



## PROPOSED DISTRICT PLAN CHANGE 78:

### *General Minor Amendments to District Plan Text and Maps*

## Summary of Submissions

***Disclaimer:** This document provides a summary of the decisions requested by persons making submissions on Wellington City Council's Proposed District Plan Change 78 – General Minor Amendments to District Plan Text and Maps. Whilst every possible care has been taken to provide a true and accurate summary, the information contained in this document is not required by the Resource Management Act 1991 to provide a full account of the submissions received. Accordingly, readers wishing to understand the submissions are advised to refer to the full copy of the original submissions, available upon request.*

June 2014

Submission No.	Name	Address for Service	Wishes to be heard
1	Mighty River Power	c/o Jo-Anne Cook-Munro PO Box 445 Hamilton 3240	No
<p><b>Submission</b> Supports the proposed changes to Chapter 23 – Utilities Rules.</p> <p><b>Decision requested</b> That the amendments to Chapter 23 are retained as notified, or with wording with a similar intent.</p>			
2	Jared Shepherd	135 Panorama Drive Enner Glynn Nelson	No
<p><b>Submission</b> Supports the rezoning of Lot 1 DP 82741 (79 Dixon Street) from Legal Road to Central Area. Feels that the rezoning would allow development on the site in a manner consistent with Wellington City Council’s WGTN2040 plan.</p> <p>The submission includes the submitter’s thesis, which involved the design of an apartment building that would have a positive outcome and be a catalyst design in line with the WGTN2040 plan recommendations and goals. The building site used for the thesis relates to the land that Plan Change 78 proposes to be rezoned as Central Area.</p> <p><b>Decision requested</b> That Lot 1 DP 82741 (79 Dixon Street) is rezoned from Legal Road to Central Area.</p>			

Submission No.	Name	Address for Service	Wishes to be heard
3	Lynette Eustace	5 Van Der Velden Way Horokiwi Wellington 5016	No
<p><b>Submission</b> Opposes the removal of the term 'streams' in Chapter 30. Does not agree that the term could lead to confusion.</p> <p><b>Decision requested</b> That the word 'streams' not be deleted and that the existing terminology is retained.</p>			
4	Brenda Stevens	5 Hillcroft Road Horokiwi Wellington 5016	No
<p><b>Submission</b> Opposes the removal of the term 'streams' in Chapter 30. Believes that this could lead to confusion and legal debates as to when a stream becomes a river. The submitter desires the protection of creeks/streams/rivers due to their importance as rural water supplies and considers the issue as particularly relevant in relation to the area that could be affected by the proposed road linking Petone and Grenada.</p> <p><b>Decision requested</b> That the word 'streams' not be deleted and that streams be protected.</p>			

Submission No.	Name	Address for Service	Wishes to be heard
5	Woodridge Planters	c/o Peter Gilbert 42b Kentwood Drive Woodridge Wellington 6037	No

### Submission

Supports the rezoning of Lot 441 DP 352897 (between Kentwood Drive, Cedarwood Street and Woodridge Drive) from Outer Residential to Open Space B. Woodridge Planters is a community group that has planted more than 5,000 native trees on this land. The submitter comments that this has significantly increased diversity of the flora and helped bring native birds to the area. Several hundred individuals from the community and various organisations have contributed to this transformation of bush and stream.

### Decision requested

That Lot 441 DP 352897 is rezoned from Outer Residential to Open Space B, as notified.

6	Donna Sherlock	110 Rowells Road Glenside Wellington	Yes
---	----------------	--	-----

### Submission

Considers the definition of 'river' to be too broad and unquantifiable. The submitter comments that this leads to it being impractical and unclear.

Considers that the approach taken in the District Plan of limiting rural properties to a single dwelling is inconsistent with the rest of New Zealand and globally. Feels that allowing multiple dwellings on a property would support wider land uses, for instance by having extended family on the same land. The submitter considers that this would be helped by allowing conversion of non-residential buildings and that the rigid approach of restricting rural allotments to a single dwelling is excessive, inconsistent with other areas, and contributes to tension.

The submitter considers that some land zoned rural is not suited to traditional rural uses and that the District Plan should be flexible enough to allow uses that are suitable in these instances. The submitter states that rural land is also more sustainable due to low impact design and other opportunities to reduce environmental impacts. This, combined with the more affordable nature of rural land, makes it an area of opportunity for easing market pressures on land and housing. As a result, the submitter opposes the proposed amendment restricting the number of dwellings on

Submission No.	Name	Address for Service	Wishes to be heard
<p>rural allotments to one, as well as the amendment to ensure that conversion of buildings to residential purposes is captured by a Discretionary Activity rule (Rule 15.3.3a). However, the submitter supports the protection of hilltops and ridgelines and feels that any additional dwelling on rural land should be discreet.</p> <p>Supports the reinstatement of Principal Road status to Victoria Street between Vivian and Webb streets. Would also like the 'no stopping' zone to be extended to ease traffic congestion. The submitter considers that parking is sufficient in nearby areas to allow for this.</p> <p>Opposes the proposed amendment of Rules 30.2.1.1(iii) and 30.2.1.2(iii), which would allow for an assessment of visual amenity for earthworks over a certain size. The submitter considers that not all change to visual amenity is bad and that visual amenity effects need to be considered in conjunction with the overall impact of proposals, which may have benefits in other areas.</p> <p>Supports the rezoning of land at Gibraltar Rock from Open Space A to Conservation Site 2D. In addition to the flora and fauna listed in the document, the submitter comments that there is a significant population of penguins living in this coastal area and that Wellingtonians have been working hard for a long period of time to support the wellbeing and protection of penguins in this and other areas of Wellington's coastline.</p> <p><b>Decision requested</b></p> <p>That further clarity is provided around the definition of 'river', for example setting a limit of 'X' cubic litres per 'Y' time period before the definition applies.</p> <p>That rural rules are amended to define a minimum lot size, or to accept multiple dwellings on rural allotments.</p> <p>That the 'no stopping zone' on Victoria Street is extended to accommodate afternoon peak traffic (4-6pm).</p> <p>Opposes changes to earthwork assessment triggers. Sufficient application should be addressed in the overall consideration of land improvement.</p> <p>Amend in considering requirement for additional residential dwellings.</p> <p>That land at Gibraltar Rock is rezoned from Open Space A to Conservation Site 2D in order to provide greater ecological protection.</p>			