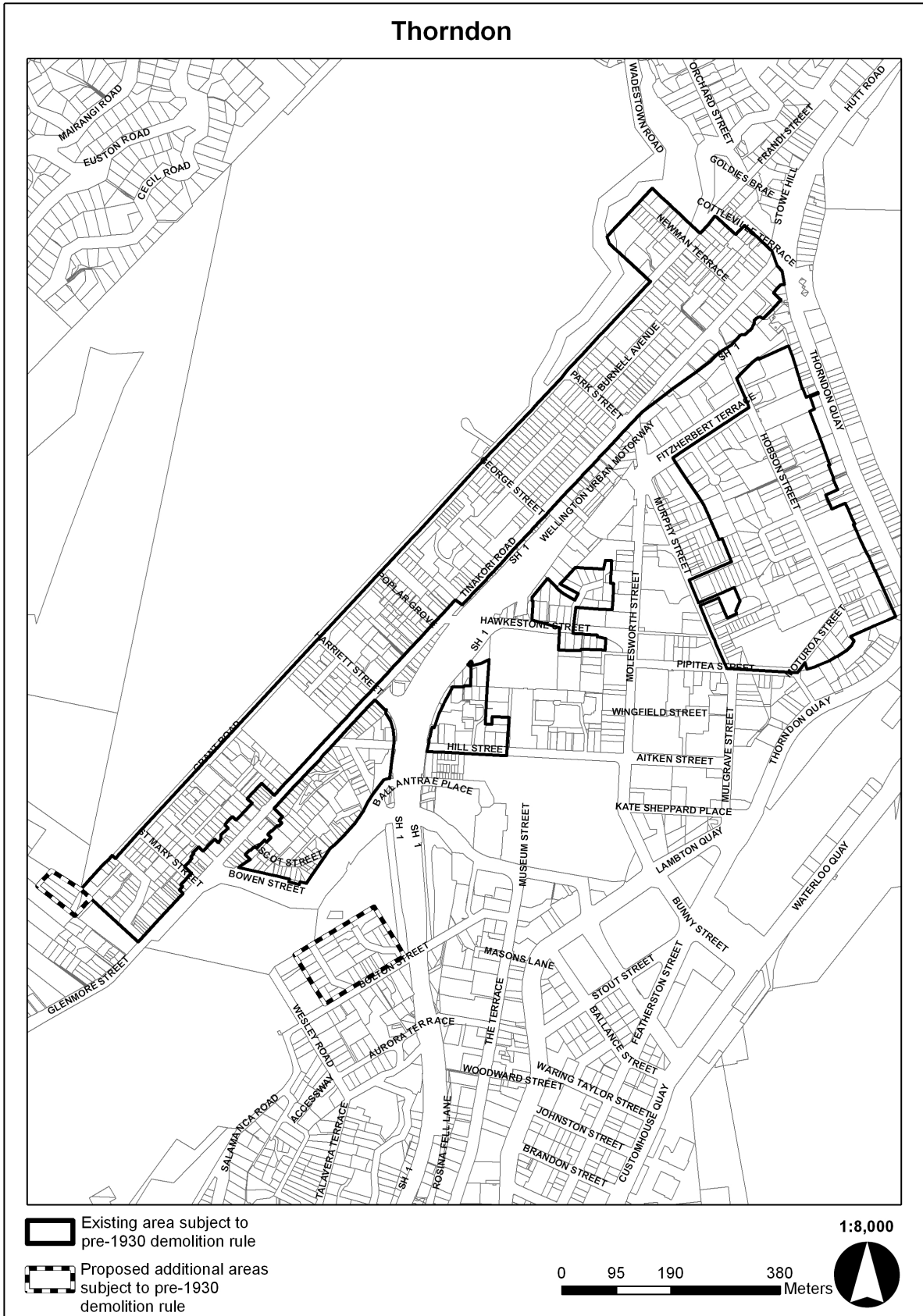




Appendix 1. Inner Residential Area where pre-1930's demolition controls apply




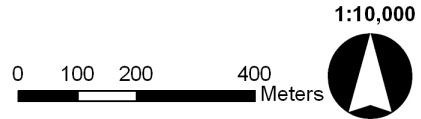


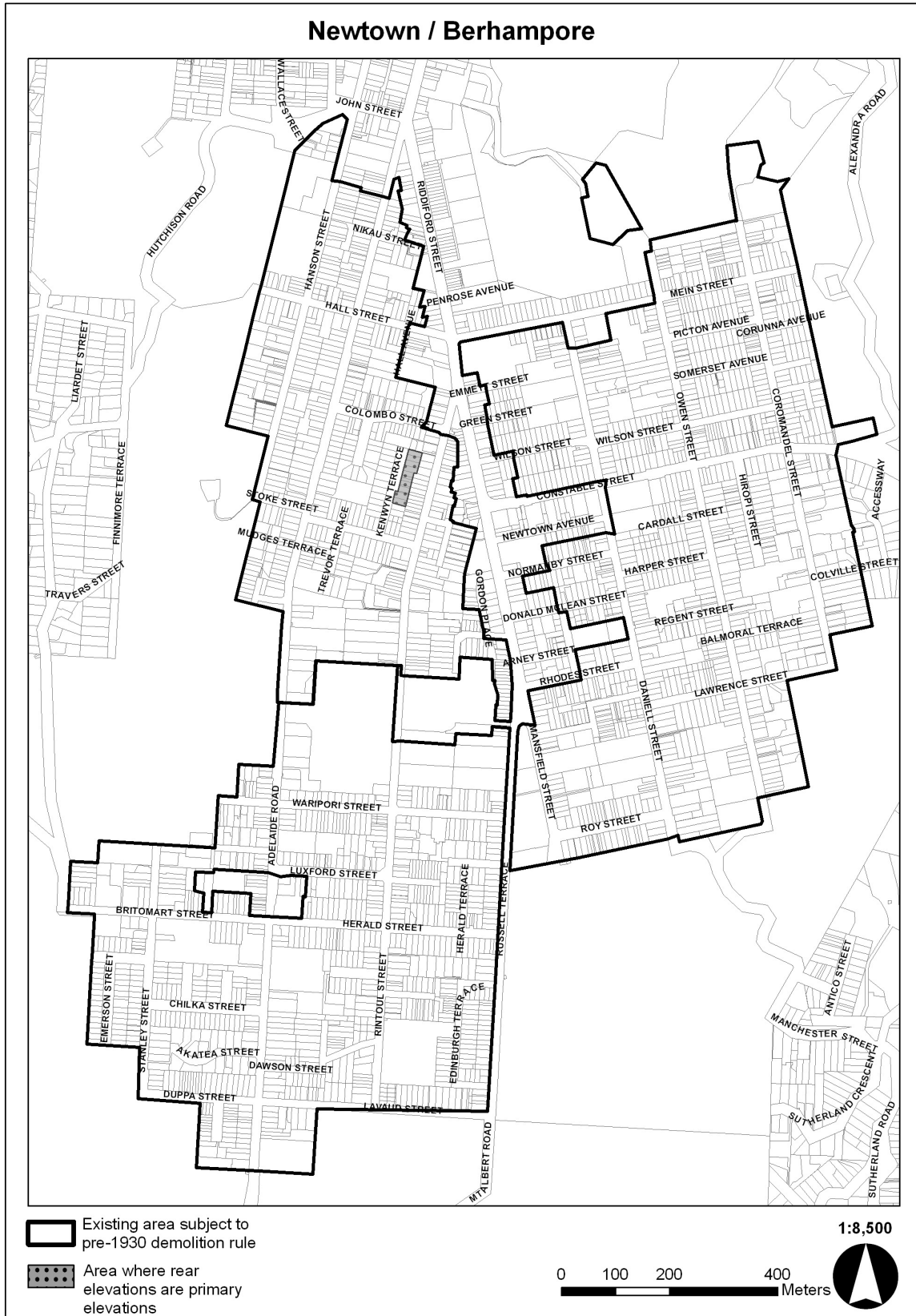
Mt Victoria / Mt Cook



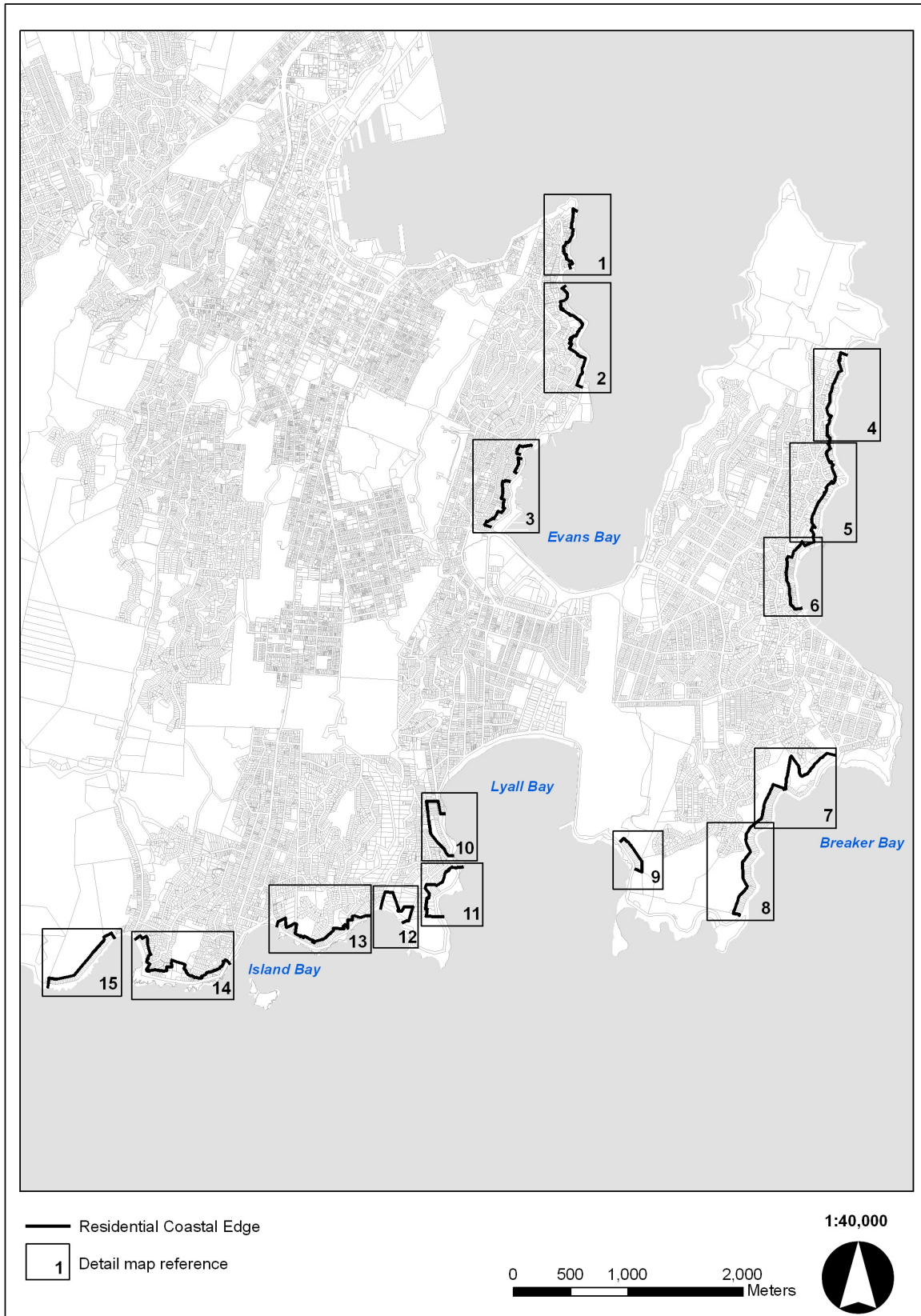
-  Existing area subject to pre-1930 demolition rule
-  Proposed additional areas subject to pre-1930 demolition rule

-  Area where rear elevations are primary elevations

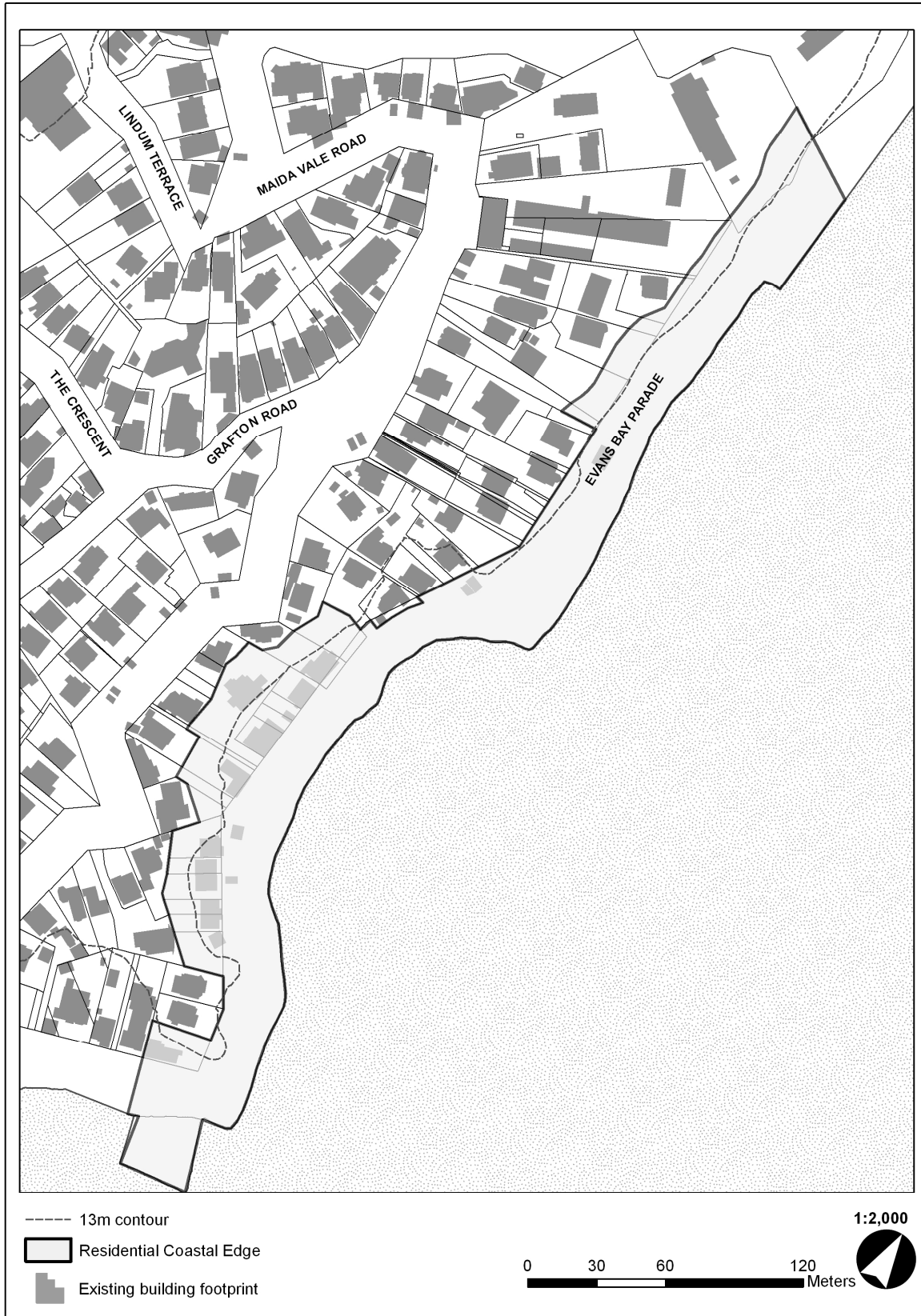




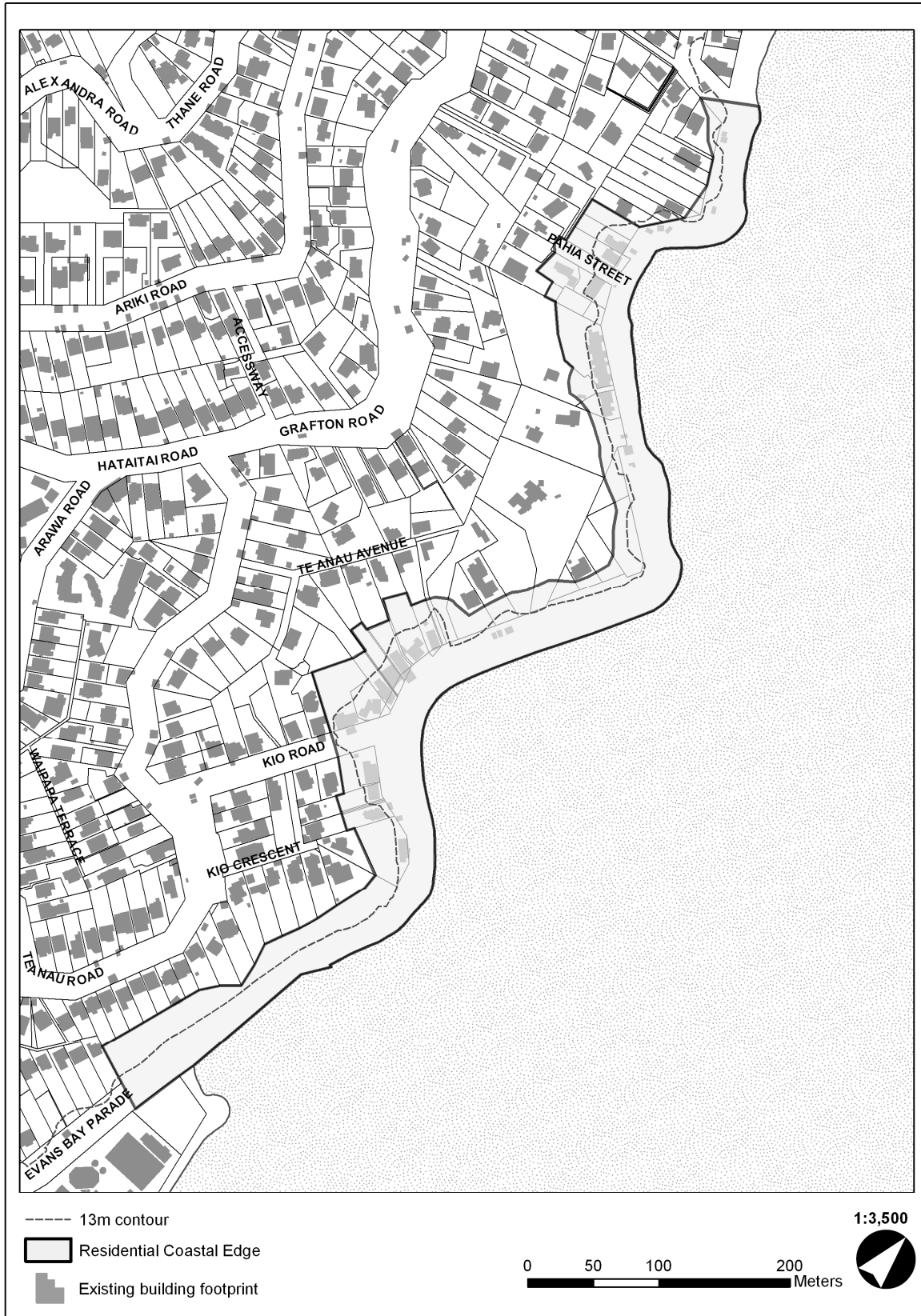
Appendix 2. Residential Coastal Edge



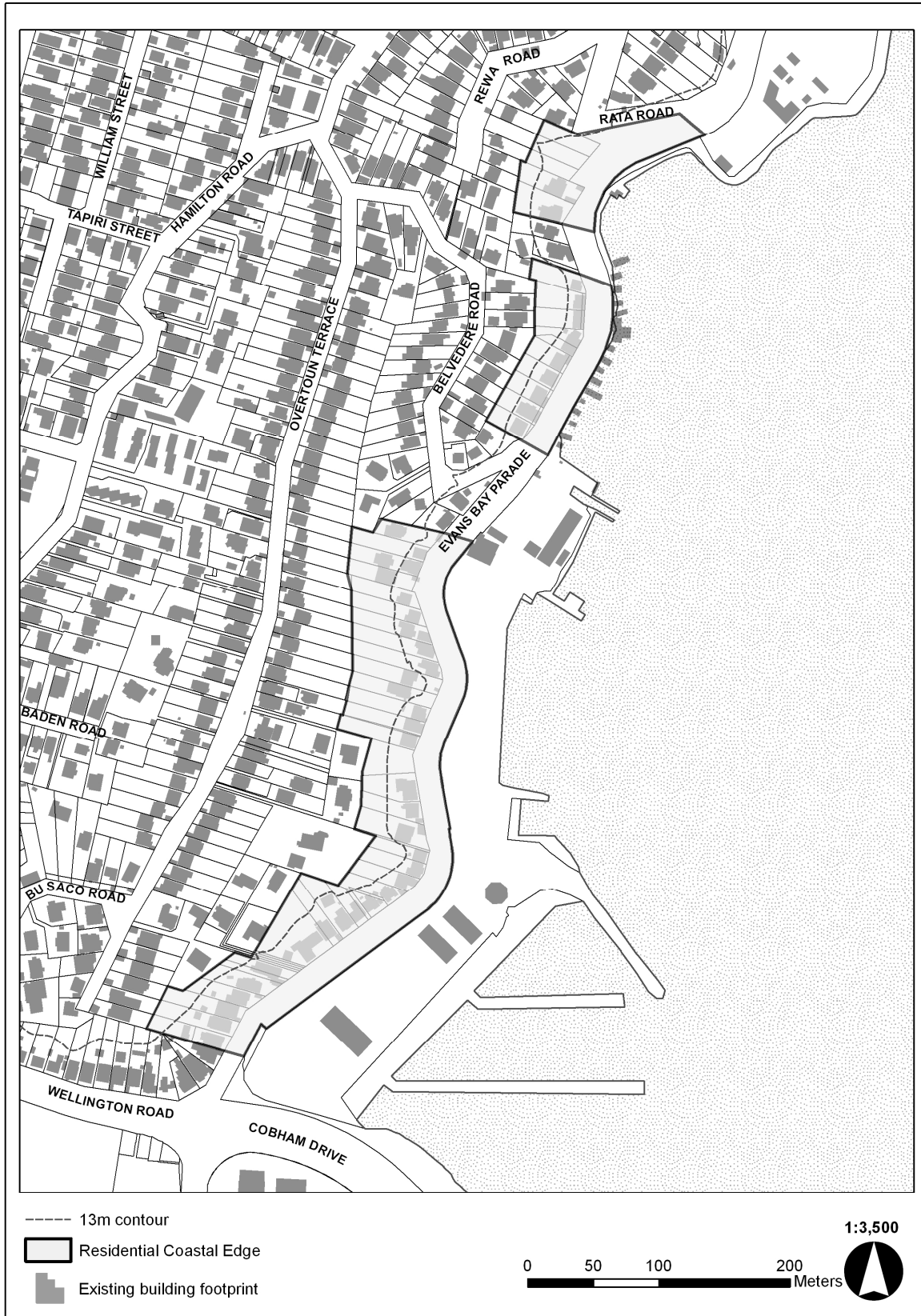
Appendix 2. Residential Coastal Edge - N^o CE1



Appendix 2. Residential Coastal Edge - N^o CE2



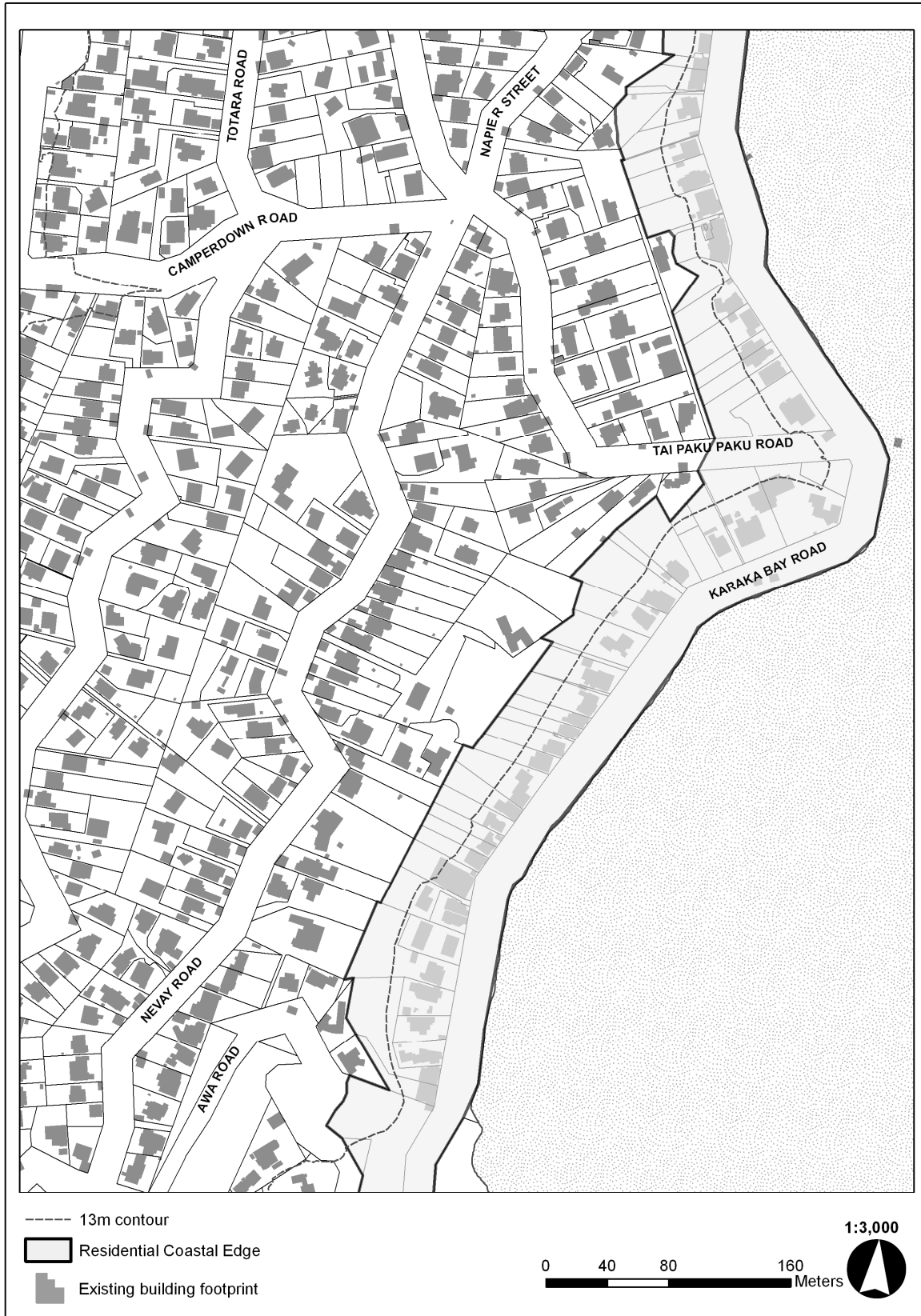
Appendix 2. Residential Coastal Edge - N^o CE3



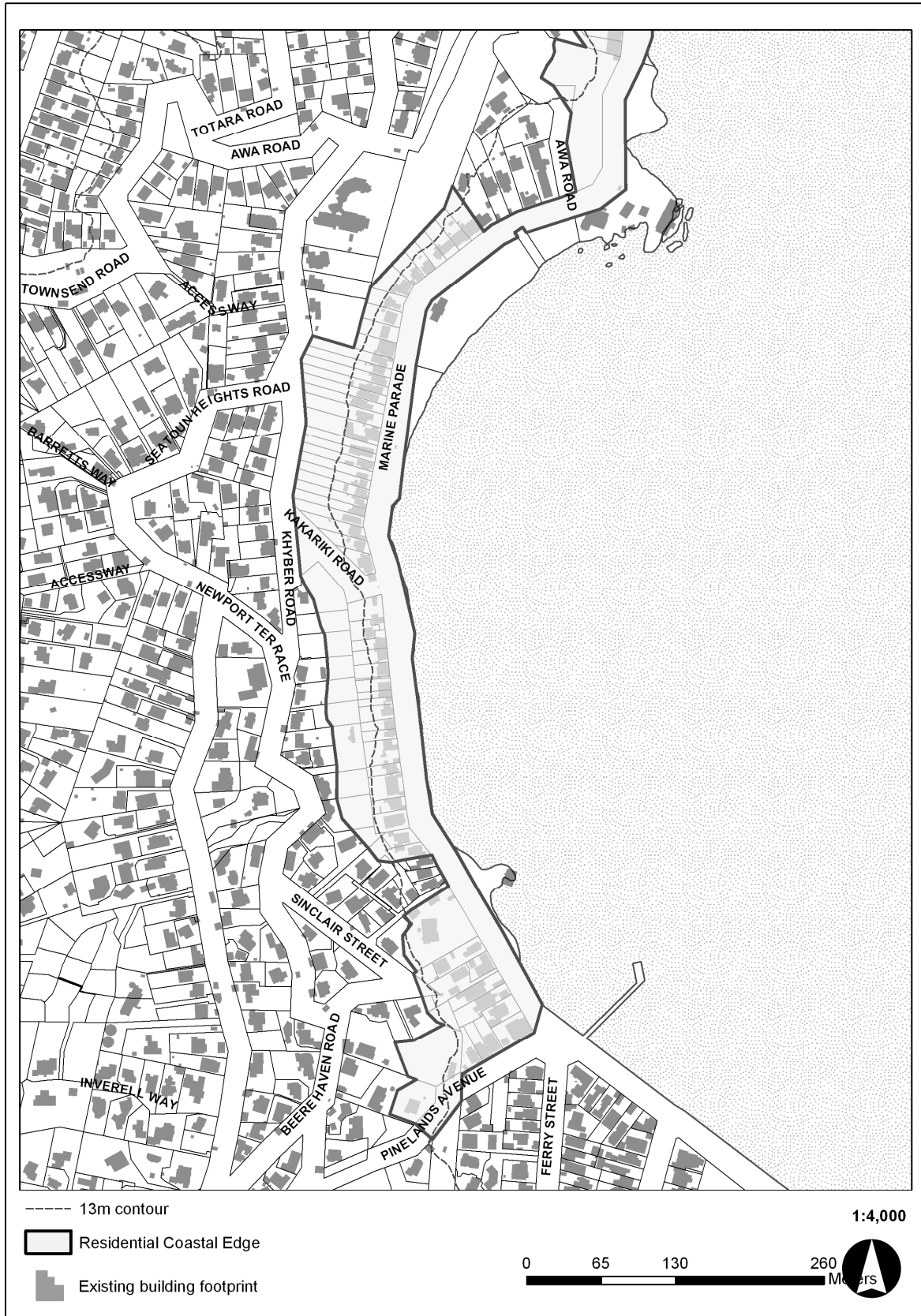
Appendix 2. Residential Coastal Edge - N^o CE4



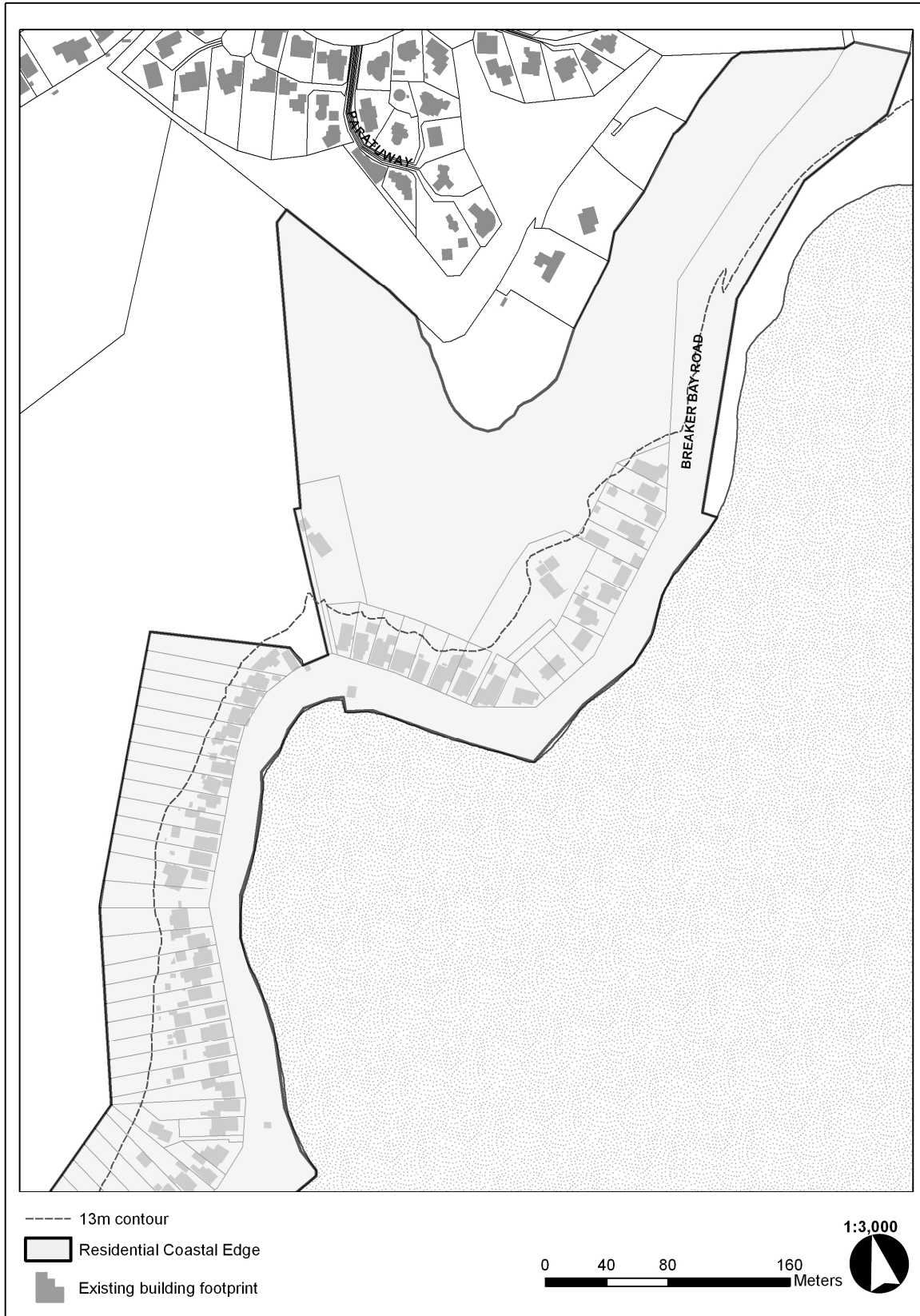
Appendix 2. Residential Coastal Edge - N^o CE5



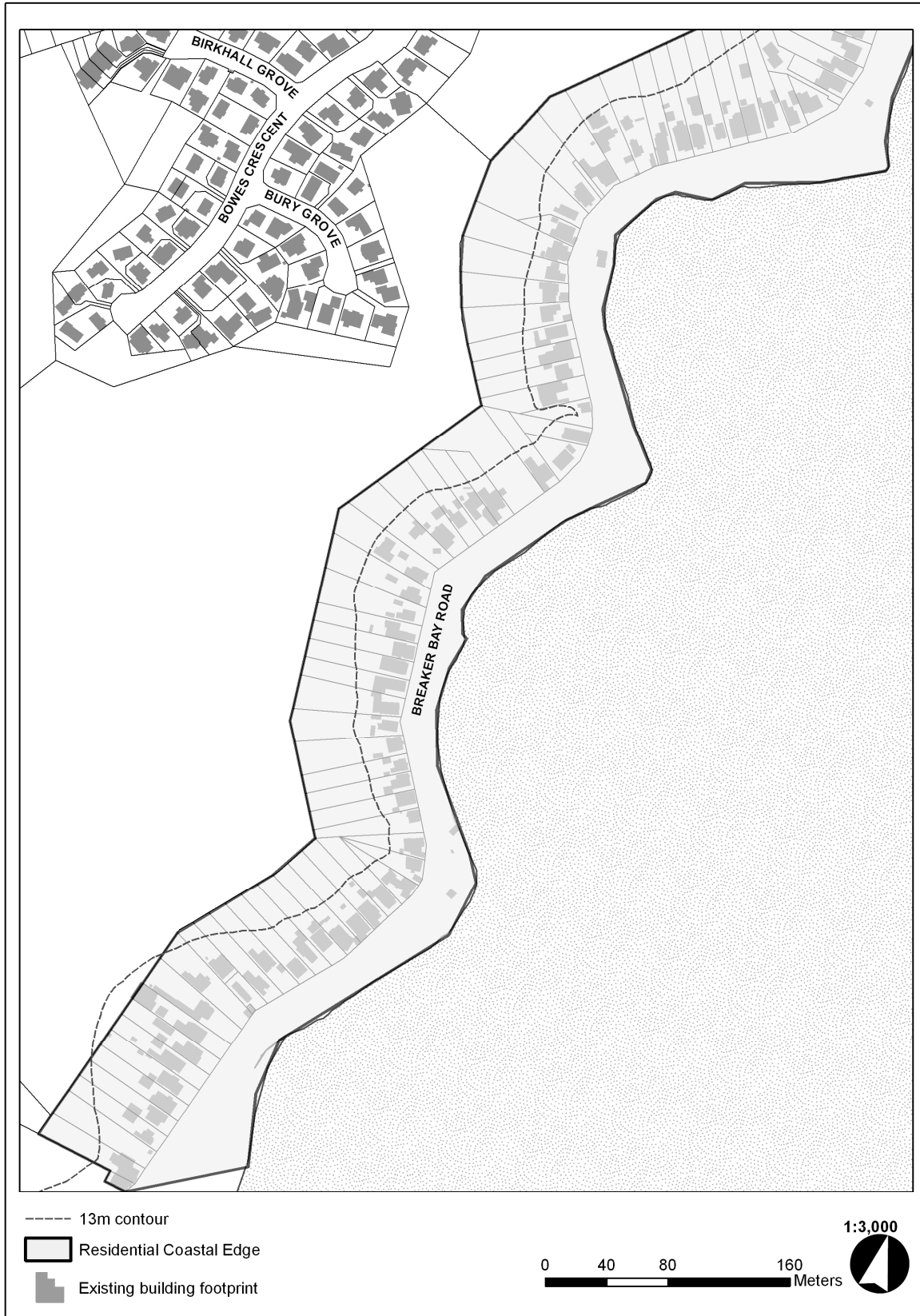
Appendix 2. Residential Coastal Edge - N^o CE6



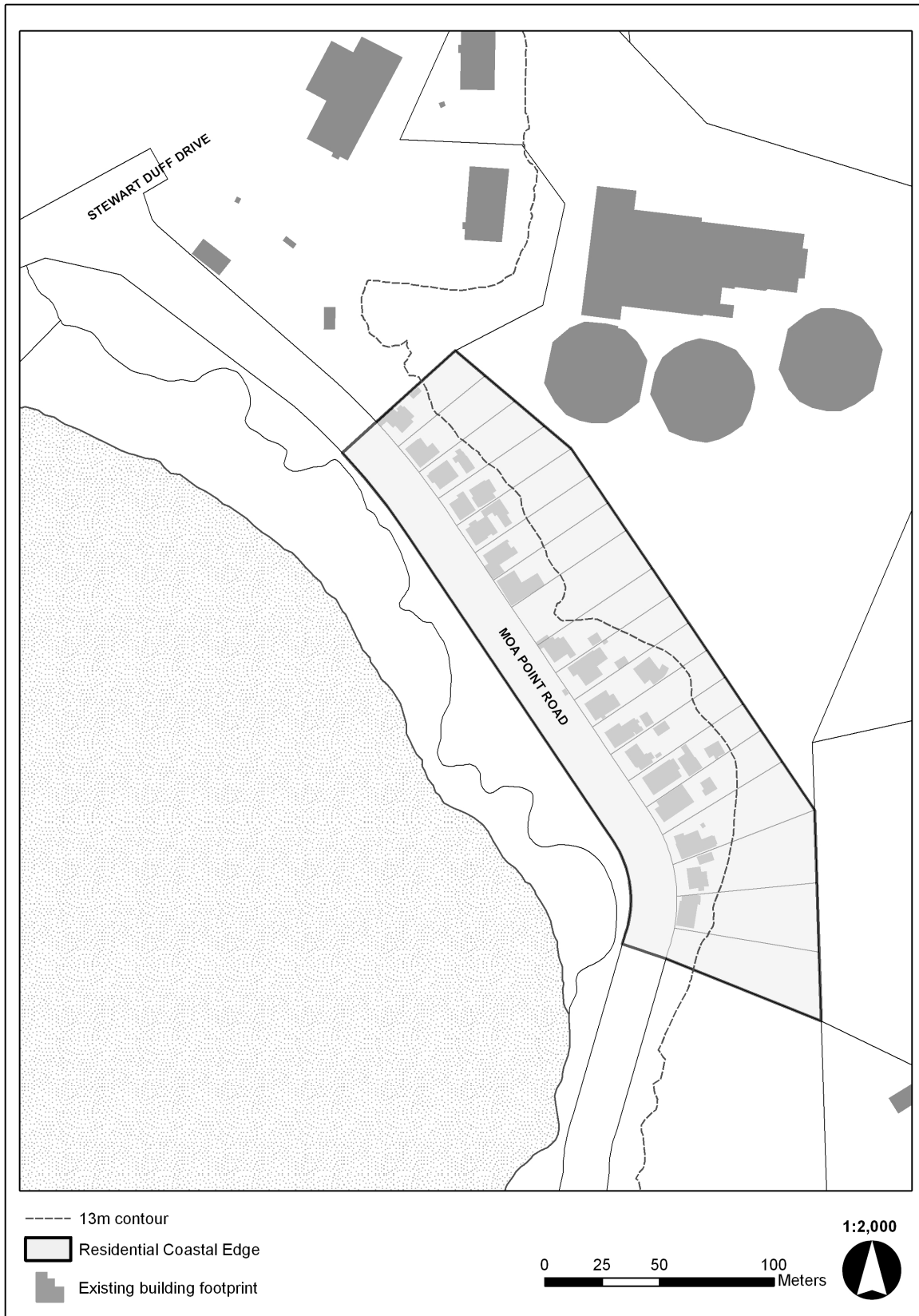
Appendix 2. Residential Coastal Edge - N^o CE7



Appendix 2. Residential Coastal Edge - N^o CE8



Appendix 2. Residential Coastal Edge - N^o CE9



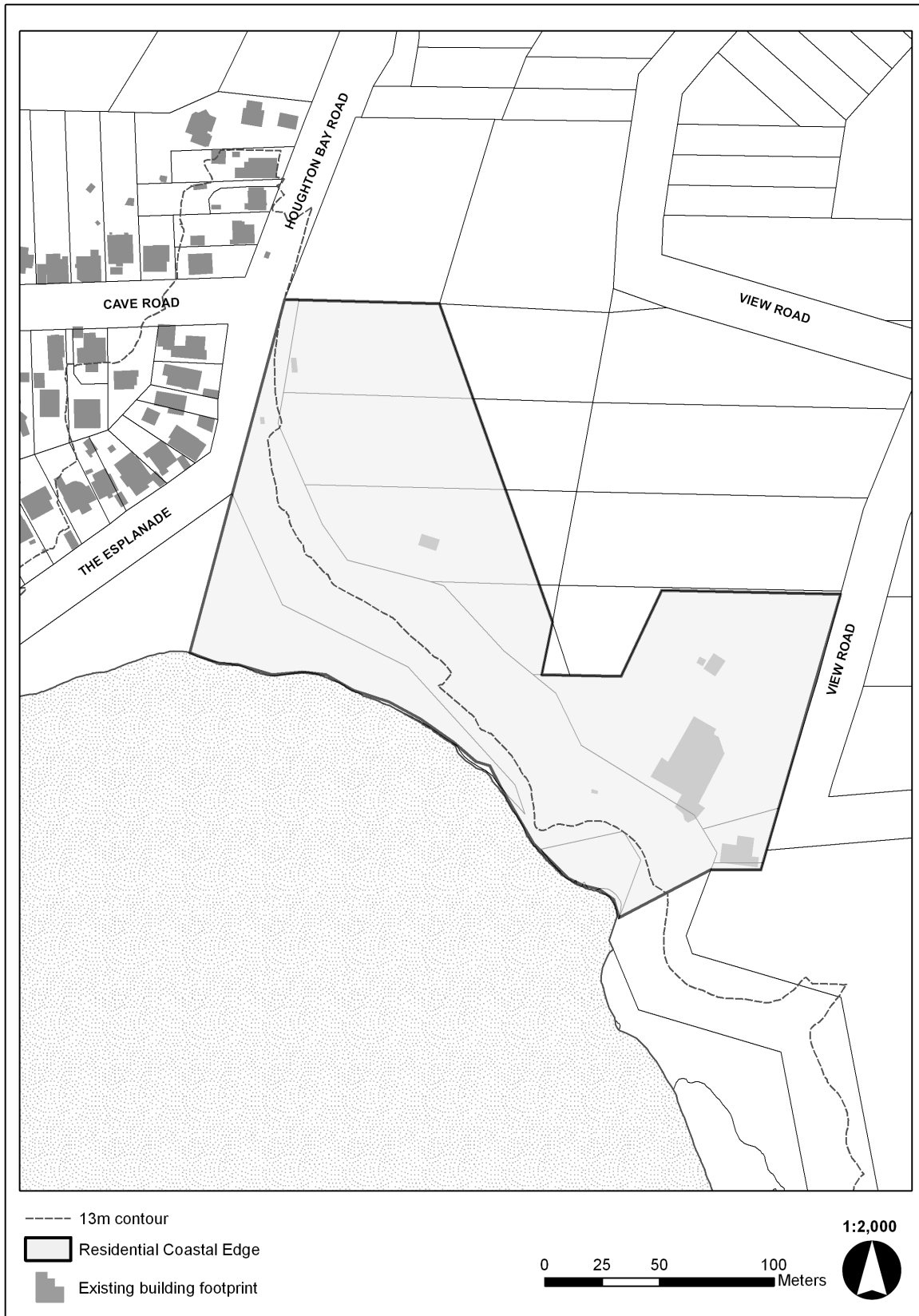
Appendix 2. Residential Coastal Edge - N^o CE10



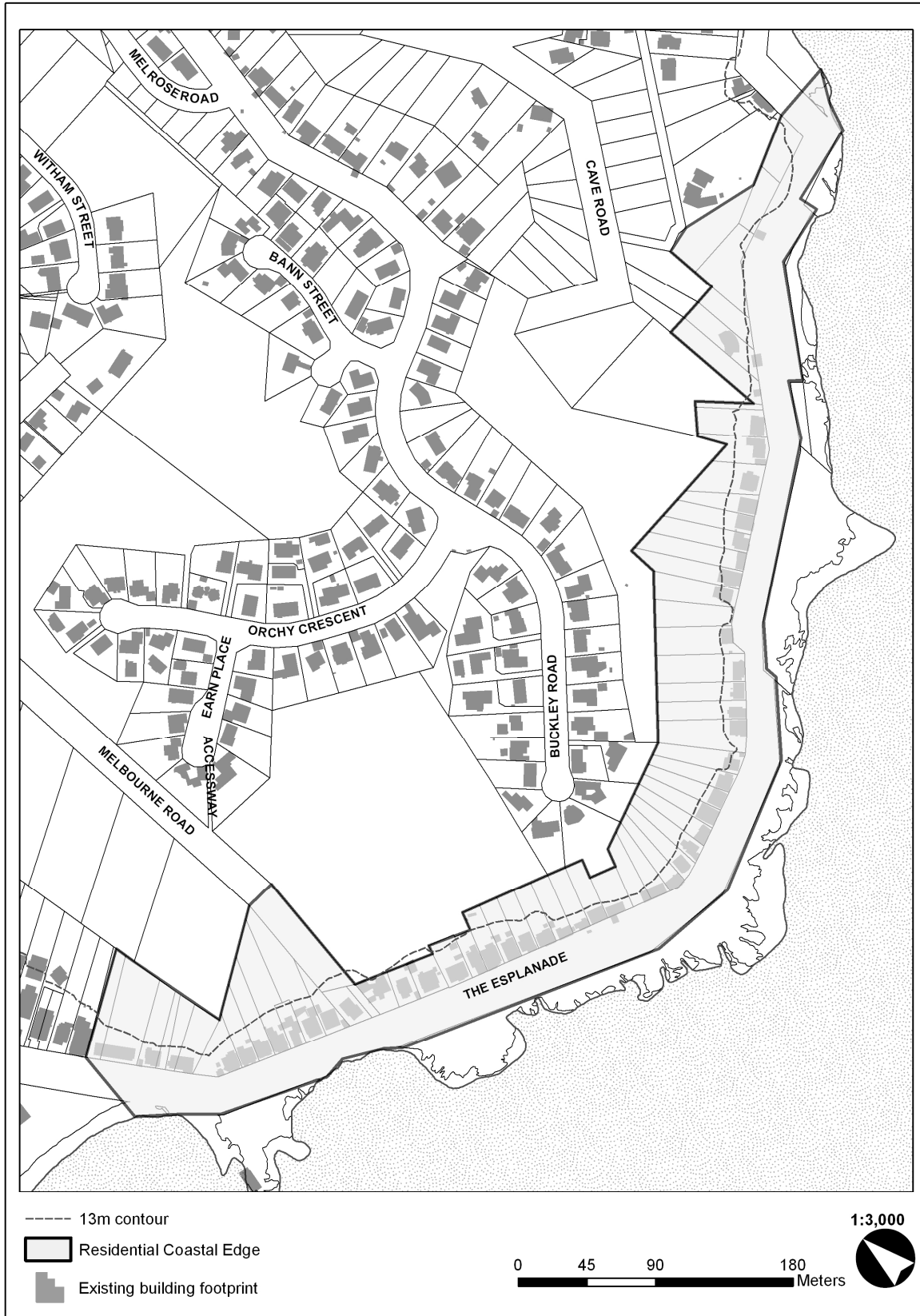
Appendix 2. Residential Coastal Edge - N° CE11



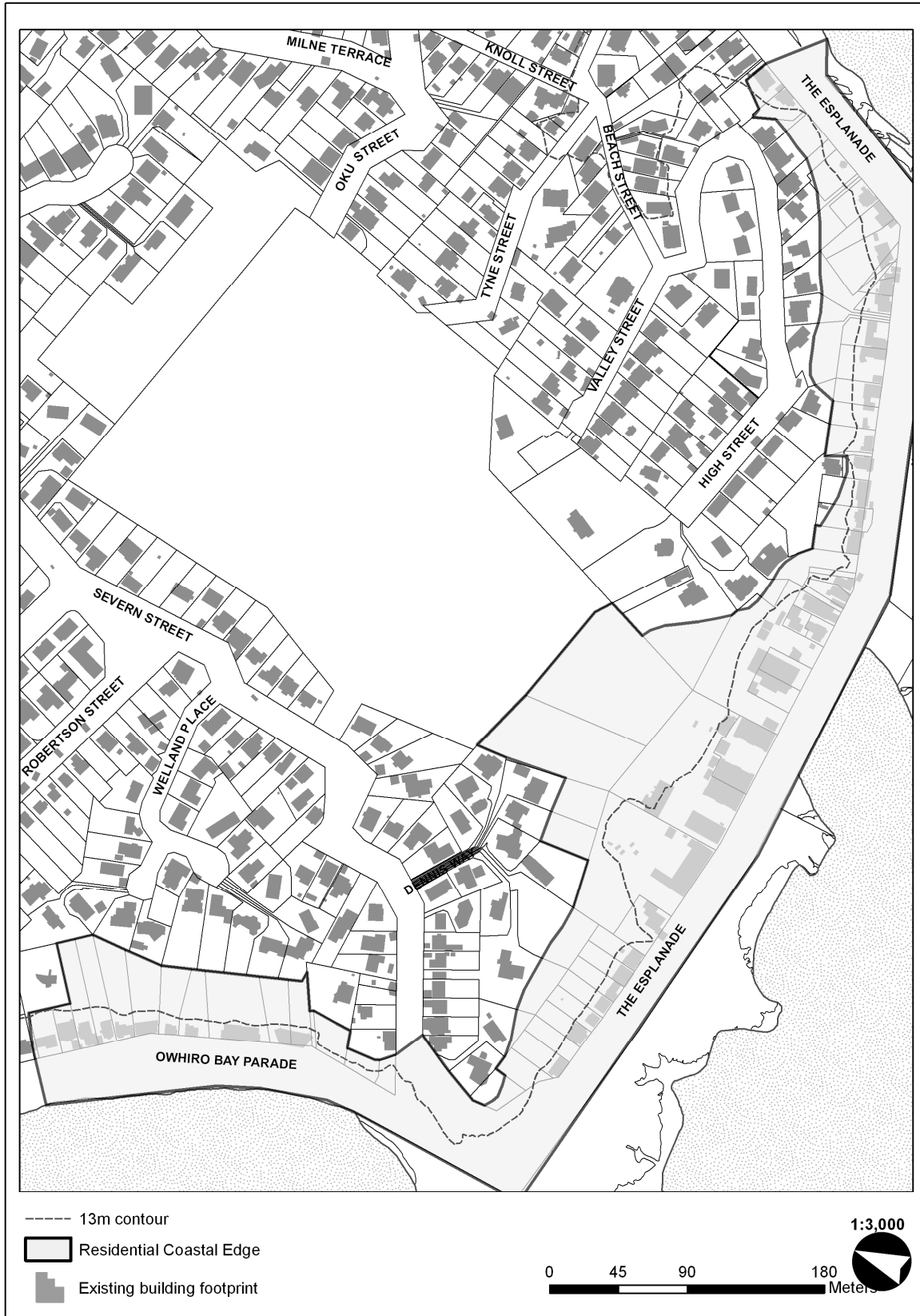
Appendix 2. Residential Coastal Edge - N^o CE12



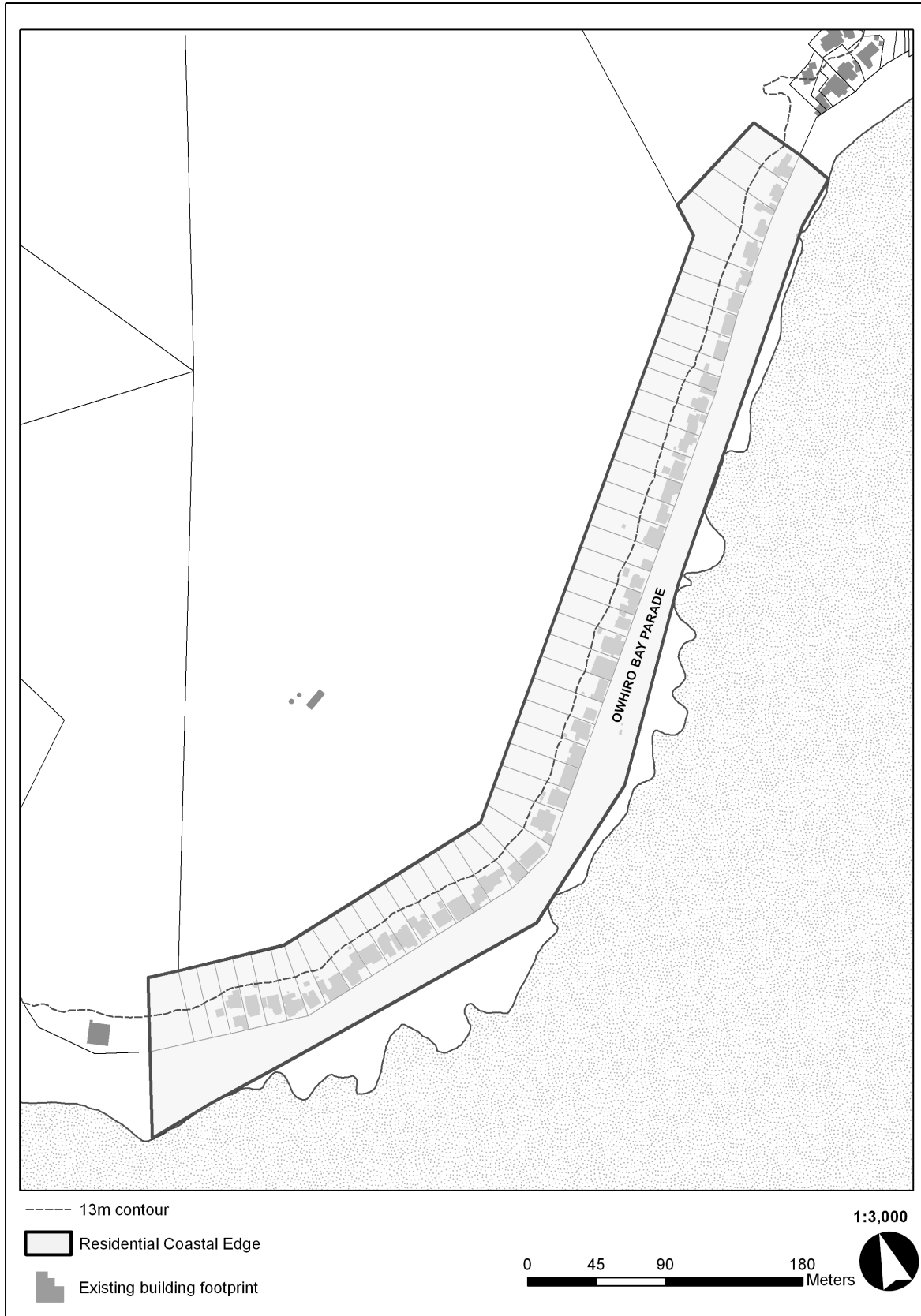
Appendix 2. Residential Coastal Edge - N^o CE13



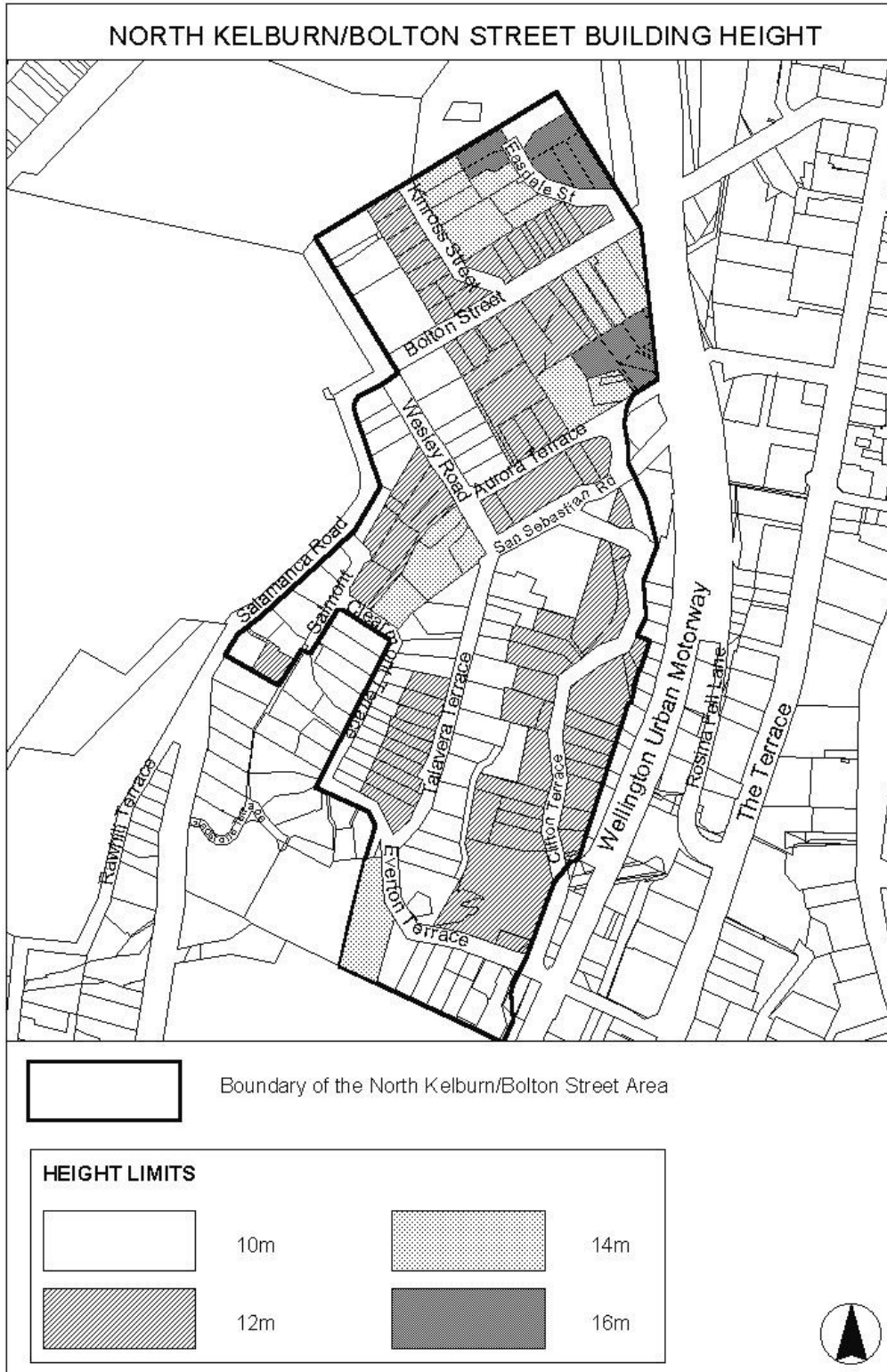
Appendix 2. Residential Coastal Edge - N^o CE14



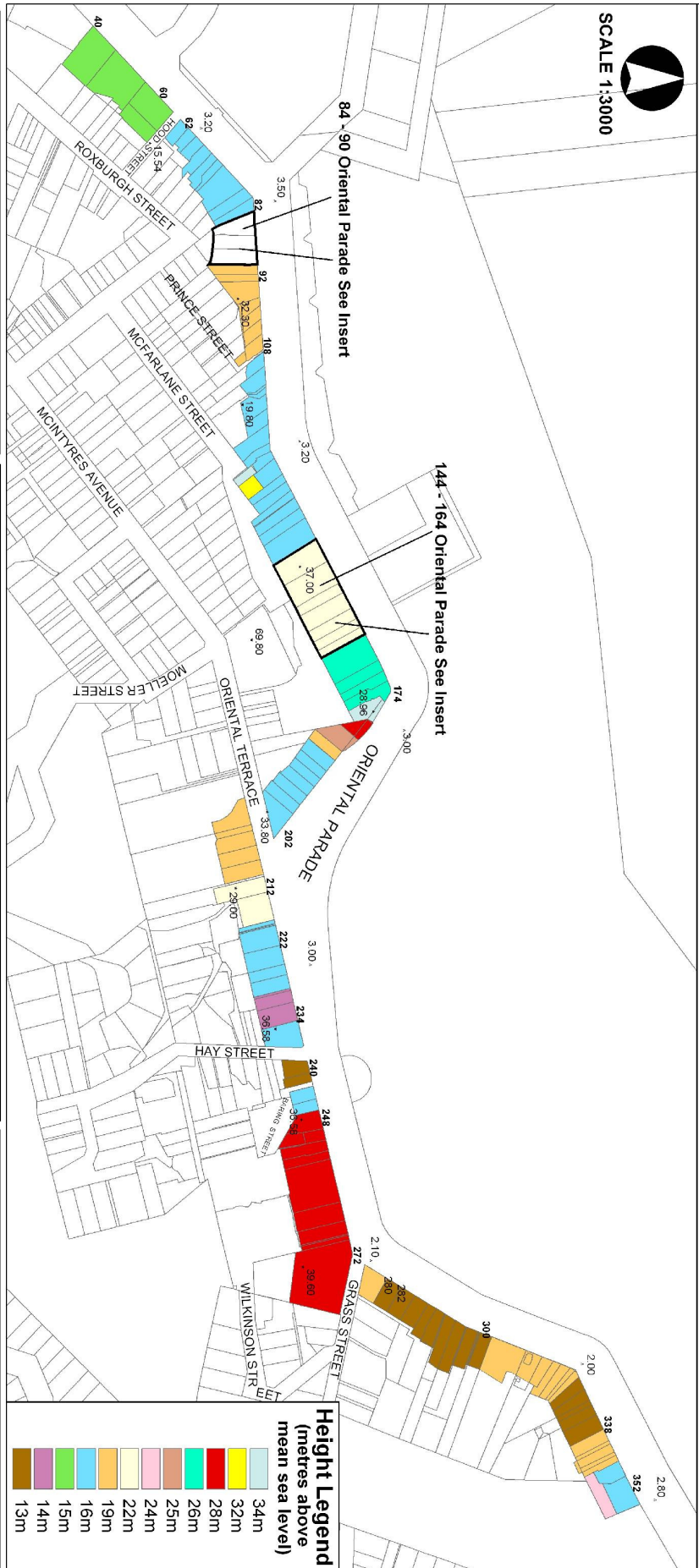
Appendix 2. Residential Coastal Edge - N^o CE15



Appendix 3. North Kelburn/Bolton Street Building Height

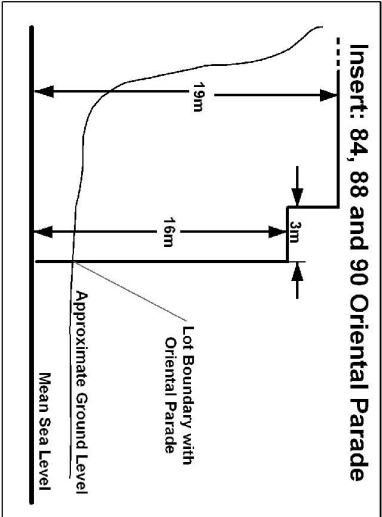


APPENDIX 4, CHAPTER 5: ORIENTAL BAY HEIGHT AREA



Height Legend (metres above mean sea level)

| | |
|-------------|-----|
| Light Blue | 34m |
| Yellow | 32m |
| Light Green | 28m |
| Red | 26m |
| Light Blue | 25m |
| Light Green | 24m |
| Light Blue | 22m |
| Light Green | 19m |
| Light Blue | 16m |
| Light Green | 15m |
| Light Blue | 14m |
| Light Green | 13m |

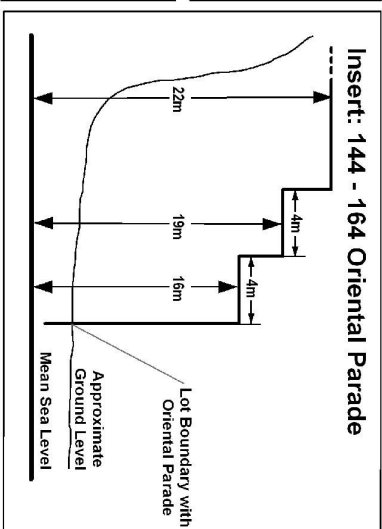


Explanation:

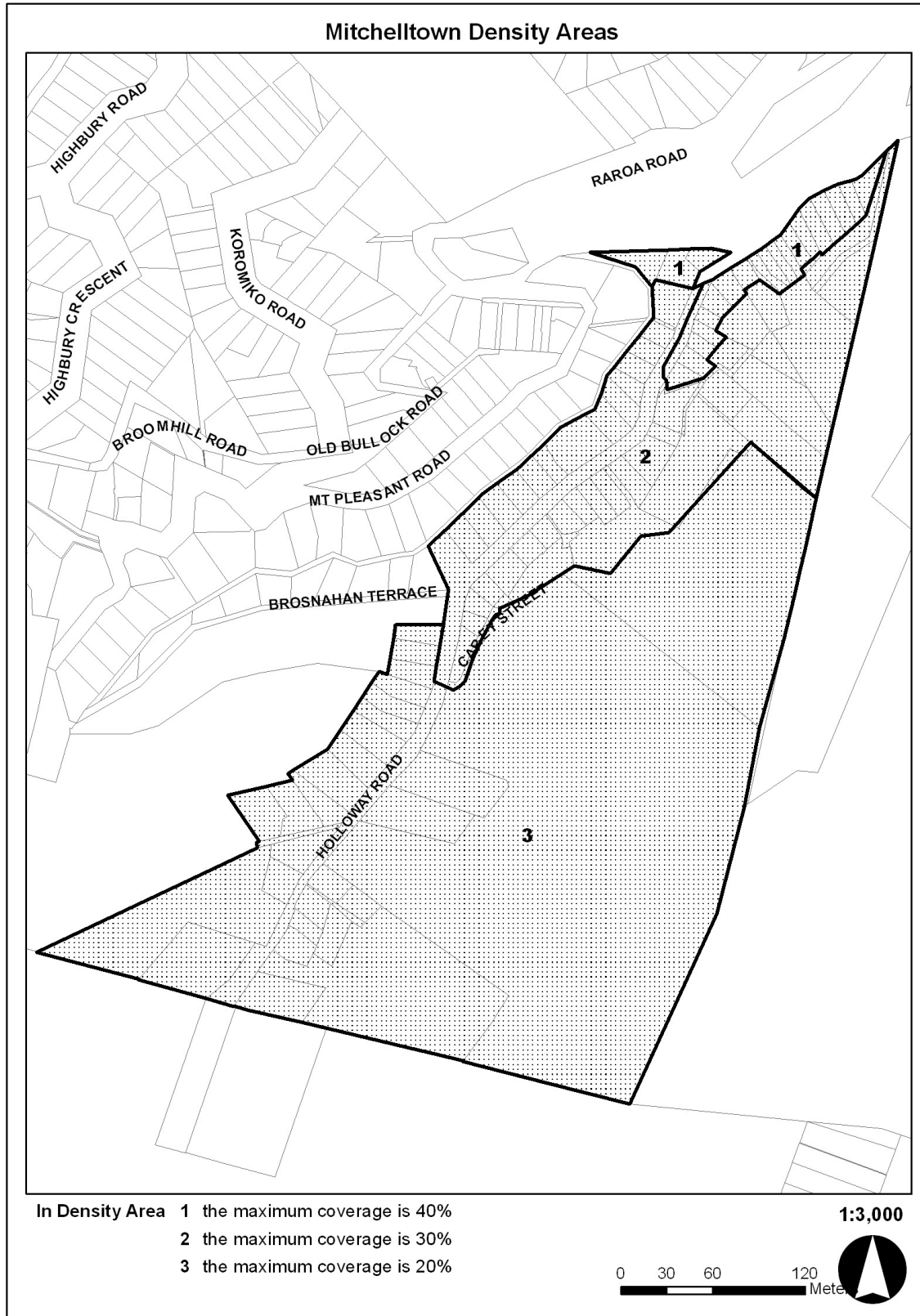
- ▲ Spot Ground Level Height (approximate - metres above mean sea level)
- * Spot Building Height (approximate - highest point, in metres, above sea level)

Note:
Property numbers and approximate spot heights are for guidance only. They do not form part of the District Plan

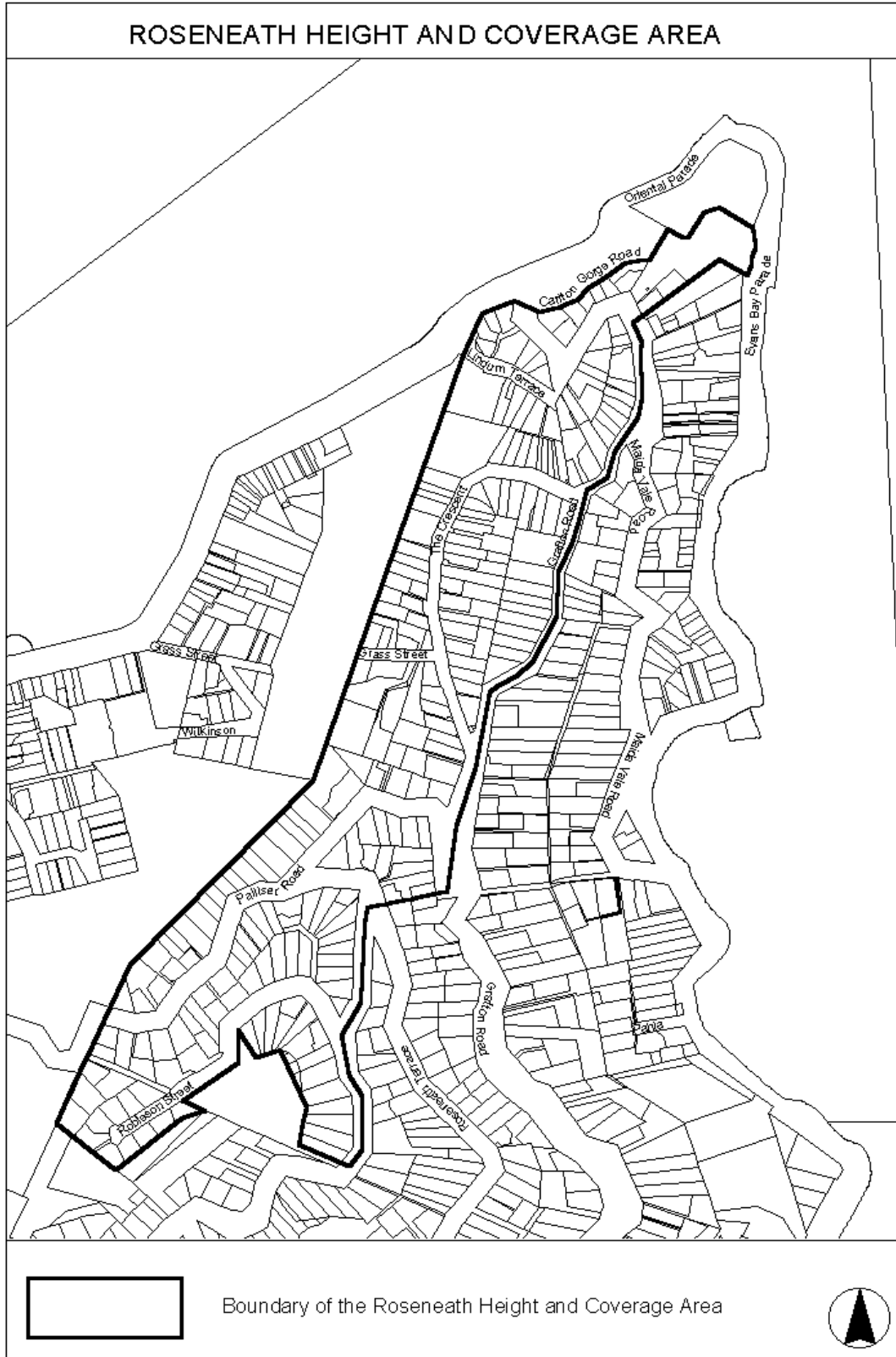
84, 88, 90 Oriental Terrace
In respect of 84, 88, and 90 Oriental Terrace, the maximum building height shall be 19m above mean sea level except that, on the first 3m of land in from the Oriental Parade street frontage, no part of a structure may be higher than 16m above mean sea level. At the Oriental Parade street frontage there must be a 3m horizontal setback at 16m above mean sea level if a building is to exceed that height.



Appendix 5. Mitchelltown Density Area



Appendix 6. Roseneath Height and Coverage Area



Appendix 7. Particular provisions for the land described as Lot 1 DP 29604, CT 49D/212 (Wellington Registry) off the end of Silverstream Road, Ngaio

The following provisions were the result of settling the District Plan reference filed by Pavan Lands Limited (RMA 586/96) by Environment Court Consent Order dated 20/08/98.

1. Rules ~~5.2.3~~ and 5.2.4 of the Plan (relating to controlled subdivision) shall not apply and the following rule will apply:

All subdivision on the land which is not a Permitted Activity shall be a Discretionary (Unrestricted) Activity.

2. Rule ~~19B.1.1~~ 30.1.1 of the Plan (relating to earthworks) shall not apply and the following rule will apply:

All earthworks and associated structures, which are not a Permitted Activity will be a Discretionary Activity (Restricted) in respect of:

1. earthworks stability
2. erosion, dust and sediment
3. flooding hazard
4. earthworks associated with streams and wetlands
5. Visual amenity – general
6. Transport of material
7. The effects on any water body or coastal water arising from contaminants associated with earthworks
8. Erosion, falling debris, subsidence, slippage, or inundation from any source.

Non-notification

There will be no express provision to enable applications to be considered without the need to obtain the written approval of affected persons.

Assessment Criteria

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

9. The extent to which the earthworks and any associated structures will meet Policies 29.2.1.1 to 29.2.1.6, and 29.2.1.9 to 29.2.1.11, ~~19A.2.1.1 to 19A.2.1.6, and 19A.2.1.9.~~
10. Where the activity is within a Maori precinct, the outcome of consultation with tangata whenua and other Maori.
11. The extent to which any earthworks will cause adverse effects in terms of erosion, falling debris, subsidence, slippage or inundation from any source.

Policy ~~19A.29.2.1.32~~ is designed to ensure that any earthworks are properly engineered and will be safe. Council is also concerned that earthworks should not adversely affect existing land forms or detract from the amenities of an area. Discretionary control has therefore been imposed so that any proposal may be evaluated.

With regard to the land situated in Silverstream Road, and more particularly described as Lot 1 on Deposited Plan 29604, CT 49D/212 (Wellington Registry), earthworks must be carefully considered through the resource

consent process to ensure that any adverse environmental effects, in particular land stability issues, are avoided, remedied or mitigated.

Appendix 8. Particular Provisions for the Land described as Lot 2 DP 71465 on CT 40D/667 off Stockden Place and Lot 3 DP 71465 on CT 40D/668 and Lot 33 DP 1022 Section 39 Karori District on CT A2/321, off Allanbrooke Place

The following provisions were the result of settling the District Plan reference filed by Briar Homes Limited (RMA 607/96) by Environment Court Consent Order dated 19/08/98.

For the land off Stockden Place (Currently being Lot 2 DP 71465 on CT 40D/667):

- (a) The rules in Chapter 5 will apply to area ‘A’ on the block of land off Stockden Place as shown on the map attached to this Appendix.
- (b) For the area ‘B’ on the block of land off Stockden Place, as shown on the map attached to this appendix, being all that land outside the building line restriction, the following rules will apply:

The construction, alteration of, and addition to residential buildings, including accessory buildings on area B are Discretionary Activities (Restricted) in respect of:

- the visual effect of buildings on the ridgeline (the ridgeline is identified on the map attached).

Non-notification

The written approval of affected persons will not be necessary in respect of the above item. [Notice of applications need not be served on affected persons]¹ and applications need not be notified.

Standards and Terms

This activity must comply with all the standards for activities in 5.6.1, 5.6.2 and 5.6.3. If the activity exceeds the standard in 5.6.1, 5.6.2 and 5.6.3 then rules 5.3.1 and 5.3.9 shall apply.

Assessment Criteria

In determining whether or not to grant consent and what conditions, if any, to impose, Council with have regard to the following criteria:

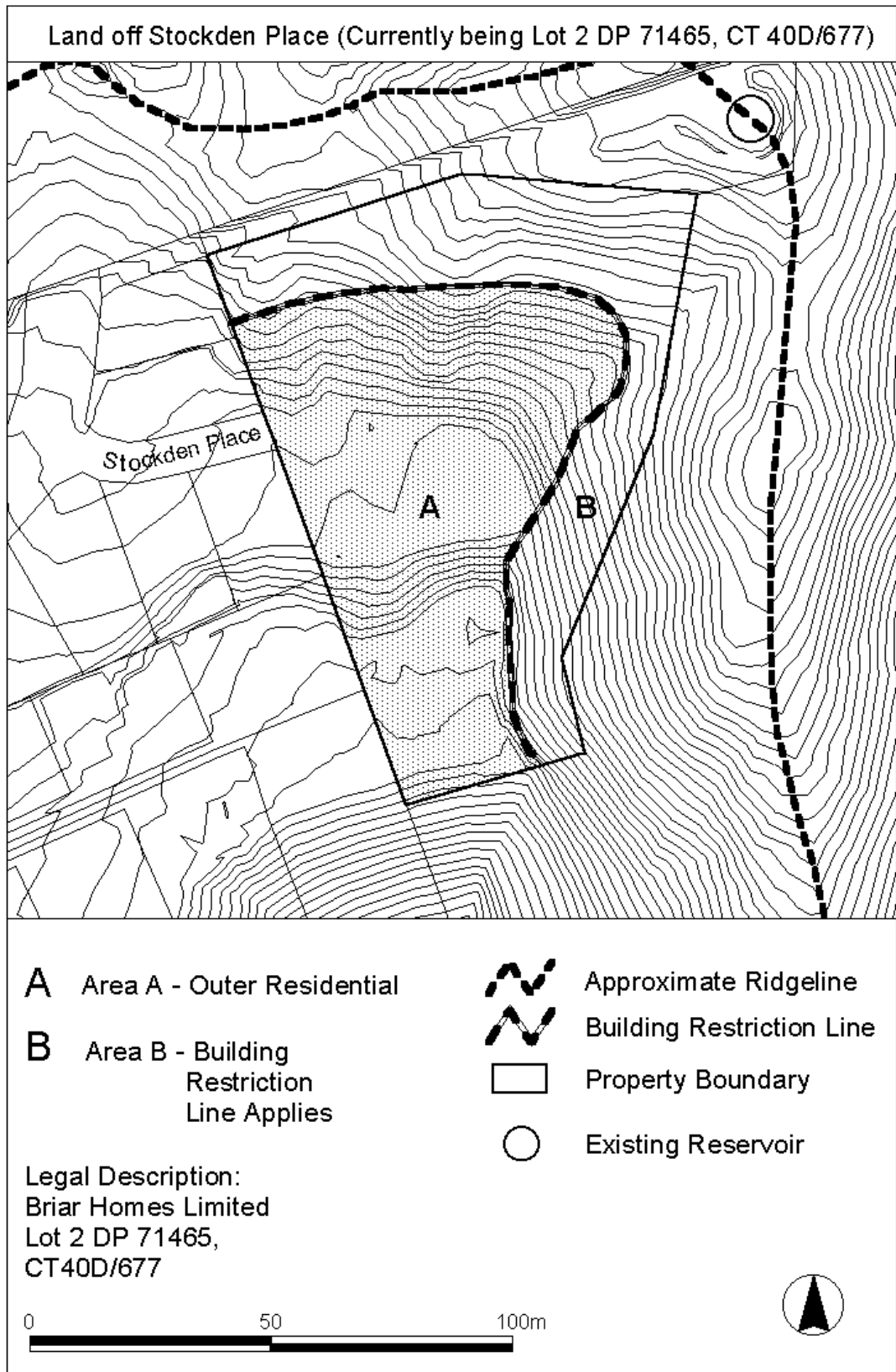
- whether the building will adversely affect the landscape value of the ridgeline.

For the land off Allanbrooke Place currently being Lot 3 DP 71465 on CT 40D/668 and Lot 33 DP 1022, Section 39 Karori District on CT A2/321:

Rule 5.2.4 relating to subdivision as a Controlled Activity does not apply and all subdivision which is not a Permitted Activity will be a Discretionary Activity (Unrestricted).

The following additional assessment criteria to rule 5.4.7 will apply:

- the extent to which the indigenous vegetation or landscape values will be adversely affected.



Appendix 9. Building Line Restriction – Section 105, Ohariu District CT 4A/80 (Wellington Registry) West of Cortina Avenue, Johnsonville

The following provisions were the result of settling the District Plan reference filed by James McDonnell Limited (RMA 485/96) by Environment Court Consent dated 19/10/98.

Introduction

Council is concerned that building on the site should not adversely affect the Open Space B area to the west of the site, particularly the significant ridgeline which is included in this area. Therefore, specific building restrictions are applied to the southern part of the site because buildings on this part of the site are likely to be the highest relative to the ridgeline.

On the remainder of the site specific height limitations have not been established because the steepness of the site is likely to ensure that buildings are constructed at lower elevations and views of the ridgeline will remain. Council will seek to maintain this situation.

The following rules will apply:

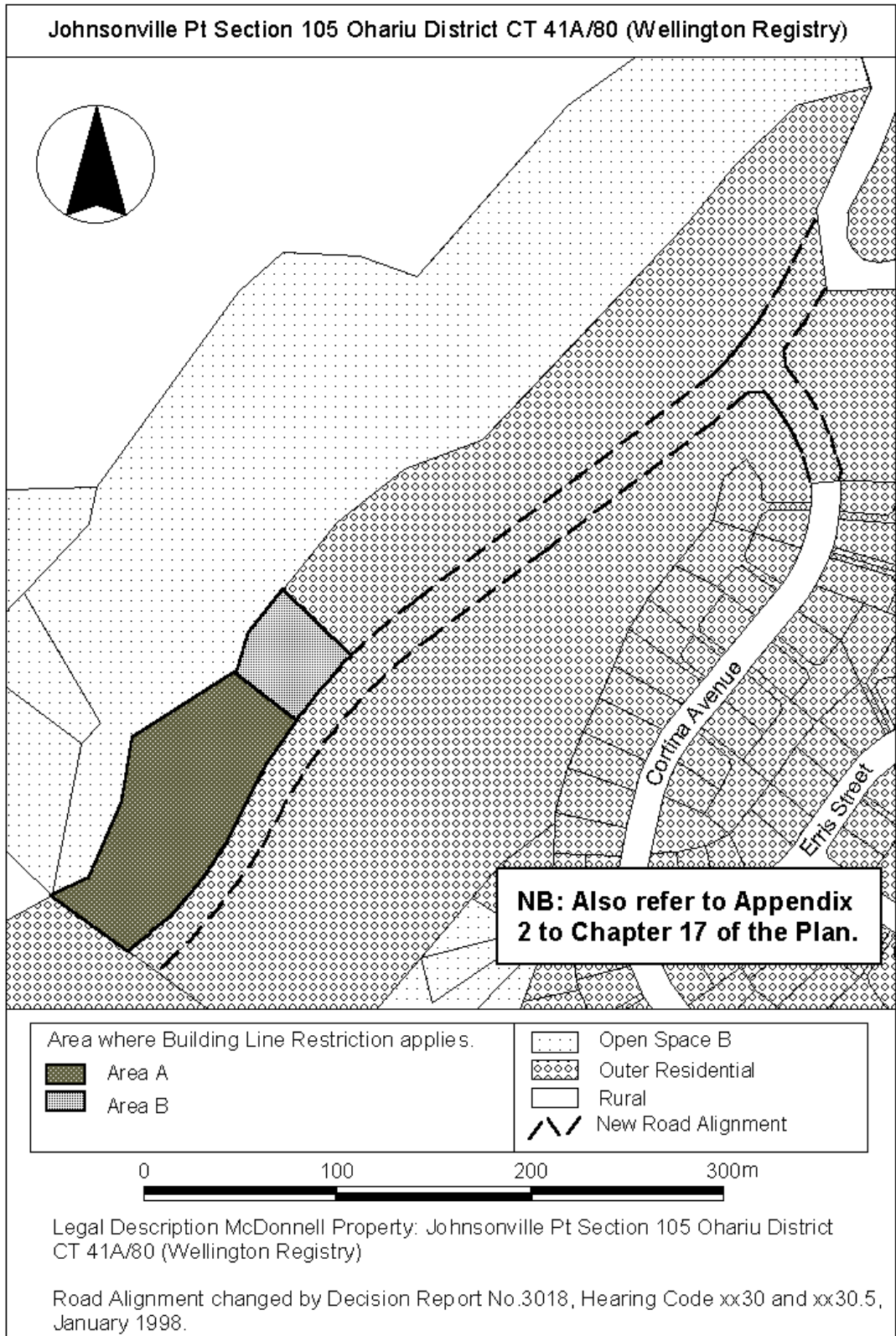
- Rule 5.1.7 of the District Plan applies together with the following additional standards:

On that part of section 105, Ohariu District, CT 4A/80 identified as Area A on the map which forms part of this appendix, the highest point of any building shall not exceed 243m above mean sea level.

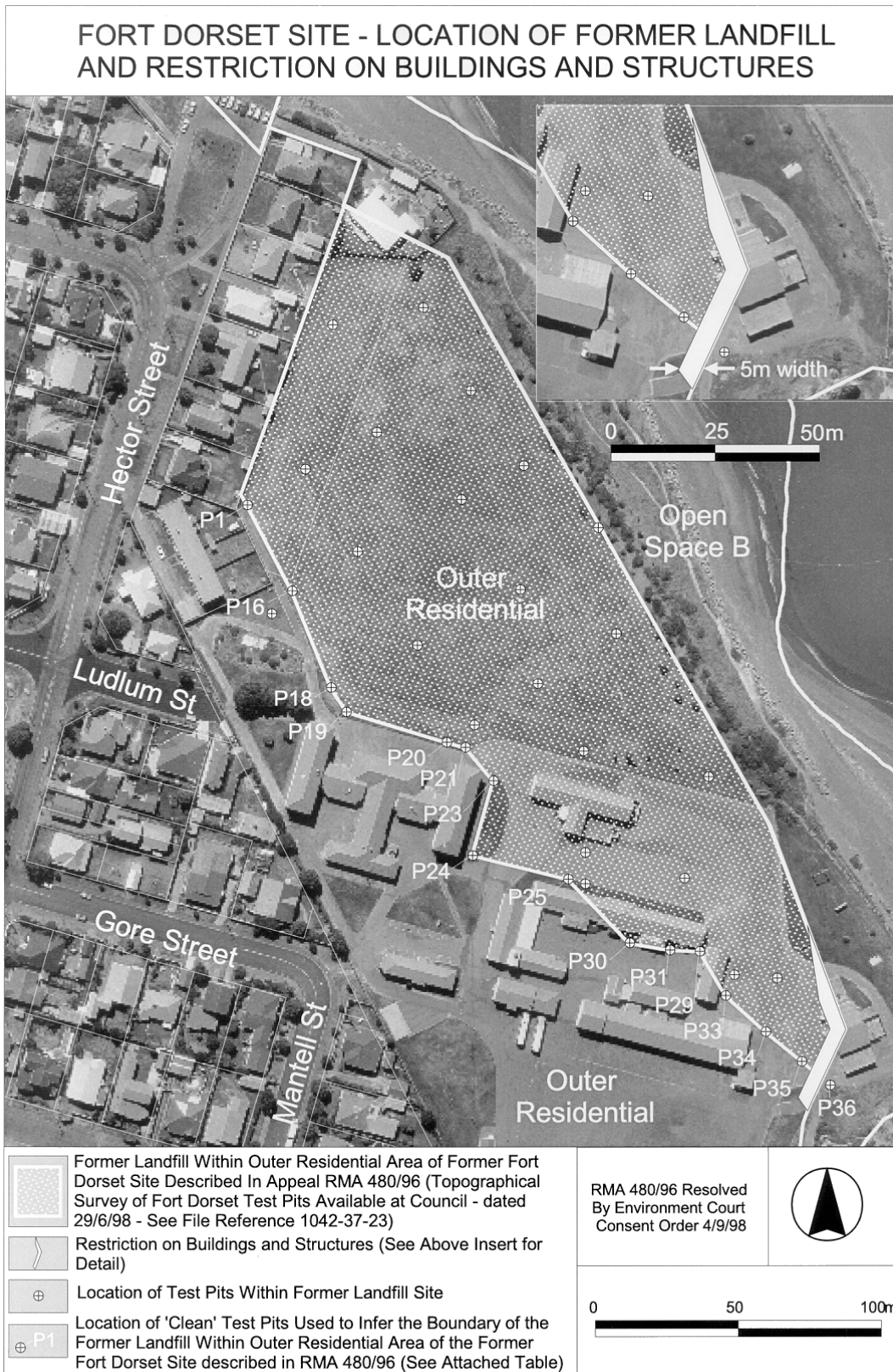
On that part of section 105, Ohariu District, CT 4A/80 identified as Area B on the map which forms part of this appendix, the highest point of any building shall not exceed 238m above mean sea level.

- Building which exceeds either of the height standards for area A or B set out immediately above (but which otherwise meets the conditions of rule 5.1.7) will be a Discretionary (Unrestricted) Activity. In determining whether to grant consent and what conditions, if any, to impose Council will have regard to the following criteria:

The extent to which any building will adversely affect the visual quality and natural character of the Open Space B land to the west of the site, particularly the extent to which any building will be visible above the ridgeline.



Appendix 10. Fort Dorset, Seatoun



NOTE: The following table identifies the location of all Test Pits identified on the previous map using New Zealand Map Grid Co-ordinates. The previous map identifies all of the following Test Pit locations.

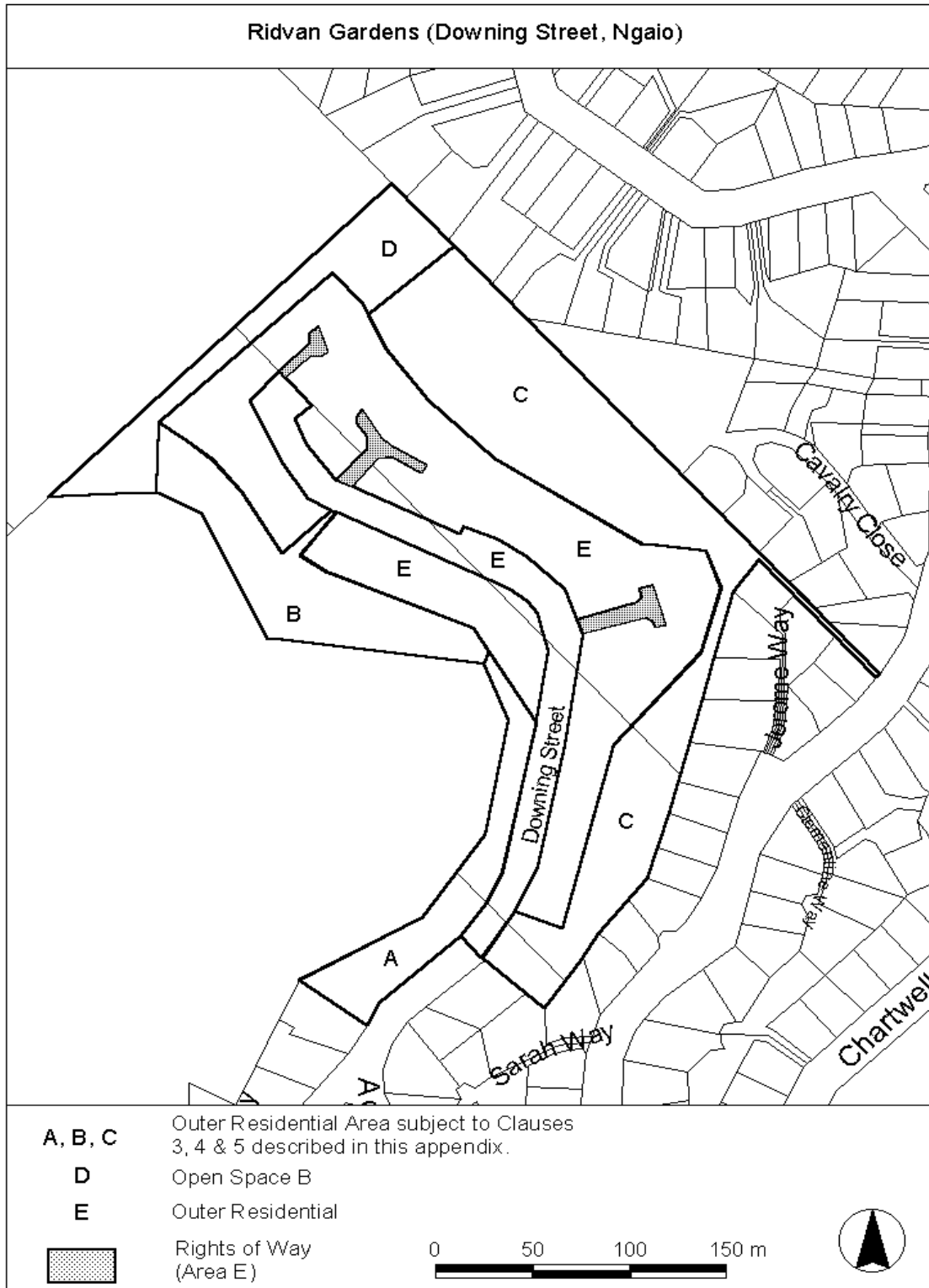
For the purposes of clarity only the ‘Clean’ Test Pits used to infer the boundary of Former Landfill within the Outer Residential Area of the Former Fort Dorset Site described in RMA 480/96 are numbered on the previous map. All of these Test Pit locations are identified and numbered in the Topographical Survey of Fort Dorset Test Pits (Available at Council - See File Reference 1042-37-23).

| Test Pit ID | X Co-ordinate | Y Co-ordinate |
|-------------|---------------|---------------|
| P1 | 2663654.7 | 5985332.8 |
| P2 | 2663716.1 | 5985401.6 |
| P3 | 2663732.7 | 5985372.7 |
| P4 | 2663751.2 | 5985346.6 |
| P5 | 2663777.2 | 5985324.7 |
| P6 | 2663783.5 | 5985287.6 |
| P7 | 2663772.2 | 5985246.1 |
| P8 | 2663756.2 | 5985270.1 |
| P9 | 2663750.0 | 5985303.1 |
| P10 | 2663729.4 | 5985334.6 |
| P11 | 2663699.9 | 5985358.3 |
| P12 | 2663684.6 | 5985395.8 |
| P13 | 2663675.1 | 5985345.4 |
| P14 | 2663693.3 | 5985316.5 |
| P15 | 2663714.2 | 5985283.5 |
| P16 | 2663670.4 | 5985302.6 |
| P17 | 2663663.3 | 5985294.6 |
| P18 | 2663684.1 | 5985268.7 |
| P19 | 2663689.5 | 5985259.8 |
| P20 | 2663724.4 | 5985249.2 |
| P21 | 2663731.0 | 5985247.3 |
| P22 | 2663734.1 | 5985255.2 |
| P23 | 2663740.7 | 5985235.7 |
| P24 | 2663733.4 | 5985209.4 |
| P25 | 2663766.8 | 5985201.1 |
| P26 | 2663772.8 | 5985210.4 |
| P27 | 2663772.8 | 5985199.5 |
| P28 | 2663815.9 | 5985237.0 |
| P29 | 2663812.7 | 5985175.8 |
| P30 | 2663788.3 | 5985178.7 |
| P31 | 2663802.4 | 5985176.3 |
| P32 | 2663824.7 | 5985167.6 |
| P33 | 2663821.8 | 5985160.4 |
| P34 | 2663835.7 | 5985147.8 |
| P35 | 2663848.4 | 5985137.4 |
| P36 | 2663858.2 | 5985129.1 |
| P37 | 2663839.8 | 5985166.4 |
| P38 | 2663807.4 | 5985201.4 |

Appendix 11. Ridvan Gardens, off Downing Street, Ngaio

The following provisions were the result of settling the District Plan references filed by Ridvan Garden Developments Limited and AW & JD Muir (RMA 600/96) & (RMA 601/96) by Environment Court Consent Order dated 04/03/98.

1. In respect of the area shown on the attached map as ‘D’:
 - a) It is to be zoned Open Space B; and
 - b) The purpose of this zoning is to establish a clear boundary between the Residential Area and the Rural Area, and to protect existing vegetation.
2. The area marked ‘E’ on the attached map is to be zoned Outer Residential.
3. In respect of the areas marked ‘A’, ‘B’ and ‘C’ on the attached map:
 - a) They are all to be zoned Outer Residential; and
 - b) In these areas, the construction, alteration of and addition to buildings or structures is a Non Complying Activity except when construction, alteration or addition to structures is associated with the creation and servicing of any allotments approved under a subdivision consent in the area marked E, including roading and services as indicated on the attached map, in which case the provisions of Chapters 4 and 5 of the Plan shall apply.
 - c) In these areas, earthworks and the removal of indigenous vegetation is a Non Complying Activity, except when associated with the creation and servicing of any allotments approved under a subdivision consent in the area marked ‘E’, including roading and services as indicated on the attached map, in which case the provisions of Chapters 4 and 5 of the Plan shall apply.
 - d) In all other respects the provisions of Chapters 4 and 5 (Residential Areas) of the Plan shall apply to these areas.
4. In respect of the areas marked ‘A’, ‘B’, ‘C’ and ‘E’ on the attached map, the boundaries between any of them may be subject to minor variation during any development, or for the purposes of any subdivision consent, and where such variation involves a shift of no more than 3m in any direction, it shall be a Discretionary Activity (Restricted), and otherwise a Non Complying Activity.
5. Subject to Clause 3 above in the event that any of areas ‘A’, ‘B’ and ‘C’ are subdivided, whether or not that subdivision occurs in conjunction with any subdivision of area ‘E’, the resource consent authorising that subdivision is to record as a condition that areas ‘A’, ‘B’ and ‘C’ cannot be built on and trees and native bush cannot be removed, and the Council shall issue a consent notice under s221 which shall be registered against the titles created and shall be a covenant running with the land binding all subsequent owners.
6. Nothing in these orders is to be taken as requiring the Council to approve any application for resource consent, whether for subdivision, building, removal of indigenous vegetation, or earthworks, and any such application is to be considered in the usual way and assessed against the relevant statutory provisions in force at that time.



Appendix 12. Subdivision of Lot 1 DP 25046 & Pt Sec 10 Kaiwharawhara District above Patna Street and Huntleigh Park Way, Ngaio

The following provisions were the result of settling the District Plan Reference filed by Kilmarston Properties Limited and Stately Pleasure Dome Limited (RMA 482/96) by Environment Court Consent Order dated 10/08/98.

Subdivision

Rule 5.2.4 of the District Plan relating to subdivision as a Controlled Activity does not apply to Lot 1 DP 25046 and Pt Sec 10 Kaiwharawhara District and all subdivision which is not a Permitted Activity is a Discretionary Activity (Unrestricted).

Rule 5.4.7 of the District Plan relating to subdivision as a Discretionary Activity (Unrestricted) includes the following additional standards and terms in respect of Lot 1 DP 25046 and Pt Sec 10 Kaiwharawhara District:

- On Pt Sec 10 Kaiwharawhara District the maximum number of allotments shall be 30
- On Lot 1 DP 25046 the maximum number of allotments shall be 11.

Subdivisions exceeding the maximum number of allotments will be a Non-Complying Activity.

Residential Buildings

Rule 5.1.7 of the District Plan relating to the construction of residential buildings including accessory buildings does not apply to the areas identified by shading on Map 1 attached to this appendix. Building within the identified areas will be a Non-Complying Activity.

Rule 5.1.3 of the District Plan relating to the number of household units on a site includes the following additional conditions in respect of Lot 1 DP 25046 and Pt Sec 10 Kaiwharawhara District:

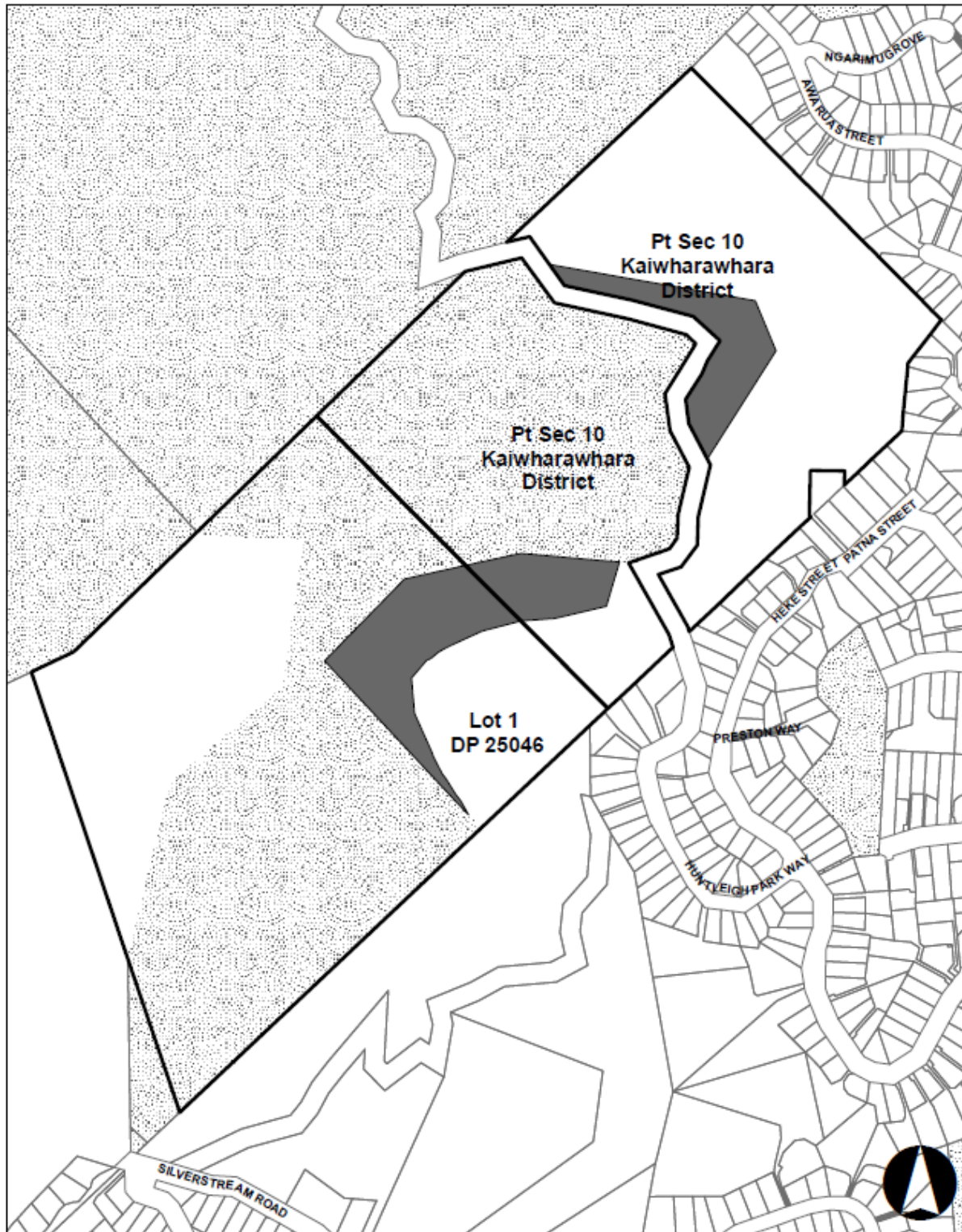
- On Pt Sec 10 Kaiwharawhara District no more than one household unit shall be permitted on any allotment and rule 5.3.4 does not apply.
- On Lot 1 DP 25046 no more than one household unit shall be permitted on any allotment and rule 5.3.4 does not apply.




Additional household units on a site will be a Non-Complying Activity.

Earthworks

Rule ~~19B~~ 30.1.1 of the District Plan does not apply to the areas identified by shading on the map attached to this appendix and all earthworks in these areas are a Discretionary Activity (Restricted) under rule ~~19B~~ 30.2.1.

Land above Patna Street and Huntleigh Park Way, Ngaio



-  Lot boundaries of Pt Sec 10 Kaiwharawhara District and Lot 1 DP 25046
-  Outer Residential Area to which Rules 5.1.7 and 30.1.1 do not apply.
-  Open Space B

0 50 100 200
Meters
1:5,000

Appendix 13. Additional Assessment Criteria and Explanation – Lot 24, DP 70931 on CT 45B/95 (relating to outer residential part of that land), Stebbings Valley

The following provisions were the result of settling the District Plan reference filed by Best Forms Limited (RMA 591/96) by Environment Court Consent Order dated 10/02/99.

The following rules will apply:

Rule 5.4.7 (subdivision) of the Plan applies to the land described above along with the following assessment criteria and explanation.

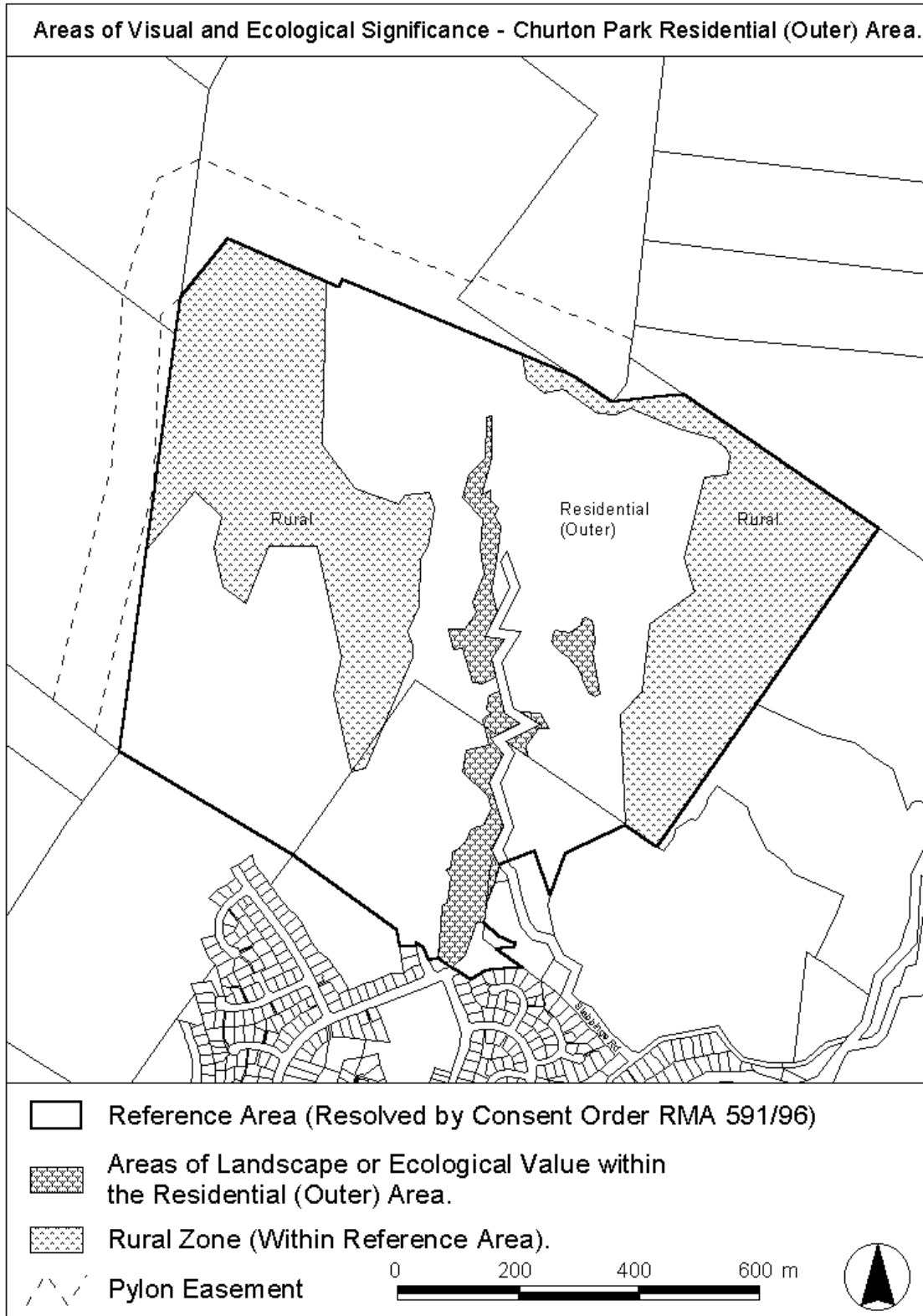
Additional Assessment Criteria

In particular, the extent to which the proposed subdivision and associated development will adversely affect the visual and/or ecological values of the areas identified on the map which forms part of this appendix.

Explanation

The map which forms part of this appendix identifies areas of visual and ecological significance within the Churton Park area. These areas do not represent decisions about where the reserves in the Churton Park area will ultimately be located. This is yet to be agreed between the Council and the appellant. Further work is required to identify appropriate reserve areas. A later plan change will be required to show the position of the reserves once they have been agreed.

It is further noted that areas of important visual and ecological value, including ridgeline areas and significant spurs, are located within those parts of the Churton Park area mapped rural. These areas are not identified on the map which forms part of this appendix as they are not within the Residential Area.



Appendix 14. Subdivision of the Land Described in Lot 29, DP 1747 on CT 175/3 (or contained in any allotments created through subdivision of that land), off Freeling Street, Island Bay

The following provisions were the result of settling the District Plan reference filed by EW Tse (RMA 468/96) by Environment Court Consent Order dated 18/04/2000.

The following rules and additional explanation will apply to the land described above.

1. Rule 5.2.4 of the District Plan (relating to controlled subdivision) shall not apply and the following rule will apply:

All subdivision (including any further subdivision on any allotments created on the land) which is not a permitted activity will be a discretionary (unrestricted) activity.

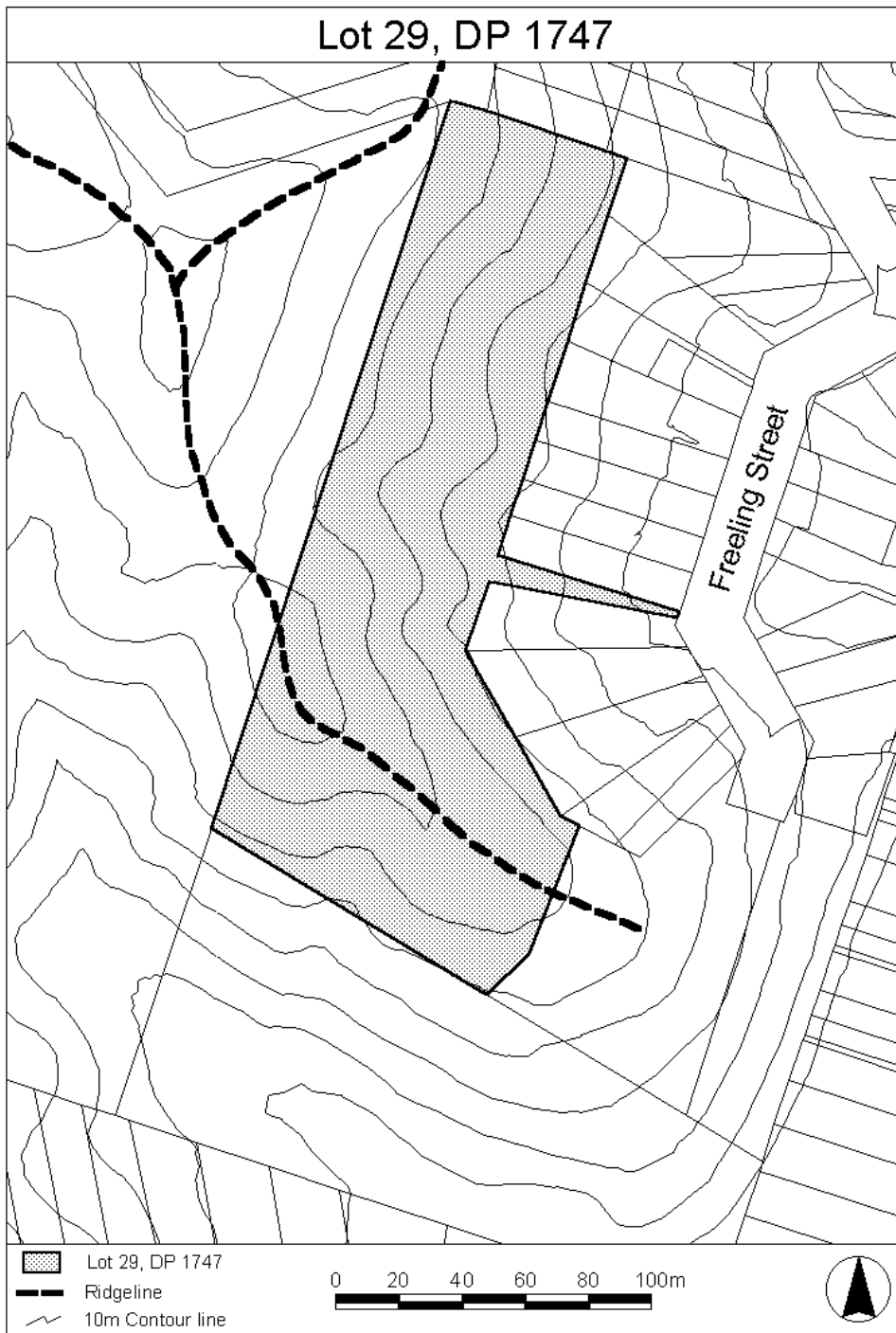
2. The following additional assessment criteria to rule 5.4.7 (discretionary unrestricted subdivision) of the District Plan will apply:

Assessment Criteria

The extent to which the views, from the Parade or that part of Adelaide Road south of the Inner Residential Area, of the top of the spur shown on the map attached to this appendix are likely to be adversely affected by the subdivision.

3. The following additional explanation will apply:

Lot 29 DP 1747 on CT 175/3 (including any future allotments created from subdivision of that land) includes part of a prominent spur. While not part of the main western Island Bay ridgeline, the position of the spur and its proximity to the centre of Island Bay means development close to the top of the spur could have an adverse visual effect (for example, rooflines seen to significantly cut the skyline). The extent to which any adverse visual effects can be adequately avoided, remedied or mitigated must be carefully considered. The top of the spur is identified on the map attached to this appendix.

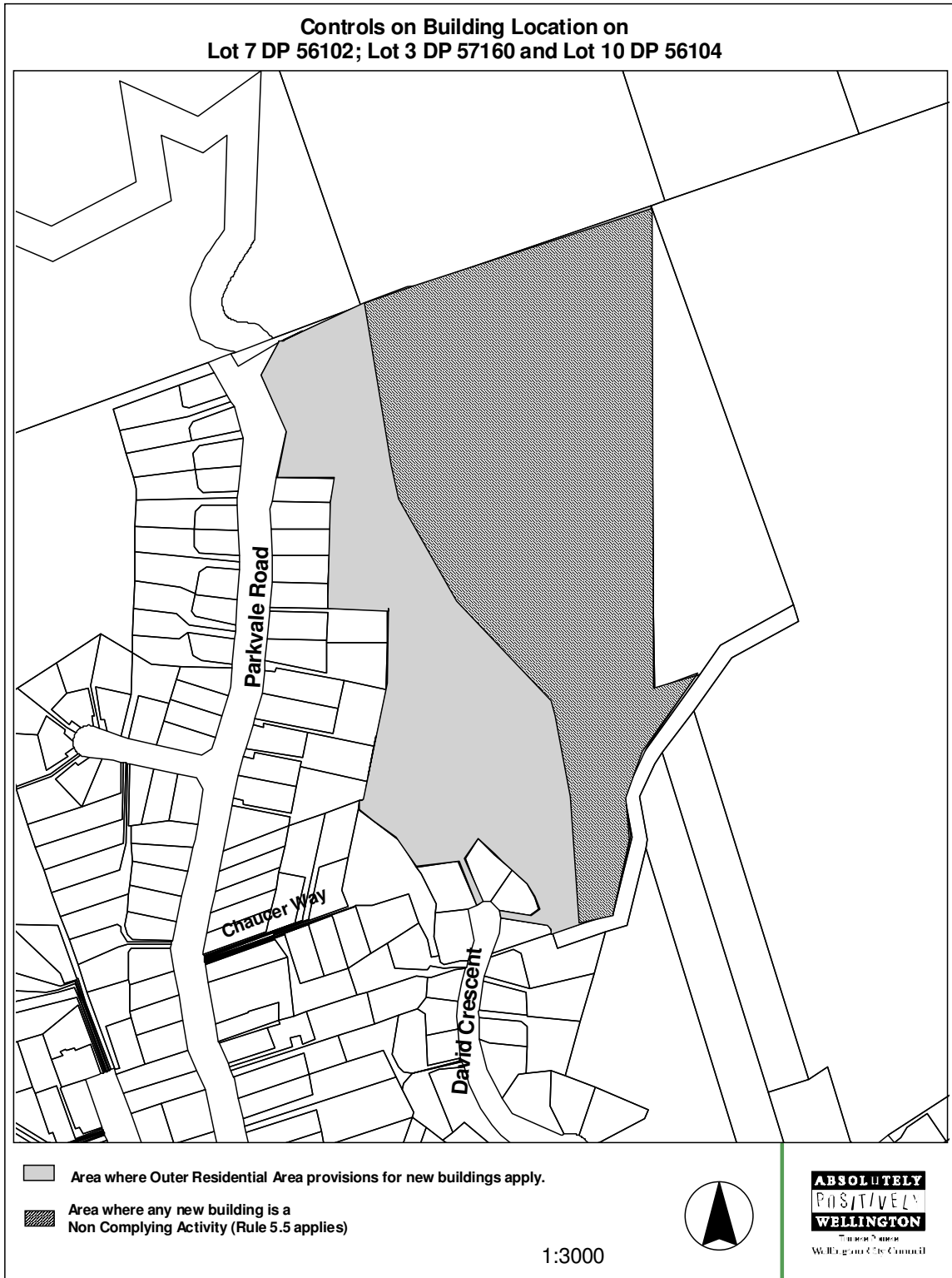


Appendix 15. Controls on Building Location on Lot 7 DP 56102, Lot 3 DP 57160 and Lot 10 DP 56104, Off David Crescent and Parkvale Road, Karori

The following provisions are a result of plan change 10 to rezone Lot 7 DP 56102, Lot 3 DP 57160 and Lot 10 DP 56104 Outer Residential.

The following rule will apply:

Rule 5.1.7 of the District Plan relating to the construction of residential buildings (including accessory buildings) does not apply to the area identified on the attached map. Buildings within the identified area will be a Non Complying Activity.



Appendix 16. Subdivision of Lot 2 DP 29604 and Lot 1 DP 319195, Downing Street and Silverstream Road, Crofton Downs

The following provisions were the result of a plan change requested by Ridvan Garden Developments Limited (Ref. 1044-02-14).

Introduction:

The map1 that forms part of this appendix recognizes three areas. Area 'A' is zoned Outer Residential and it is the area in which most of the earthworks, all of the roads, accessways and houses, will be constructed. Area 'B' is zoned Open Space B and is intended to be vested in Council as full satisfaction of the Reserves Impact Fee. Area 'C' is zoned Open Space B as part of privately owned residential properties. It is land intended for the regeneration of native forest.

The following rules apply to Lot 2 DP 29604 and Lot 1 DP 319195, previously part of Lot 1 DP 303836 (the land):

Subdivision:

Rule 5.2.4 of the District Plan relating to subdivision as a Controlled Activity does not apply. All subdivision which is not a Permitted Activity is a Discretionary Activity (Unrestricted).

Rules 5.4.7 and **17.3.4** of the District Plan relating to subdivision as a Discretionary Activity (Unrestricted) include the following additional standards and terms and assessment criteria:

Additional Standards and Terms

- The maximum number of household units on the land shall be 44.

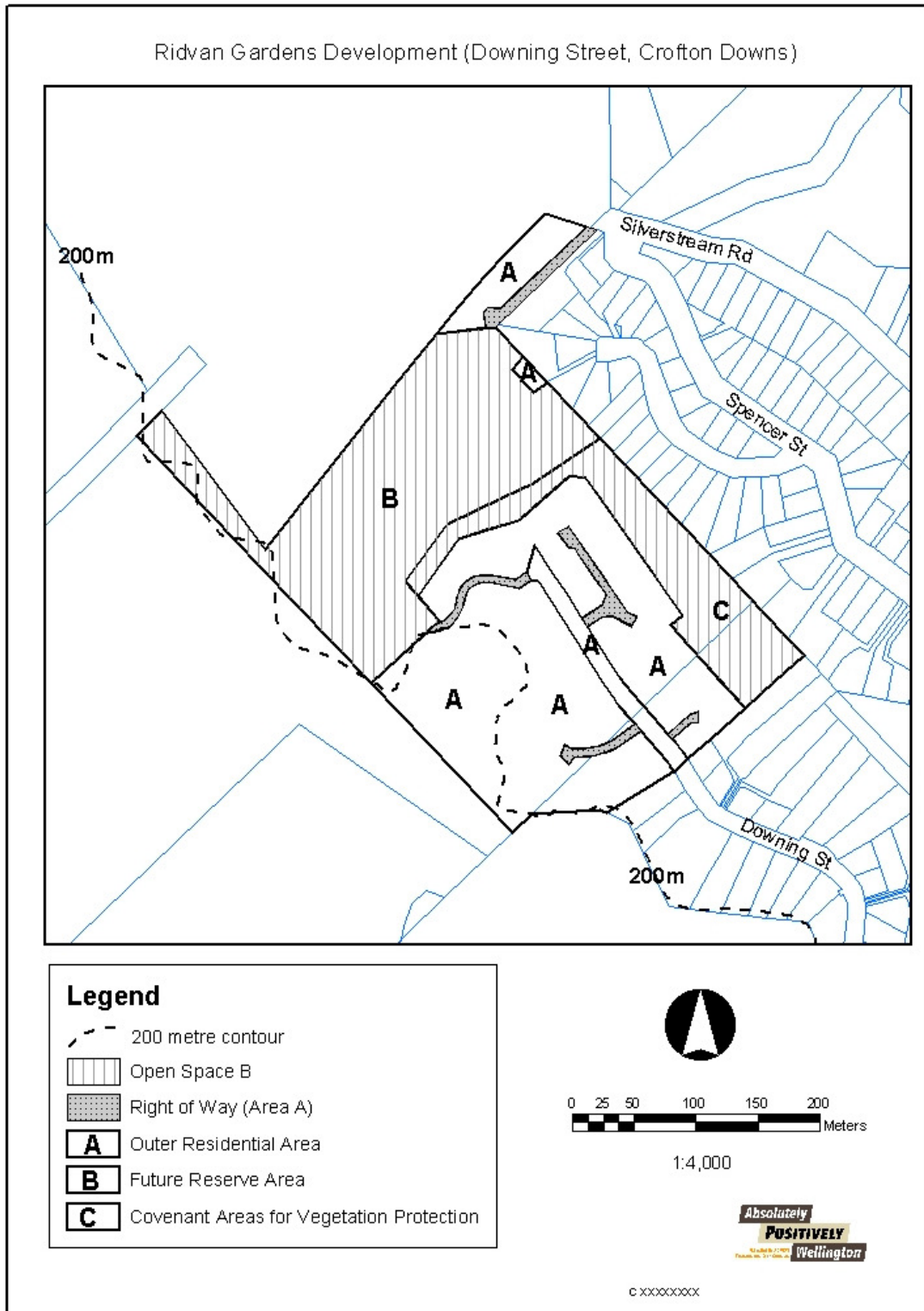
Additional Assessment Criteria

- The extent to which the proposed earthworks and subdivision design avoids effects on existing landforms and gullies that sustain first order streams (those streams at the top end of a catchment) and natural stormwater flow.
- The extent to which houses, roads, paved surfaces and residential activities will affect the flow and water quality of the Silver Stream and the wider Kaiwharawhara Stream system. Consideration will be given to how these effects can be practicably mitigated to slow the runoff of stormwater and reduce the quantities of sediment and other pollutants entering the stream system.

It is expected that design solutions will include detention devices that are designed to minimise peak stormwater runoff to levels similar to those of the non-developed state of the land, for a two year design storm of two hour duration. The solutions will also incorporate some form of pre-treatment basin(s) or pond(s) that assists in reducing potential pollutants in the runoff from all the residential part of the development.

- The extent to which construction of buildings will impact on the visual character of the ridgeline. The intention is to minimise impact on the visual character of the ridgeline. Council will seek to have building sites identified on any allotment that is above the 200m contour.
- The extent to which the subdivision proposal reflects the layout of the map and the use of the different areas intended under the plan change. It is anticipated that houses and other buildings will be restricted to Area 'A', and that only 44 household units will be constructed on the land. It is also anticipated that Area 'C', will be restricted to the protection of existing indigenous vegetation and the regeneration of

- native forest. Council will impose appropriate conditions on any subdivision consent to ensure these restrictions through either consent notices under s221 of the Act or a restrictive covenant (a Queen Elizabeth II Trust covenant or similar), or both. These restrictions will be registered against the title of each allotment and will run with the land and bind all subsequent owners.
- The extent to which any earthworks and structures that are necessary for subdivision development in Area 'A', undertaken prior to the registration of new titles, (for example, batters, retaining walls and services), will affect the existing indigenous vegetation in Areas 'B' and 'C' and the potential of this area to regenerate into native forest. The intention is to minimise impact on Areas 'B' and 'C'.
- The detail of planting proposed for Area 'B'. It is expected that the private landowner will restore the part of the native forest remnant that was cleared prior to the district plan change process. The planting proposal must be consistent with the recommendations of the Ecological Assessment, prepared by Ecological Research Associates of New Zealand, notified as a component of the Plan Change.



Appendix 17. Subdivision of Outer Residential, Sec 1 SO 32138 and Part Lot 2 DP 53184, Khouri Avenue and Makara Road, Karori

The following provisions are a result of Plan Change 27 to rezone Sec 1 SO 32138 and Part Lot 2 DP 53184, to Outer Residential and Open Space B.

The following rules will apply:

Subdivision

Rules 5.4.7 of the Residential Area rules applies to any subdivision of the area zoned Outer Residential on the map. All subdivision is a Discretionary Activity (Unrestricted) and includes the following additional standards and terms:

Additional Standards and Terms

- The maximum number of residential lots on Sec 1 SO 32138 and Lot 2 DP 53184 shall be 20.
- A minimum of five of the residential lots are restricted to one household unit. These lots shall include the five north-western lots on the hill face below Makara Road.

Additional Assessment Criteria

The following additional assessment criteria shall apply in addition to Rule 5.4.7:

- The extent to which the subdivision proposal reflects both the layout and the intended use of the different areas, as shown on the plan (Spencer Holmes Drawing Number SO2-0390-04 version D) that was prepared at the request of the commissioners hearing District Plan Change 27.
- The extent that the subdivision proposal keeps earthworks to the minimum necessary for residential development and it will protect the existing vegetation and the future regeneration of native forest. It is intended that the use of the upper parts of the (five) north-western lots will be restricted, to ensure that the existing landforms and vegetation are retained.
- The extent to which the proposed earthworks and subdivision design avoid adverse effects on existing landforms and gullies that sustain first order streams and natural stormwater flow.
- The extent to which houses, roads, paved surfaces and residential activities will affect the flow and water quality of the local stream and the wider Karori Stream system. It is expected that design solutions will include on-site devices that are aimed at minimising peak stormwater runoff to levels similar to the non-developed state for a two-year design storm of 2-hour duration. The solution will also incorporate some form of pre-treatment that assists in the reduction of potential pollutants in the urban runoff from the development.
- The extent that the subdivision proposal provides reasonable public access from Khouri Avenue to Makara Road and from the turning head of Khouri Avenue across, or along, the proposed right-of-way to the reserve area.

- The extent that the subdivision proposal will provide a planted buffer area to provide privacy between the existing properties in Khouri Avenue and Makara Road, and the area of new residential housing; and the extent that ground levels of the buffer area after earthworks are designed to maintain the privacy of the existing properties.

The buffer area must be protected by an appropriate means, such as Wellington City Council ownership or a restrictive covenant on private properties, to ensure a long term function as a buffer. It is expected that it be planted in appropriate native shrubs and trees and supported by a management plan that addresses the issues of long term maintenance of the vegetation, to ensure that it remains attractive and does not shade or otherwise affect the existing neighbouring properties. Council will impose appropriate conditions on any subdivision consent to ensure the registration of any legal covenants against the title of the associated allotments (if this mechanism is used) and the on-going administration of the management plan.

- The extent that the subdivision proposal is a comprehensive development that will be constructed at the one time, including all earthworks, roads and rights-of-ways, infrastructure, landscape planting and the construction of the public access paths to Makara Road and into the edge of the bush reserve adjoining the main right-of-way.

Appendix 18. Tapu Te Ranga Land - 16-50 Rhine Street, Island Bay

