

















1. District Plan to recognise scheduled Historic Reserve

This submission seeks that the District Plan recognises that 246 Middleton Road as a scheduled Historic Reserve.

The address 246 Middleton Road is Open Space, Glenside Reserve. It was scheduled as Historic Reserve as of November 2014. There is no reference in the District Plan to its scheduled heritage status and there should be so that public and council officials are aware for decision making, particularly decisions relating to the adjacent MUZ for 238 Middleton Road. i.e. It is not just about protecting the Historic House, it is also about protecting the Historic Reserve and the heritage garden and open space on it.

New Zealand Gazette. (2014, November 11). *Change of Classification of Reserve.*

<https://gazette.govt.nz/notice/id/2014-In7138>

246 Middleton Road, Glenside



Area 136,994.374 m²

Aerial View Map



Proposed District Plan Zone Map



Glenside Reserve approximately 14 hectares or 34 acres.
The light green area marked on the Reserve is gazetted Historic Reserve.

3.8 The Mixed Use Zone Design Guide

The Design Guide for Centres and Mixed Use does not require the Heritage Design Guide to be considered and applied unless the MUZ properties themselves are -

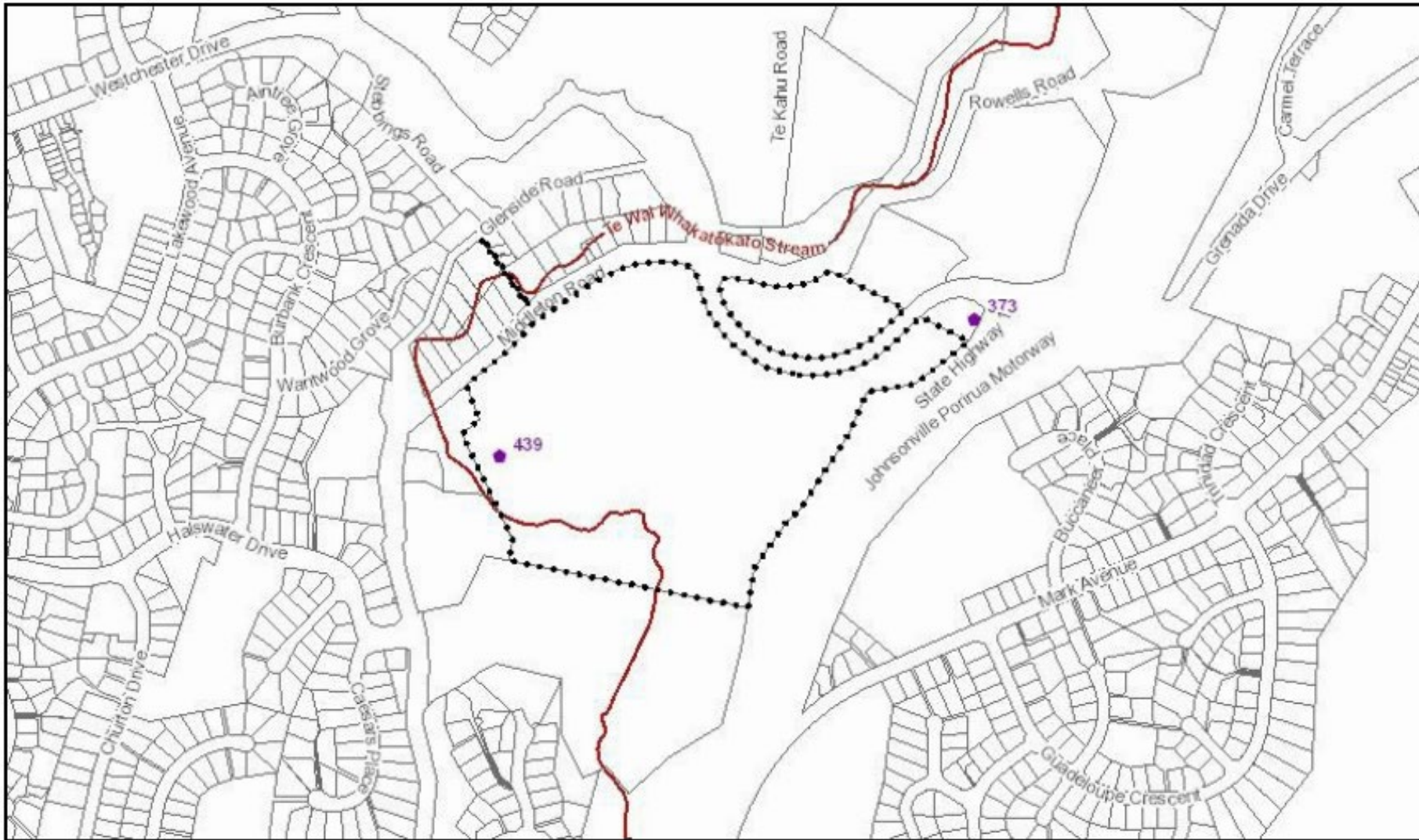
- located within a heritage area or are a listed heritage building (p.7).

As 236 and 238 Middleton Road are not in a heritage area or listed heritage building, this means that there is no incentive or requirement to consider the scheduled heritage on the adjacent property, 246 Middleton Road.

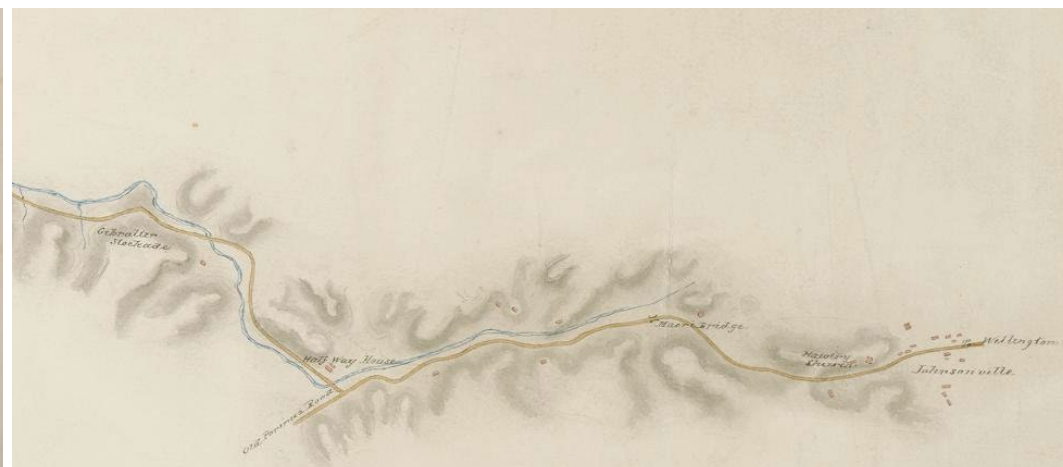
The Design Guide for Centres and Mixed Use does however, reference heritage in in the surrounding area under G1 (p. 11) and it G2 (p. 12) and gives these guidelines a rating of “essential” and “must be applied”.

Therefore, it is even more essential that the Historic Reserve status of 246 Middleton Road is included in the District Plan. It is not sufficient for just the house to be on the District Plan as scheduled heritage – the whole Historic Reserve must be, so that the correct decision making takes place.

Additional Map – Historical and Cultural Values



Glenside Reserve – only the house is recognized as scheduled historic site on PDP, the historic reserve should also be recognized as a historic site.



Sketch Halfway House 1849 by Martha King.
Source: Alexander Turnbull Library.

Map 1846-1849 by Thomas Henry Fitzgerald.
Source: Alexander Turnbull Library.



Google



100%

Imagery date: 1/28/22

70 m

Camera: 497 m

41°12'21"S 174°48'48"E

70 m



Contours - Wellington City Council online map
10-20 m heights on north side of reserve – natural recession plane at entrance



Halfway House garden, Thursday 29 June at 9:19 am - no sunlight due to north facing hill



Halfway House garden
Friday 30 June at 9:54 am
Sunrise Today: 7:47 a.m. ↑ 59° Northeast
Sunset Today: 5:01 p.m. ↑ 301° Northwest
Source: <https://www.metoffice.gov.uk/>



Halfway House garden

Friday 30 June at 9:54 am

Sunrise Today: 7:47 a.m. ↑ 59° Northeast

Sunset Today: 5:01 p.m. ↑ 301° Northwest

Source: <https://www.metoffice.gov.uk/>

The height controls for 236 and 238 Middleton Road are confusing as the interactive maps, property reports and Mixed Use zones do not match.

- Retain the original 8m heights
- Include a reference on the interactive map and the Property report for 246 Middleton Road, that this is scheduled Historic Reserve.

Include a new section:

Location Boundary adjoining any Historic Reserve

Recession plane 45 degrees measured from a height of 3 metres vertically above ground level.

Examples of Historic Reserves:

- Government Buildings Historic Reserve, Wellington
- Waitangi Treaty Grounds, Northland

Planning Snapshot - Proposed District Plan - Proposed

7/06/2023

Wellington City Council

236 Middleton Road, Glenside

Area 1,703.856 m²



Aerial View Map



Proposed District Plan Zone Map



Planning Snapshot - Proposed District Plan - Proposed

7/06/2023

Wellington City Council

238 Middleton Road, Glenside

Area 5,809.103 m²



Aerial View Map



Proposed District Plan Zone Map



The interactive map and property reports show the sites of 236 Middleton Road (Property report 1071659) and 238 Middleton Road (Property report 1071644) has a height control of 15m and would therefore be in MUZ-R16.1 However there is no mention of Glenside in MUZ-R16.1

Search results for term **Height**

Close

Control Area 5

Mixed Use Zone

The following maximum height limits above ground leve...

City Centre Zone

General Industrial Zone

Hospital Zone

PART 3 – AREA-SPECIFIC MATTERS / Zones / Commercial and mixed use / Mixed Use Zone

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Search for a keyword

Standards

MUZ-S1	Maximum height for the purposes of MUZ-R16.1	
1. The following maximum height limits above ground level must be complied with:		Assessment criteria where the standard is infringed:
Location	Limit	1. Streetscape and visual amenity effects; 2. Dominance, privacy and shading effects on adjoining sites; and 3. The extent to which taller buildings would contribute to a substantial increase in residential accommodation.
Height control area 1	12 metres	
Newtown South		
Greta Point		
Tawa South		
Takapu Island		
Tauhinu Road		
Rongotai South Mixed Use Zone Height Control A		
Rongotai South Mixed Use Zone Height Control B		
Shelly Bay		
Tawa: Tawa Street		
Height control area 2	15 metres	
Tawa Junction		
Kaiwharawhara		
Kilbirnie North		
Miramar - Park Road and Weka Street		
Height control area 3	16 metres	
Rongotai South Mixed Use Zone Height Control B		
Rongotai South Mixed Use Zone Height Control C		



There is no mention of Glenside in MUZ-R16.1

Search results for term **Height** Close
Control Area 5

- Mixed Use Zone** ^
 The following maximum height limits above ground leve...
- City Centre Zone** ∨
- General Industrial Zone** ∨
- Hospital Zone** ∨

PART 3 – AREA-SPECIFIC MATTERS / Zones / Commercial and mixed use / Mixed Use Zone

Download Bookmark Reading mode

Search for a keyword

MUZ-S2		Maximum height for the purposes of MUZ-R16.2
1. The following maximum height limits above ground level must be complied with:		Assessment criteria where the standard is infringed: 1. Streetscape and visual amenity effects; 2. Dominance, privacy and shading effects on adjoining sites; and 3. The extent to which taller buildings would contribute to a substantial increase in residential accommodation.
Location	Limit	
Height control area 1	16 metres	
Rongotai South Mixed Use Zone Height Control B		
Height control area 2	18 metres	
Newtown South Greta Point Tawa: Tawa South Takapu Island Miramar: - Ropa Lane, Maupuia Road and Tauhinu Road Rongotai South Mixed Use Zone Height Control A Rongotai South Mixed Use Zone Height Control C		
Height control area 3	19 metres	
Rongotai South Mixed Use Zone Height Control D		
Height control area 4	22 metres	
Tawa: Tawa Junction Tawa: Redwood Avenue Tawa: Tawa Street		
Height control area 5	22.5 metres	
Glenside Kaiwharawhara Sar Street Kilbirnie North Miramar: Park Road and Weka Street		
Height control area 6	24 metres	
Ngauranga: Malvern		
Height control area 7	27 metres	
Shelly Bay		

There is mention of Glenside in MUZ-R16.2 Height Control Area 5, 22.5m which appears to be a mistake as there are no 22m heights in Glenside, only in Churton Park.

Regardless, our submission is to remove the height control for the properties above and leave them at the original 8 m with the 3m 45 degree recession plane.

103 Westchester Drive, Churton Park



Area 21,568.861 m²

Aerial View Map



Proposed District Plan Zone Map



Zones

Local Centre Zone



Specific Controls

Height Control Area



Height Control: 22m

Description: Height measured from Ground Level, as defined in the WCC District Plan.

More information about the rules that apply to these developments, and details of other developments, are available at <https://wellington.govt.nz/>

Disclaimer: Other relevant District Plan provisions: There may be a number of provisions that apply to an activity, building, structure or site. Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in the General Approach chapter.

103 Westchester Drive, Churton Park height controls 22m

Additional Map - Hazards and Risks



Flood hazards and risks

Water Management be given a three-dot priority in the MUZ





During and after
Middleton Road, Glenside
November 2016





Debris Arrester November 2016



During and after Willowbank Road November 2016



Middleton road February 2022



Middleton road February 2022

