieving Objectives</b>	<ul style="list-style-type: none"> <li>• Limited. The Plan’s objectives cannot be efficiently nor effectively achieved as long as District Plan rules are silent, inconsistent and/or contain anomalies</li> </ul>	<ul style="list-style-type: none"> <li>• High. Most efficient and effective in achieving the Plan’s objectives</li> <li>• Improves the smooth functioning of the District Plan</li> </ul>
<b>Most appropriate for achieving Objectives</b>	<ul style="list-style-type: none"> <li>• Limited. Not considered appropriate as long as District Plan rules are silent, inconsistent and/or contain anomalies</li> </ul>	<ul style="list-style-type: none"> <li>• High. Appropriate, because proposed minor amendment improve consistency throughout the District Plan</li> </ul>

## Appendix 4

Assessment of Lot 1 DP 67858 for inclusion in Appendix 6 to Rule 15.4.6.

Clive Anstey February 2006.

### **Review**

I have been asked to revisit the site and assess appropriate provisions for an area above the boundary of what was assessed in 2004. My understanding is that this additional area is part of the land owned by West Tawa Development Partnership, the area originally assessed in 2004. All of this additional area falls into the Ridges and hilltops overlay.

It is my view that this additional area should be treated in the same way as the remainder of West Tawa Development Partnership's property; included in Rule 15.4.6 Appendix 6. The majority of the land in question has a very similar character to the remainder of their property, with similar significance as a backdrop to Tawa. The upper boundary does however run immediately below a significant ridgeline so that there would need to be some sensitivity to this in the granting of any consent to subdivide.

I would support the requirement for a 'concept plan' for the property. I have in fact sighted such a plan, prepared by Spencer Homes prior to Plan Change 33, and this could be revisited and updated. I am not qualified to comment on how this might be incorporated into the planning process as a condition of inclusion in Appendix 6.

My earlier comments with regard to logging would apply to the additional area under discussion. The owners could be asked to build the requirements of logging into their 'concept plan'. I see little problem in extracting timber and carting material out from the top of the property; council plantations across the ridge to the west are only 1-2 years younger and logs will need to be carted from there via a similar route. It is my understanding following discussions with Barry Leonard, Forest Manager for GWRC who manages these council forests, that he has been approached by the West Tawa Development Partnership with a view to negotiating an access road. Mr Leonard tells me that he is favourably disposed towards such an arrangement. For the purposes of this report we can therefore safely say that the removal of logs from the back of the property, rather than down through residential Tawa, is possible. A suitable condition would not be unreasonable.