
PUBLIC NOTICE

PROPOSED DISTRICT PLAN CHANGE 32 – *Renewable Energy* PROPOSED DISTRICT PLAN CHANGE 33 – *Ridgelines and Hilltops (Visual Amenity) & Rural Area*

WELLINGTON CITY DISTRICT PLAN
Clause 5 of First Schedule, Resource Management Act 1991

Wellington City Council has prepared the following proposed changes to the Wellington City District Plan:

Proposed Plan Change 32 – Renewable Energy

Proposed Plan Change 33 – Ridgelines and Hilltops (Visual Amenity) and Rural Area

Plan Change 32 responds to the issue of energy efficiency and the use of energy from renewable sources. The Resource Management Act has recently been amended to require Councils to have particular regard to the benefits to be derived from the use and development of renewable energy when exercising functions and powers under the Act. Wellington City Council has decided that one way to give effect to this obligation is to provide specific objectives and policies that encourage the use and development of renewable energy. In recognition of the fact that wind farm development is a form of renewable energy development for which resource consent might be sought in the Wellington area, the plan change includes specific rules for assessing wind farm proposals.

Key Features of Plan Change 32 – Renewable Energy:

- € Energy issues such as efficiency, conservation and the use of renewable energy are together identified as a specific resource management issue for Wellington in Chapter 1 of the District Plan (Volume 1 – Objectives, Policies and Rules);
- € A new definition of ‘Wind Energy Facility’ is added to the Definitions in Chapter 3 (Volume 1);
- € Policies are introduced into Volume 1 to encourage energy efficiency and the use of renewable energy in the Residential Area, Suburban Centres, Institutional Precincts, Airport and Golf Course Recreational Precinct, Central Area and Rural Area; and
- € New objectives, policies and rules are introduced (new Chapters 25 and 26 in Volume 1) to establish an additional planning framework for assessing applications involving renewable energy on a Citywide basis and specific rules for anemometers (wind measurement devices) and wind energy facilities in the Rural and Open Space B areas. Wind Farm applications would be assessed as Discretionary Activities (Unrestricted) under these provisions.

Plan Change 33 incorporates provisions relating to Wellington’s ridgelines and hilltops across the whole city. The Council has identified which ridgelines and hilltops should be subject to particular provisions for the control of visual effects from subdivision and land use activities. Plan Change 33 also introduces provisions relating to the management of subdivision and land use activities in the Rural Area, including residential buildings, accessory buildings, factory farming, site access and esplanade provisions.

Key Features of Plan Change 33 – Ridgelines and Hilltops (Visual Amenity) and Rural Area:

- € The definition of Ridgelines and Hilltops in Chapter 3 of the District Plan (Volume 1) is amended to refer to identified ridgelines and hilltops shown as an overlay on the planning maps. The overlay will have the effect of clarifying where the objectives, policies and rules relating to ridgelines and hilltops apply;
- € Changes have been made to the policies and rules (particularly the assessment criteria for assessing resource consent applications), within the Residential, Rural, Open Space, Conservation Site and Utilities Chapters in Volume 1 of the District Plan to support the Council’s policy intent to manage the visual effects of activities on identified ridgelines and hilltops;
- € Changes have been made to the introduction, policies and explanations in Chapter 14 (Rural Area) of the District Plan (Volume 1) to clarify the Council’s policy intent in relation to rural subdivision and land use activities. A specific policy is introduced to demonstrate that the Council intends to continue to manage the rate of subdivision in the rural area to minimise land fragmentation. A policy in relation to esplanade land is also added;
- € A new method to assist in achieving the objectives and policies for the Rural Area is the introduction of a Rural Area Design Guide into Volume 2 (Design Guides) of the District Plan. The design guide is to be used in the assessment of subdivision consent applications and resource consent applications for residential

buildings. The design guide is also part of the assessment criteria to be applied in relation to activities on identified ridgelines and hilltops in the rural area;

- € A number of changes have been made to the rules in Chapter 15 (Rural Area Rules) of the District Plan. The main changes relate to the provisions for subdivisions, and residential buildings and associated accessory buildings and residential structures. Of these the most significant (but not the only) changes are as follows:
 - § provision is made for boundary adjustments as a Controlled Activity;
 - § changes to the subdivision rules provide for a limited rate of subdivision across most of the rural area as a Discretionary Activity (Unrestricted);
 - § some specific areas on the edge of the urban area that are zoned rural have been identified for low density subdivision as a Discretionary Activity (Unrestricted);
 - § new residential buildings and alterations and additions that create large dwellings require resource consent for a Discretionary Activity (Restricted). (It is noted that most new dwellings currently require resource consent); and
 - § all subdivisions and residential buildings, and associated accessory buildings and residential structures, that require a resource consent will be assessed against the Rural Area Design Guide.
- € Other changes to Chapter 15 involve the provisions for site access and parking; accessory buildings and structures associated with rural activities; residential buildings and associated accessory buildings and residential structures on allotments under 1200m² in area in Makara Beach and Makara Village; management of residential buildings in a Hazard (Fault Line and Flooding) Area; septic tanks; proximity to high voltage transmission lines; factory farming; esplanade areas; earthworks; and non-notification and service.

Details of Proposed District Plan Changes 32 and 33, and associated section 32 reports, may be inspected at:

- € **Wellington City Council Service Centre, 101 Wakefield Street**
- € **Wellington Central Library, 65 Victoria Street**
- € **All suburban branch libraries**
- € http://www.wcc.govt.nz/policy/districtplan/plan_change/index.html

For further information about the proposed changes please ring 801 3520 or email district.plan@wcc.govt.nz

Any person may make a submission on either or both of the Plan Changes, but if you wish to make a submission on both plan changes, separate submissions should be made. You can send your written submission to the Wellington City Council using one of the options outlined below:

Posted to: District Plan Team, Wellington City Council, PO Box 2199, Wellington
Delivered to: Ground Floor Reception, Council Offices, 101 Wakefield Street, Wellington
Faxed to: 801 3231 (if you fax your submission, please post or deliver a copy to one of the above addresses)

The submission must be made in accordance with form 5 of the Resource Management (Forms, Fees and Procedure) Regulations 2003 or similar, and must state whether or not you wish to be heard on your submission. Copies of this form are available from the above locations or will be mailed to you if you phone 499 4444. Submissions close at **5pm on Wednesday 7 July 2004.**

The process for public participation in the consideration of a proposed plan change under the Act is as follows:

- € after the closing date for submissions, the Council will prepare a summary of the submissions and this summary will be publicly notified; and
- € there will be an opportunity to make a further submission in support of, or in opposition to, the submissions already made; and
- € if a person making a submission asks to be heard in support of his or her submission, a hearing must be held; and
- € the Council will give its decision on the Proposed Plan Change (including its reasons for accepting or rejecting submissions); and
- € any person who has made a submission has the right to appeal the decision on the Proposed Plan Change to the Environment Court.

Garry Poole
Chief Executive, Wellington City Council

Date: 26 May 2004

THE CLOSING DATE FOR SUBMISSIONS IS WEDNESDAY 7 JULY 2004 AT 5PM