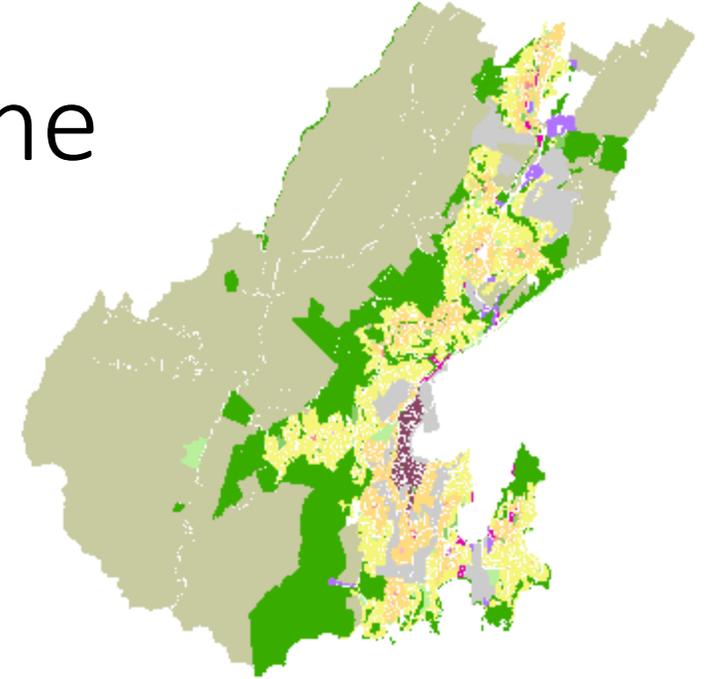


Wellington Rural Zone

Proposed District Plan Impacts

Wellington's South-West Rural Zone

- Unknown to most:
 - Largest area of Wellington by a wide margin,
 - Long Gully alone is 900 hectares.
 - Most properties are larger than Matiu/Somes island (24ha).
 - The harshest of Wellington's winds.
 - The steepest topology around,
- Makes us a Cohesive Community of Wellingtonians:
 - A Wellingtonian, no-complaint, can-do spirit, self-building access, services, homes, community,
 - Ecological: we bought it, we maintain it, we've donated it. GWRC trapping, culling, kiwi releasing, Zealandia, Trusts
 - Weekenders cross our lands.
 - WCC Rate payers.
 - Hard, hard, work. Every day.



We are a Cohesive Wellington Community

- The common landscape & issues, makes us a cohesive and aligned neighbourhood.
 - Like many have also a minority NIMBYs.
- As a community:
 - engaged with Council extensively in 2019 and 2020
 - to discuss the future of our land, access, use & plans for it
 - were told by council officials we would be engaged with as a community
 - shared with them, major & councilors our unanimously signed **Community Vision Statement**
- Then Covid & Erratic Piecemeal Continuance
 - Hit both WCC and us and engagement was aborted & contact disappeared
 - We continue to engage council as we can
 - with individual *reactive* submissions, like this one,
 - representing the unwavering views of the majority.
- Yet WCC/Parks is proceeding without engaging.
 - No Road traffic enlargement.
 - Changing roading patterns to pedestrian.



Context

- Behind the ridgeline,
- Impossible to see.
- Anything built, cleared or tilled here doesn't impact Wellington



- It's 30 years of work in the city to buy land here.
- Farming is hard work. Every day.



How we got to today: the Proposed District Plan

- It's only minutes to sum up 20 years of aspirations. We appreciate the opportunity.
- In our community's view the current Proposed Plan is:
 - Not informed by engagement or our community vision (but is by 20 year old ones)
 - Limiting opportunity:
 - Subdivision cadence is slow 5 years and large rural (30ha) plots limiting sellability
 - to 1 Residential Units per title, impacting continuity to children and grandchildren as well as rural assistance
 - Limiting traditional rural activities: rural clearing, earthworks, tilling, farming, tracks to get around
- Against a background of constant agenda of constraints:
 - Ridgetops Overlays, RMA Covenants, SNAs
 - Slow changing of our access road to our properties to being referred to as "*recreational*"
 - Abatement of traditional rural activities (for repairs, tilling, farming, current and future access).
- Some have commented on the Plan in piecemeal fashion. For example, we've fed back:
 - on the SNAs
 - on the changed NPS based definition of "Building" capturing everything
- It took us -- maybe too long -- to redefine our common *issues* and desired *outcomes*, for the *whole community*.

Key Issues

- The plan reaffirms we are defined as a rural zone -- in name only.
While Promoting the removal of:
 - Increased access for rural activities
 - Housing for family continuity
 - Housing for seasonal and year around assistance
- Promoting instead something for entitled people playing at rural.
- Doesn't recognize the current community
- Referring back to 20 year old community engagement statements
 - (from karori!)
 - Ignoring our valley's current context and community vision statement
 - While enabling the objectives of consultants who live outside our community
 - And a totally different community

Opportunity based Outcome

- It won't cost Wellington's anything:
 - Same or better, safer access, same rural openness, same ecology
- We ask to have opportunity of:
 - family continuity
 - farming assistance
 - Diversifying income by meeting demand outlined in WCC planning documents
- To share their opportunity:
 - Improved safer access! The RoW is only an (unsafe) road in name.
 - 3 residential units usable for caravans, tiny homes, extended family living
 - Subdivision down to 4ha. 100m apart. That's certainly not urban in nature.
 - visitors amenities clarity (outdoor summer cafes, etc.)

Thank you

- Your consideration and application of our suggestions into the district plan will change for the better a small, but cohesive, community of Wellingtonian Families for the next 20 years.
- We, admittedly, are not many votes.

But still Wellingtonians.

5 years later

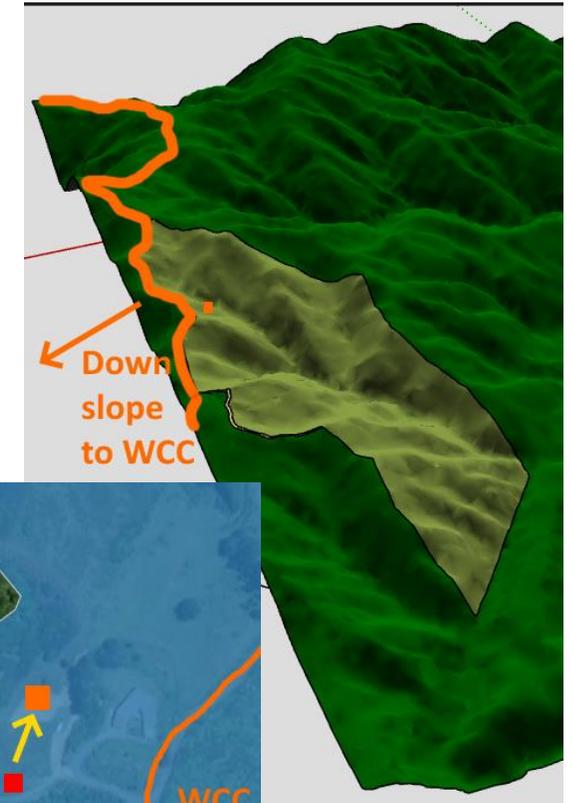
- Still waiting
- Still threatened
- Still fighting



Appendices

Wellington Hilltops and Ridgelines Overlay

- Wellington Ridgelines and Hilltops Overlay (RAHO)
- Came into effect BEFORE the subdivision
- According to Legend, it's about Visibility from WCC
- Others houses in the ridgeline
- So we did a year of house plans design for it.
- Yet told to move on arbitrary denial.
- Waste of \$\$.







SNA Overlays



...int, we had
...that WCC
...enabler but
...l threat.

- Spent on ecologists reports \$\$.
- Improved. But still errors.
- Not finished. More \$\$.

328 Hawkins Hill Road

Non Renumerated, Gradual and Ongoing
Appropriation of Opportunity by WCC



Background

33ha, therefore subdivision discretionary per WCC ODP. Accessible from a single entry point along private Hawkins Hill Road. Steep gullies, <5% flat usable areas. Previously a cleared farm. 1/3 regenerating native bush, the rest mostly invasive non-native pests (gorse/barberry) scrub, with native scrub emerging in some areas. Visible to city for <250m of its edge.



Ridgelines

WCC's District Plan Ridgeline and Hilltops Overlay is to protect Wellington from ridgeline development. But is demonstrably excessive in scope for that purpose. Its actual purpose is to remove freedom to do earthworks required to enter and develop the land for rural or residential purposes.



Draft DP SNAs

WCC's Draft District Plan (DDP) SNA overlay included current native bush as well as attempted to preemptively include non-native scrub (gorse & barberry that is impossible to mistake on the aerals) and "could" become native bush in the future (by WCC obstructing use in the meantime).



Proposed DP SNAs

After an onsite visit and considerable correspondence over a year's duration, we were 'returned' some of "not-yet native" non-native gorse & barberry.

Note that access to valuable clear areas is cut off by tiny suspiciously placed overlays.



Current State

Small consolation, as combined with the hilltop overlay, it still amounts to the same non-renumerated removal of opportunity to live on and prosper on our own property.

Hence the insistence of the return of the use of ALL areas out of the hilltop overlays that is not predominantly native bush forest.

0 50 100 m



Access and clearing for rural activities

- To maintain the land, it's logical to use vehicle access to the different areas.
- Below ridgelines (less visible)
- To south (out of the weather)
- To usable areas (forestry, planting)
- We also want to make tracks.
- Both need earthworks of course.



Continual creep from farm access to recreational



But something is missing?

- The ODP says:
 - OK to clear 1ha outside of SNAs
 - OK to have 5m tracks through SNAs
 - ODP: 19.1.6 19.2.1
 - PDP: ECO-S3, ECO-R1)
 - "The reason we won't support the tracks and areas shown in red is that they are seemingly unnecessary given their proximity to neighbouring works. We have considered the cumulative visual effect and the topography in making this decision.
 - The toolstops are not supported as the track is only being used by Sky and there is no 'traffic' on a farm track/on-site road as such to have to be off the 'carriageway' to allow other traffic to pass.
 - Please note this does not preclude the clearing of vegetation (outside the Ridgeline and Hilltops and SNAs) for the creation of walking tracks.
- Once you have the consent notice cancelled you will be free to undertake these works on your site (outside the Ridgeline and Hilltops and SNAs) as long as they are permitted by the District Plan."

Tracks

- Are Roads included in work area?

- **[PPD]** Must be an an Access Track.
- **]**: 1.5m everywhere **[EW-S2]**
- Cut height limited to 1.5m in ridgelines, 2.5m below.
- APPLICABLE?: limited to 200sq.m2/5 years in ridgelines. **[EW-11]** Limited to 100sq.m2/site/5years.

- **EW-S2:**
 - 2: "Whether the [earthworks](#) and associated [structures](#) have been designed by an appropriately qualified and experienced person;"
 3. Whether an appropriately qualified and experienced person will supervise the [earthworks](#) and construction of associated [structures](#) and certify them on their completion;

- **EW-S1: Area**
- The total area of earthworks must not exceed 250m² per site in any 12-month period.

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Cut Face

- What is the objective?

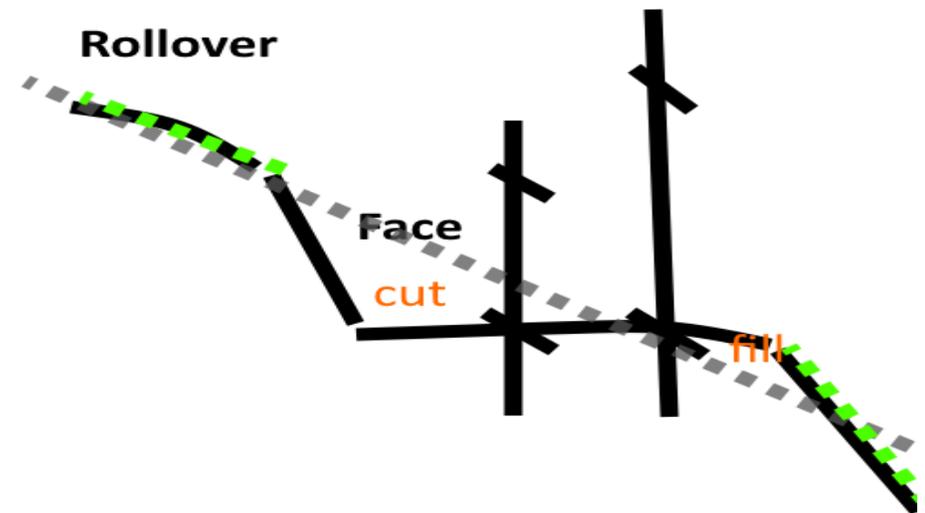
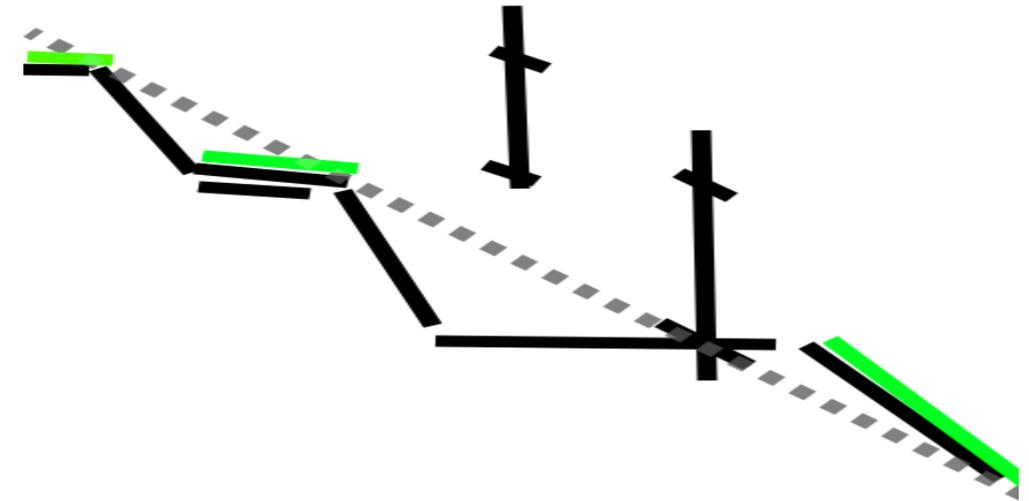
EW-S2:

The effectiveness of measures to retain dust, silt and sediment on site during earthworks;

- Concealing views of cuts, retaining vegetation around it, limiting unnatural scars.

- To limit exposed cut faces.

- The diagrams and text are insufficient to be non-ambiguous.



Are flattenings permitted?

- If we dig and flatten earth, is it groundworks?
- Is tilling a field, earthworks?

Is Flattening Earthworks?



