
REPORT 3
(1215/52/IM)

PROPOSED DISTRICT PLAN CHANGE 71: GENERAL AMENDMENTS TO DISTRICT PLAN TEXT AND MAPS

1. Purpose of Report

To seek approval from the Committee to publicly notify Proposed District Plan Change 71 (DPC 71), in order to make general minor amendments to plan provisions, zoning, maps, and notations in order to assist the proper functioning of the District Plan.

2. Executive Summary

This Plan Change comprises fifteen separate changes to the District Plan. The changes include correcting minor errors to the siting and listing of one heritage building and two heritage trees. A number of re-zonings of existing reserves to Open Space A and B are also proposed. The errors and omissions have been identified as part of the development of the Northern Reserve Management Plan.

A zone change is proposed for the western part of Stebbings Valley northwards of Amesbury Drive. Rural Area zoned land will be zoned Residential (Outer) Area to enable Best Farms to develop this land for residential purposes in the near future. This is consistent with Councils intentions for the land as set out in the Northern Growth Management Framework.

Land zoned Rural will also be re-zoned Open Space B to give effect to a draft reserves agreement which is scheduled to be reported to Committee for approval on 10 September 2009. These reserves will be vested in Council and used to off-set the landowners Greenfield and Citywide Reserve Contributions resulting from the ongoing residential development of the area.

The changes proposed in this Plan Change are considered minor in nature and are necessary to ensure the efficient operation of the District Plan.

3. Recommendations

Officers recommend that the Committee:

1. *Receive the information.*
2. *Agree to publicly notify the Proposed District Plan Change 71, as set out in Appendix 1 of this report, in accordance with Schedule 1 of the Resource Management Act 1991.*
3. *Agree that the date of public notification commence following the draft Reserves Agreement for Lower Stebbings Valley (relevant to item 13 in the Plan Change document) being approved.*
4. *Adopt the Section 32 Report attached as Appendix 2.*

4. Discussion

This Plan Change comprises fifteen separate changes to the District Plan. The changes include changes to one heritage building, two heritage trees, and a number of re-zonings of existing reserves to Open Space A or B. Land in Stebbings Valley is also being re-zoned to give effect to a draft agreement to provide open space reserves and to allow further ongoing residential development of the western part of Stebbings Valley. The changes are considered minor in nature.

These changes are set out in detail in the Plan Change document (attached as Appendix 1) that includes maps of all the proposed corrections and re-zonings. A Section 32 Report has also been prepared as part of this process and is attached as Appendix 2.

4.1 Heritage Building and Heritage Trees

1. All Saints Church, Ngaio- Heritage Building 378)

Planning Map 21 incorrectly locates the All Saints Church on the southern corner of Abbott Street/Crofton Road, Ngaio. It should be located across the road on the northern corner of Abbott Street/Crofton Road. As a consequence the Heritage Schedule should be amended to read 'Abbott St, cnr Crofton Rd (north side)'.

2. 26 Newman Terrace, Thorndon - Heritage Tree 5

Planning Map 18 incorrectly identifies a heritage tree (European Ash) on this property. This tree is however within the town belt to the rear of the property. As a consequence the Heritage Schedule should be amended by deleting the

street number reference and including after the words 'Newman Tce' the words '(on Town Belt at rear of No 26)'.

3. 5 Tio Tio Road, Strathmore - Heritage Tree 218

This property has been incorrectly identified as having heritage tree 218 (macrocarpa) on the property. This tree is located at 7 Tio Tio Road which is to the rear of the property. As a consequence the street reference in the Heritage Schedule should be amended from 5 to 7.

4.2 Re-zoning for Open Space Purposes

Nine properties are to be rezoned Open Space due to inappropriate zonings or mapping errors. All of these properties are owned by Wellington City Council. These are summarised as follows:

4. Wall Park and Play Area, Bell Street/Tremewan Street, Tawa

The unformed 'accessway' forms part of the existing play area. It has been incorrectly zoned Residential (Outer) Area. It is proposed that it be zoned Open Space A consistent with the recreation activities occurring in the park.

5. Tawa Cemetery, Main Road, Tawa

This cemetery is incorrectly zoned Residential (Outer) Area. It is more appropriate that it be zoned Open Space B consistent with its use as a historic cemetery.

6. Woodburn Drive Reserve, Woodburn Drive, Takapu

The draft Northern Reserves Management Plan identifies this as a reserve. It is covered in mature regenerating native vegetation. The land is presently zoned Rural Area and it is proposed the land be re-zoned Open Space B in recognition of its reserve status and as an area of landscape and ecological importance.

7. Brandon Rock Access, Blackrock Rd and Edgecombe St, Newlands

The Black Rock Road and Edgecombe Street entrances to Brandon's Rock reserve have been incorrectly zoned Residential (Outer) Area. It is proposed to zone these small areas of land Open Space B consistent with the zoning for the rest of the reserve.

8. Elizabeth Street, Mt Victoria Play Area

Elizabeth Street play area has been incorrectly zoned Residential (Inner) Area and the adjacent residential properties (54 and 56 Elizabeth Street) have been zoned Open Space A. It is proposed that these zonings be 'swapped' to correct these errors.

9. Lyall Bay Reserve, Queens Road/Hungerford Road, Lyall Bay

This is an area of bush covered coastal escarpment which is classified as scenic reserve under the Reserves Act 1977. It is proposed to change the Residential (Outer) Area zoning to Open Space B.

10. Orchy Street, Crescent, Island Bay

The land is a small local reserve with children's play equipment. It is classified as a recreation reserve under the Reserves Act 1977, but has been zoned Residential (Outer) Area in error. It is proposed that the land be zoned Open Space A.

11. 43 Hudson Street, Island Bay

This steep 'residential' sized section is at the end of Hudson Street, and is zoned Residential (Outer) Area. It is owned by Council and comprises regenerating native vegetation similar to Open Space B land to the north of the property. It is proposed that the land be zoned Open Space B.

12. Karaka Bay Road, Scorching Bay

The land between the road and the sea is zoned Open Space B (Natural Environment). It is more appropriate to zone the beach and foreshore area Open Space A in recognition of the recreational use of the land which comprises the beach, an open grassed area, buildings, structures and play equipment.

4.3 Residential and Open Space Re-Zoning - Stebbings Valley

13. Land northwards of Amesbury Drive, Stebbings Valley

Zone changes are proposed for the western part of Stebbings Valley, northwards of Amesbury Drive which will rezone rural land owned by Best Farms Limited to Residential (Outer) or Open Space B. These zonings have been initiated at the request of the owner to enable further residential development of Churton Park subdivision in accordance with approved plans. In the case of Lower Stebbings Valley the Rural zoning was retained over this area as an interim measure and was intended for rezoning when future reserve areas were identified (refer to Appendix 18 to Chapter 5 of the Operative District Plan recording the outcome of an Environment Court consent order dated 10 February 1999). It is noted that the urbanisation of this area is consistent with Council's intentions for the land as set out in the Northern Growth Management Framework.

The Rurally zoned land proposed to be re-zoned Open Space B is to give effect to the draft 'South Stebbings Reserves Agreement'. This agreement is scheduled to be presented for Council's approval on 10 September 2009. The 7.7 hectares of land will be known as the 'Knoll and Reservoir' reserve and the 'Western Tributaries' reserve. These Reserves will be vested in Council and used to offset the landowners Greenfield and Citywide Reserve Contributions resulting from the ongoing residential development of the area. Other proposed reserve

areas further to the east forming part of the Reserves Agreement will require rezoning at a future stage as the subdivision of the land progresses.

As this proposal to rezone some of the reserve areas precedes the consideration of the Reserves Agreement as a whole it is recommended that public notification of DPC 71 be deferred until the Reserves Agreement has been approved.

4.4 Re-Zoning for Conservation Purposes

14. Wilf Mexted Scenic Reserve, 111 Collins Road, Tawa

The draft Northern Reserves Management Plan identifies this site as requiring a Plan Change from Rural Area to Conservation Site. The land is owned by Council and is contiguous with the Wilf Mexted Scenic Reserve, which is zoned Conservation Site 5C. The land has similar landscape and ecological values as the Scenic Reserve.

The Reserve land is also able to be accessed from Bing Lucas Drive from the south. This 'accessway' does not have conservation value but will form an important means of access across land being developed for residential purposes. It is proposed that this 'accessway' be zoned Open Space B.

15. Satara Crescent, Ngaio

A small 'sliver' of land immediately adjacent to the accessway leading up to the Satara Crescent (Ngaio) water reservoir has been zoned Residential (Outer) Area. However the land is regenerating mixed Broadleaf forest and is similar to the Conservation Site land immediately to the east. It is proposed that this land be zoned Conservation Site 5E: West Khandallah Park.

5. Conclusion

All of the above changes and re-zonings are considered minor in nature. If approved for notification it will enable errors to be corrected, and ensure more appropriate zonings that recognise and provide for the efficient use of the land.

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Supporting Information

1) Strategic Fit / Strategic Outcome

The District Plan supports the outcomes of the Urban Development Strategy.

2) LTCCP/Annual Plan reference and long term financial impact

Project C533 – District Plan

3) Treaty of Waitangi considerations

All District Plan work is required to take into account the principles of the Treaty of Waitangi (refer to section 8 of the Resource Management Act 1991).

4) Decision-Making

This is not a significant decision. The plan change is to make minor amendments and corrections.

5) Consultation

The required statutory consultation has been undertaken.

6) Legal Implications

There are no direct legal implications.

7) Consistency with existing policy

The proposed amendments and corrections accord with Council policy.