

Plan Change Document

WELLINGTON CITY DISTRICT PLAN

PROPOSED DISTRICT PLAN CHANGE 61 – REZONING OF LAND OFF HUNTLEIGH PARK WAY, HEKE STREET & THATCHER CRESCENT (NGAIO) FROM RURAL AREA TO RESIDENTIAL (OUTER)

ALTERATIONS TO THE WELLINGTON CITY DISTRICT PLAN

Detailed below are the alterations to the Wellington City District Plan. Amendments have been made to the notified Plan Change arising from the consideration of submissions – those amendments are shown as **highlighted**. Text to be added is underlined and text to be deleted is ~~struck through~~.

A. ALTERATIONS TO VOLUME ONE, RESIDENTIAL AREA

Chapter 4, 'RESIDENTIAL AREAS'. Delete and insert new provisions by making the following amendments:

Policy 4.2.5.5

1. Insert a new policy 4.2.5.5 after existing policy 4.2.5.4 as follows:

4.2.5.5 Ensure that any subdivision or development, including vegetation clearance, earthworks, and construction, alteration and addition to buildings and structures on land identified in Appendix 26, is developed and designed in a way that will respect and integrate with the ecological and landscape values of the land.

METHODS

- Rules
- Conservation Strategy
- Capital Spaces – Open Space Strategy for Wellington City
- Biodiversity Action Plan
- Provision of information (Wellington City Council, Greater Wellington Regional Council)
- Other mechanisms
 - Greater Wellington Regional Council's Managing your bush block- A guide to looking after indigenous forest remnant in the Wellington region.
 - Greater Wellington's Restoring our Natural Heritage – A guide to Greater Wellington's biodiversity assistance for private landowners.
 - Mind the stream – A guide to looking after urban and rural streams in the Wellington Region."

The majority of the land identified in Appendix 26 is of high landscape and ecological value. Some further limited residential development of the land is permitted provided it maintains the ecological significance and integrity of the land. This will be achieved through limiting residential development to the 'indicative residential building sites' identified in Appendix 26. Discretionary activity (unrestricted) Rule 5.4.10 requires that applicants undertake a comprehensive assessment of environmental effects.

Vegetation clearance exceeding 250m² for each 'indicative residential building site' is not permitted. Some minor vegetation clearance and earthworks is permitted for maintenance purposes associated with existing houses or future houses associated with an 'indicative residential building site' (Rule 5.1.13).

The environmental result will be the greater protection of existing native vegetation on land identified in Appendix 26 with some tightly controlled residential development provided for on three of the five properties.

B. ALTERATIONS TO VOLUME ONE, RESIDENTIAL RULES

Chapter 5, 'RESIDENTIAL AREAS'. Delete and insert new provisions by making the following amendments:

Guide to Rules

2. **Insert** the following into the table after the last reference ('Buildings, structures and other utility activities'):

Huntleigh Park	Rule	P	C	DR	DU
Minor activities relating to existing residential uses subject to conditions	5.1.13	•			
New dwellings and indigenous vegetation clearance	5.4.10				•

Schedule of Appendices

3. **Insert** reference to new Appendix 26 into the Schedule of Appendices:

Number	Appendix
26	Huntleigh Park, Ngaio

5.1 – Permitted Activities

4. Insert a new permitted activity rule after Rule 5.1.12 as follows:

<p>5.1.13 Within the land shown in Appendix 25 (11A Huntleigh Park Way, 79 and 83 Heke Street, 19 and 21 Thatcher Crescent, Ngaio):</p> <p>Any existing use or activity, and any future residential use or activity approved pursuant to Rule 5.4.10 and Appendix 26, including the alteration of, and addition to existing buildings or structures, is a permitted activity, provided it complies with the following conditions:</p>	<p><i>Refer to Rule 5.4.10 for activities that require a resource consent on these properties</i></p>
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5.1.13.1 Compliance with Outer Residential Area rules 5.1.1, 5.1.2, 5.1.6, 5.1.8, and 5.1.10

5.1.13.2 Compliance with Outer Residential Area permitted activity conditions 5.1.3.2, 5.1.3.3, 5.1.3.4, 5.1.3.5, and 5.1.3.6.

5.1.13.3 Compliance with Rule 5.1.9 (Earthworks), except that no earthworks shall extend beyond the area **already** developed for residential purposes at the date of 8 September 2007. This ‘area’ shall include land occupied by the existing dwellings, driveways, paths, lawns, and outdoor areas associated with the dwelling.

Note:

Any minor building works such as the enclosing of an outdoor area associated with a dwelling is a permitted activity provided it complies with the bulk and location requirements under 5.1.3.

5.1.13.4 The activity does not involve modification, damage, removal or destruction of indigenous vegetation totalling **a maximum of more than** 100m² **as of from** 8 September 2007. This shall not apply to:

- wind thrown trees, standing dead trees that have died as a result of natural causes, or vegetation that has become dangerous to human life or property as a result of natural causes.
- The pruning around existing residential buildings or residential structures.

This rule provides for residential additions and earthworks, associated with the existing houses. Some minor vegetation trimming and clearance is permitted to enable normal residential maintenance activities to be undertaken without then need for a resource consent. More intensive development and subdivision on this land are controlled by Rule 5.4.10.

5.4 - Discretionary Activities (Unrestricted)

5. Insert a new rule after Rule 5.4.9 as follows:

5.4.10 Within the land shown in Appendix 26 (11A Huntleigh Park Way, 79 and 83 Heke Street, 19 and 21 Thatcher Crescent, Ngaio):

Any subdivision, use or activity, including the construction, alteration of, and addition to buildings or structures, that is not a permitted activity, is a Discretionary Activity (Unrestricted).

Appendix 26 shows where some limited residential development can occur on this land

Standards and Terms

5.4.10.1 The **erection location** of new residential buildings and residential structures and the construction of new driveways shall be **restricted to in accordance with** the 'indicative residential building sites' and 'indicative driveways' identified in Appendix 26. **Each building site (excluding driveways) shall not exceed 250m² in area.**

5.4.10.2 No more than **two one household units** shall be permitted on each of the 'indicative residential building sites' as identified in Appendix 26.

5.4.10.3 For areas denoted 'indicative residential building sites' in Appendix 26, an Earthworks Management Plan shall be provided in respect of any proposed subdivision, use or building development. The plan shall detail sediment control, erosion protection and construction management. The information must be consistent with the principles and guidelines in the Greater Wellington Regional Council's Small Earthworks, Erosion and Sediment Control for Small Sites (June 2006) and/or Greater Wellington's Erosion Control and Sediment Control guidelines (reprinted 2003).

Note: For the avoidance of doubt, residential dwellings, residential structures and indigenous vegetation clearance on land not associated with the 'indicative residential building sites' and non-residential activities are not provided for by this rule (and will be assessed as a non-complying activity).

Assessment Criteria

In determining whether to grant consent and what conditions, if any, to impose, Council will have regard to the following criteria:

5.4.10.4 The extent to which the development minimises the amount of vegetation removal and earthworks beyond the 'indicative residential building sites'. This should involve consideration of alternative access, earthwork and vegetation clearance options where relevant.

5.4.10.5 The environmental effects caused during the construction phase

5.4.10.6 The proposed remediation measures employed during and after completion of the works and the timeframe for giving effect to these.

5.4.10.7 Whether traffic, parking and site access issues are adequately addressed through the design of the proposal.

5.4.10.8 Whether proposed allotments and subsequent development within those allotments are capable of accommodating permitted activities in general compliance with the relevant District Plan rules.

5.4.10.9 The extent of compliance with the relevant parts of the Code of Practice for Land Development.

5.4.10.10 The requirements of section 106 of the Act.

Explanation

These site-specific provisions reflect a number of important resource management issues associated with the land.

The land is contiguous with the Huntleigh Park Conservation Site (5D) Site. Assessments undertaken as part of this plan change confirm that the majority of the land is ecologically significant and that as much of the indigenous vegetation on the land should be protected as possible from inappropriate use and development.

There are some opportunities for further residential development provided it is undertaken in a manner which maintains the ecological integrity of the land. These areas have been identified on a map contained in Appendix 26.

Rule 5.4.10 allows no more than one household unit per 'indicative residential building site'. Careful consideration will be given to the impact of earthworks and vegetation clearance from residential development and associated driveways.

Vegetation clearance and development outside of the 'indicative residential building sites' and 'indicative driveways' is discouraged and will be assessed as a non-complying activity.

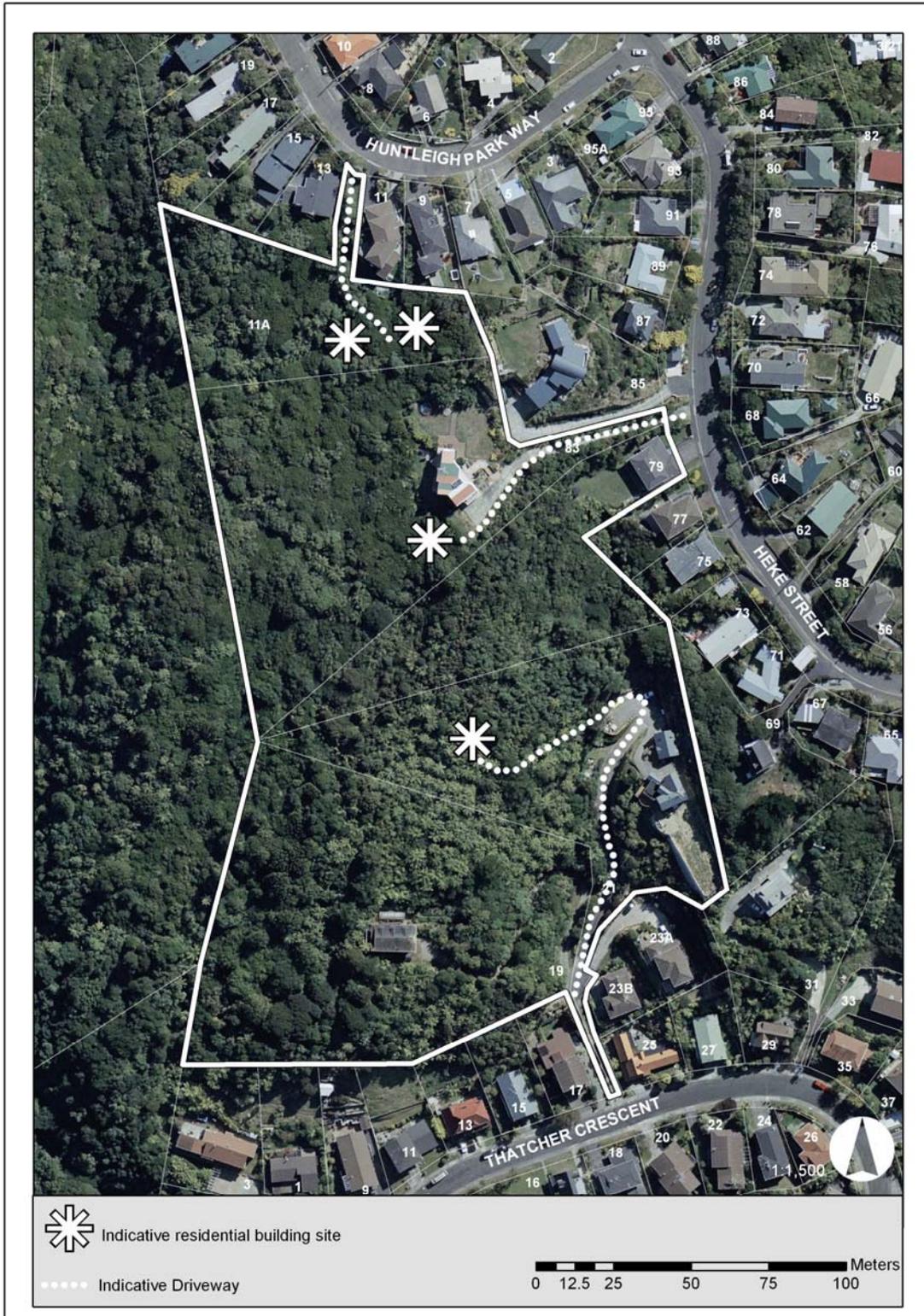
(note the Appendix 26 map attached is to be included at the end of Chapter 5)

Chapter 5 Appendix

6. **Insert** the following map after the existing Appendix 25 map to Chapter 5

(see next page)

Appendix 26. Land off Huntleigh Park Way, Heke Street, and Thatcher Crescent, Ngaio (subject to rules 5.1.13 and 5.4.10).



C. ALTERATIONS TO VOLUME THREE, MAPS

DISTRICT PLAN ZONING MAPS 20 & 21

7. Amend planning maps 20 & 21 in accordance with the map below:

