

Proposed District Plan Change 62

**Rezoning at Bellevue Residential
Estate (Newlands) and associated
policy amendment**

3 November 2007



Proposed District Plan Change 62

Rezoning at Bellevue Residential Estate (Newlands) and associated policy amendment

Plan Change Document

Note – The following information represents a collection of key information extracted from the Plan Change Proposal. To inspect a full copy of the plan change (as proposed by the applicant and including the Section 32 Report), please contact:

*Rod Halliday
Jarden Properties Ltd
C/- Truebridge Callender Beach Ltd
PO Box 13-142
Wellington
ph – 478 0342*

*or Jason Jones
Wellington City Council
101 Wakefield Street
Wellington
ph – 801 4268*

Amendment to Volume 1 - Policy

1. Amend Policy 4.2.9.2 by adding the following wording to the policy (new text is UNDERLINED):

Provide for and, in some circumstances, require extensions to the existing road network. In particular the actual development or potential for future development of the following connector routes will be sought:

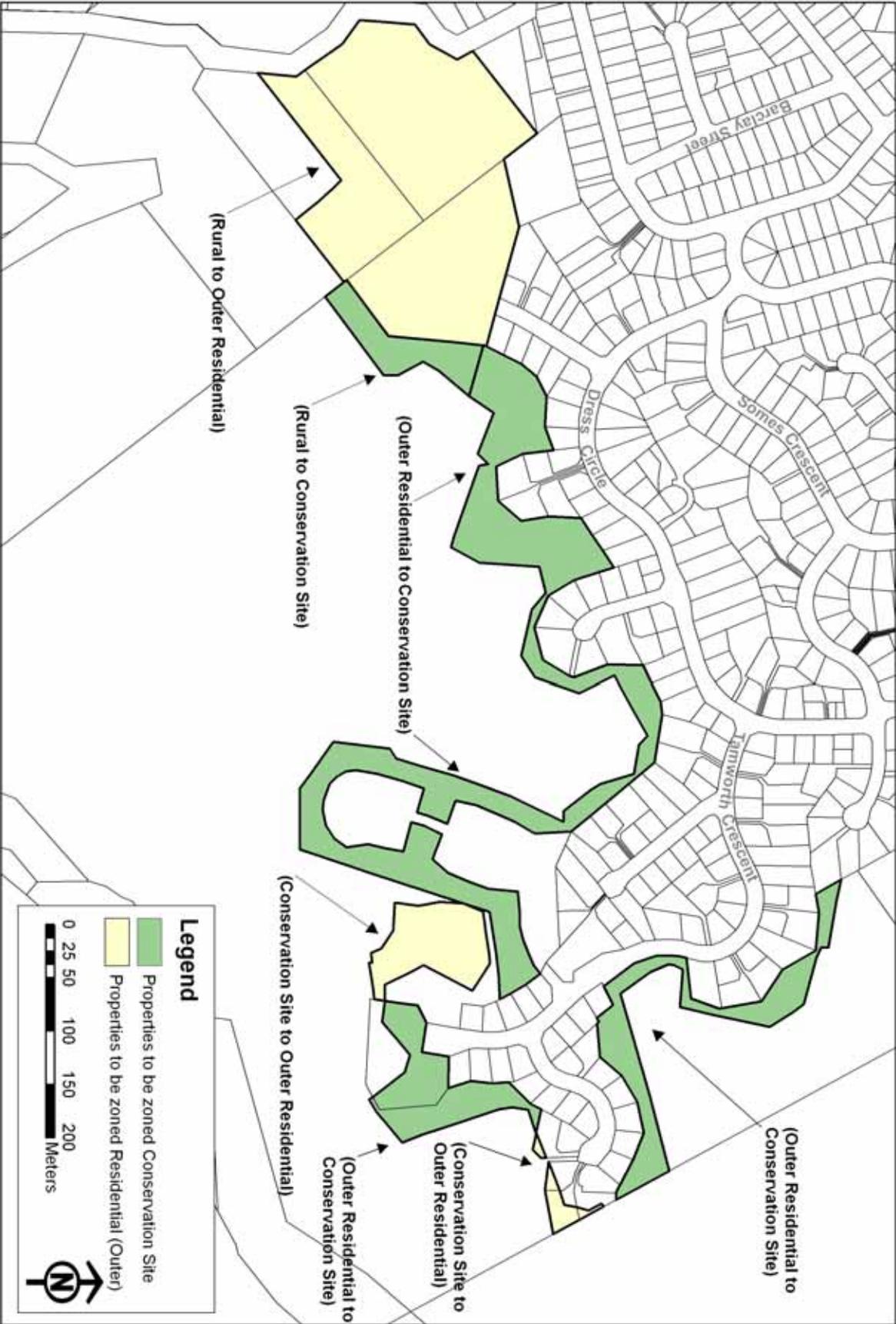
...

- From Domett Street to Glanmire Road

Amendments to Volume 3 - Maps

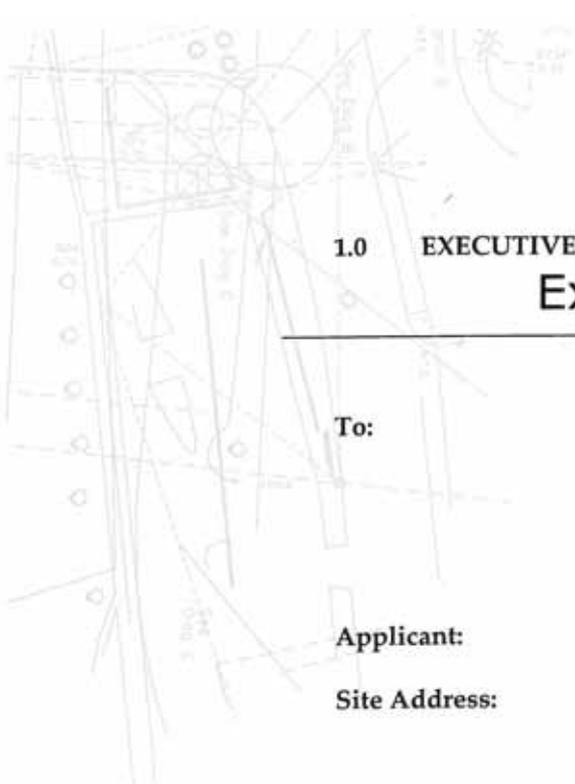
2. Amend Planning Map 24 of the District Plan in accordance with the map shown as Appendix 1 to this report.

Proposed District Plan Change 62 - Areas to be Rezoned



Appendix 2 – Additional Information

1. The following information is excerpt material from the applicant's Plan Change Document. It is provided to explain the proposal.
 - a. Executive Summary
 - b. Indicative subdivision layout



1.0 EXECUTIVE SUMMARY

Executive Summary

To:	Planning Policy Planning and Urban Design Wellington City Council P O Box 2199 WELLINGTON 6140
Applicant:	Jarden Properties Limited
Site Address:	Bellevue Residential Estate – Stage 8 (final stage – Land between Glanmire Road and Domett Street) and surrounding area.
	A location plan is contained in Section 1.1 of the application
Legal Description:	Lot 100 DP335825, Lot 103 DP340021 & Part Lot 14, Lot 15 & 16 DP2205 (See Certificates of Title in <u>Appendix One</u>)
Owners:	Bellevue Lands Ltd & Ngaio Forest Suburb Ltd
Zoning/Plan:	Outer Residential (part), Rural (part), and Conservation (part). Previously Residential A1 and Open Space B (See <u>Appendix Six</u>)
Designations:	None
The Application:	Re-zone various areas of land on District Plan Map 24 to reflect established land-use patterns in the Bellevue Residential Area and to facilitate the development of an area known as Stage 8 for residential use. The areas concerned are shown on TCB Scheme Plans 99325-16C & CZ-01. The application is a Plan Change request in accordance with Part 2 of the First Schedule of the Resource Management Act 1991.
District Plan Amendments	Amend Planning Map 24 of the District Plan to re- zone areas of land subject to the Plan Change to



various new zones including;

- Conservation to Outer Residential (0.79 ha)
- Outer Residential to Conservation (5.77 ha)
- Rural to Outer Residential (4.87 ha)
- Rural to Conservation (0.52 ha)

Amend District Plan Policy 4.2.9.2 to include a reference to a link road between Glanmire Road and Domett Street.

If the Plan Change application is successful a resource consent application will be applied for to subdivide the land. An **Indicative** subdivision layout has been provided as part of the Plan Change application (Appendix **Seven**) however no decision is requested or required as part of this process on the final layout of allotments and roading.

Address for Service: Jarden Properties Limited
C/- Truebridge Callender Beach Limited
PO Box 13-142
WELLINGTON

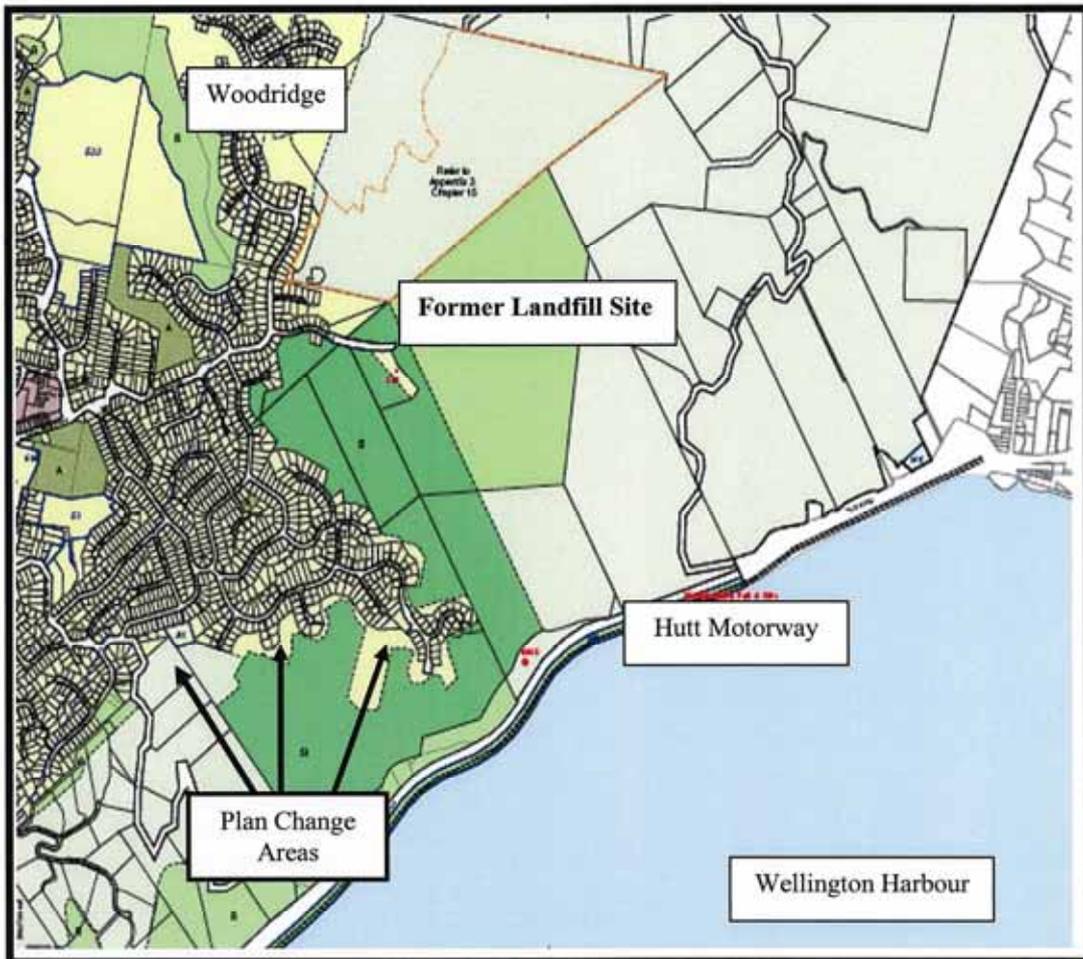
Attn: Rod Halliday

Tel: (04) 4780 342

Fax: (04) 4789416

Email: rod.halliday@tcb.co.nz

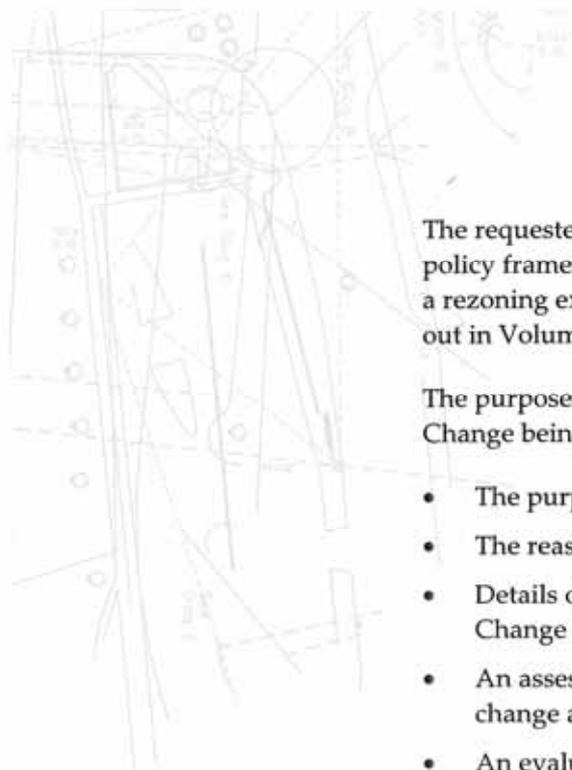
1.1 Location Plan



2.0 INTRODUCTION & PURPOSE OF THIS REPORT

Pursuant to Section 73(2) and Part II of the First Schedule to the Resource Management Act 1991, **Jarden Properties Limited** requests a change to the Wellington City District Plan for the purpose of

- a) Establishing an appropriate zone that will enable the final Stage (8) of Bellevue Residential Estate, to be developed for residential purposes, namely outer residential.
- b) Rectifying zoning anomalies that result following the actual development of the wider Bellevue Residential Area to reflect the true and intended use of the land.



The requested Plan Change would not affect the overall zoning policy framework of the District Plan and can be achieved through a rezoning exercise, with only one change to a Policy presently set out in Volume 1 of the District Plan.

The purpose of this document is to explain and support the Plan Change being sought, in particular –

- The purpose of the Plan Change being sought,
- The reasons why the Plan Change is needed,
- Details of the development that would occur following the Plan Change being made operative,
- An assessment of environmental effects that may arise from the change and development potential that will be created.
- An evaluation of the purpose of the Plan Change in accordance with Section 32 of the Act.

If the Plan Change request is successful this will be followed by a resource consent application being submitted for the subdivision and development of Stage 8 for residential purposes as shown on the indicative subdivision layout shown in [Appendix Seven](#). It is at the subdivision consent stage that the local authority will make a final decision on the layout of allotments and the roading.

3.0 PROPOSED PLAN CHANGE

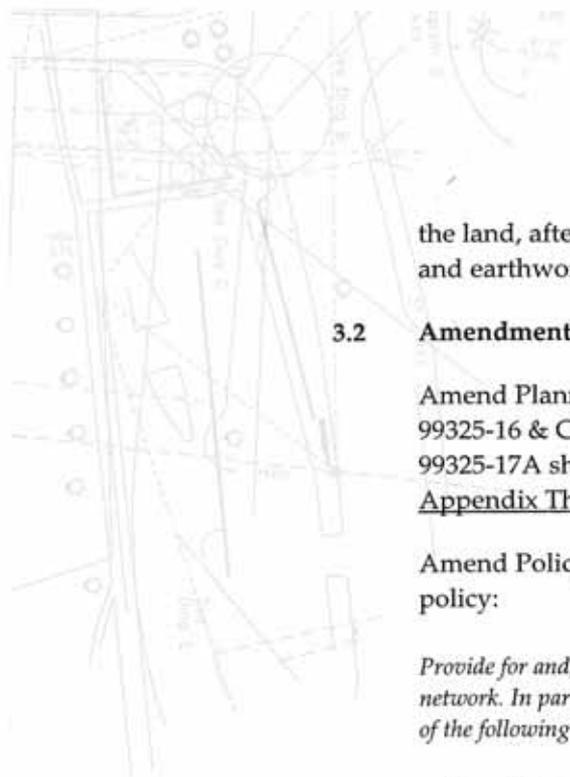
3.1 Explanation

The purpose of this Plan Change is to amend the zoning of land mapped within Planning Map 24 to reflect the actual use of land and to enable the residential development of land currently zoned for rural purposes.

The Plan Change would rezone the Stage 8 area from Rural to Outer Residential, bringing the land under the control of the relevant Objectives, Policies and Rules for the Outer Residential Area.

The Plan Change would also amend Policy 4.2.9.2 to include a reference to a connector road between Glanmire Road and Domett Street for the purposes of promoting accessibility and efficiently within the road network as was signalled within the Transitional District Plan Maps (refer [Appendix Six](#)).

The Plan Change, once operative will enable the development of



the land, after the obtaining of resource consents for subdivision and earthworks for residential purposes.

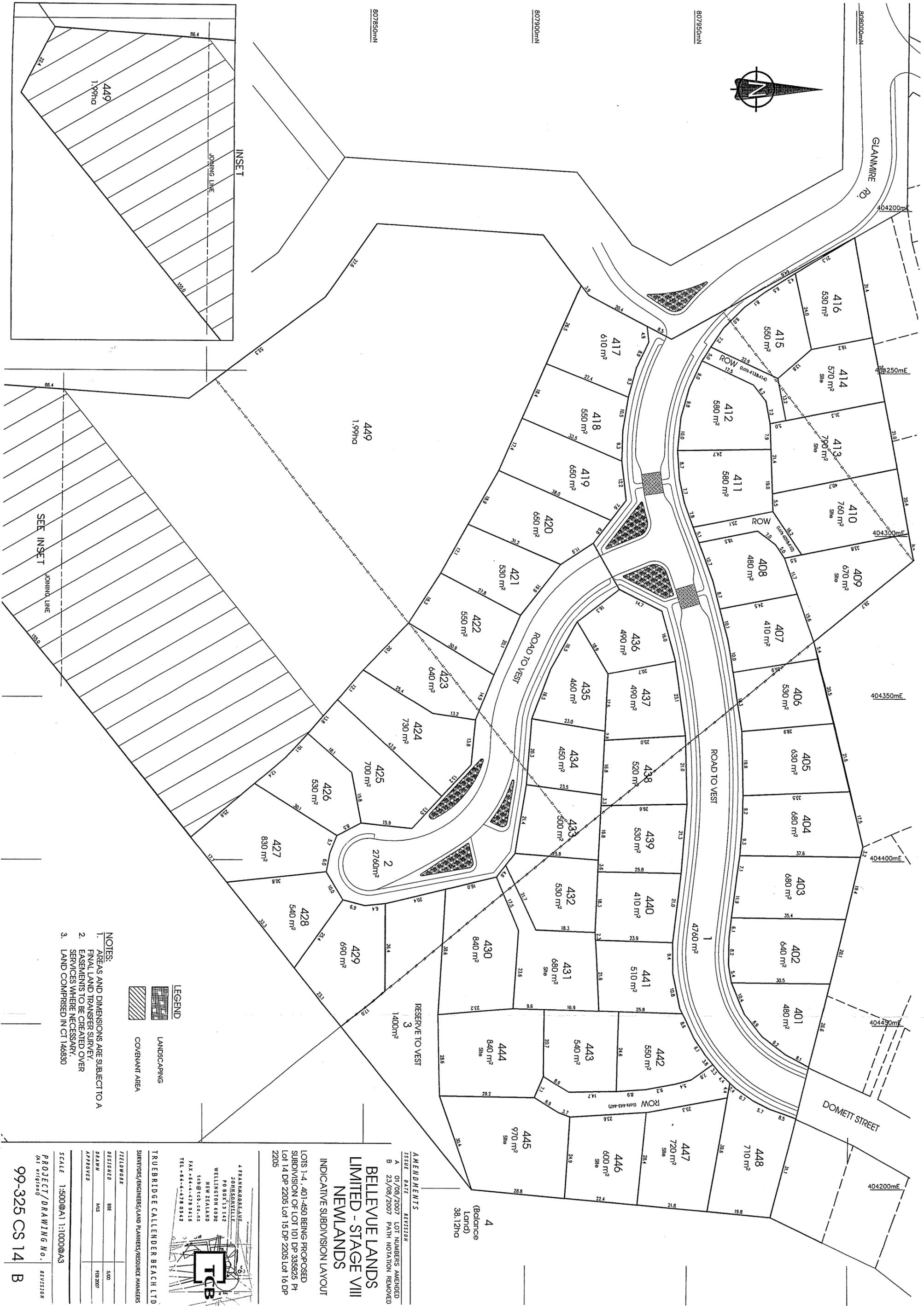
3.2 Amendments to the District Plan

Amend Planning Map 24 of the District Plan as shown on TCB plan 99325-16 & CZ-01 showing areas to be re-zoned and TCB plan 99325-17A showing the new zoning map. Both plans are attached in Appendix Three.

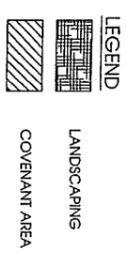
Amend Policy 4.2.9.2 by adding the following wording to the policy:

Provide for and, in some circumstances, require extensions to the existing road network. In particular the actual development or potential for future development of the following connector routes will be sought.....

- From Domett Street to Glanmire Road.



- NOTES:**
1. AREAS AND DIMENSIONS ARE SUBJECT TO A FINAL LAND TRANSFER SURVEY.
 2. EASEMENTS TO BE CREATED OVER SERVICES WHERE NECESSARY.
 3. LAND COMPRISED IN CT1 146830



AMENDMENTS

ISSUE	DATE	REVISION
A	01/08/2007	LOT NUMBERS AMENDED
B	23/08/2007	PATH NOTATION REMOVED

INDICATIVE SUBDIVISION LAYOUT

LOTS 1-4, 401-450 BEING PROPOSED SUBDIVISION OF LOT 101 DP 335825 Pt Lot 14 DP 2205 Lot 15 DP 2205 Lot 16 DP 2205

BELLEVUE LANDS LIMITED - STAGE VIII NEWLANDS

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TRUEBRIDGE CALLENDER BEACH LTD
 SURVEYORS/ENGINEERS/LAND PLANNERS/RESOURCE MANAGERS

FIELDWORK

DESIGNED	BBE	5/00
DRAWN	MAS	FEB/2007
APPROVED		

SCALE 1:500@A1 1:1000@A3

PROJECT/DRAWING NO. 99-325 CS 14 B

REVISION