

PUBLIC NOTICE

PROPOSED DISTRICT PLAN CHANGE 50 – Aro Valley Boundary Adjustments and Pre-1930's Demolition Rule

WELLINGTON CITY DISTRICT PLAN

Clause 5 of First Schedule, Resource Management Act 1991

The suburb of Aro Valley has a distinct local character derived from the retention of a high proportion of houses dating from the late 19th and early 20th centuries. In recognition of this character, District Plan Change 50 proposes to make the removal or demolition of pre-1930's buildings a Discretionary Activity (Restricted). The rule will apply to parts of Aro Valley zoned Inner Residential and within the Appendix 9 boundary (as proposed to be amended). An additional provision relating to the removal or demolition of the 'primary elevation(s)' of pre-1930 buildings is also proposed to be included.

District Plan Change 50 also proposes to make the following adjustments to the rules, residential appendices boundaries and the design guide that apply to the Aro Valley Area:

- Remove Aro Valley from Appendix 8. Appendix 8 is an area where Rule 5.2.4 applies (two units a Controlled Activity) therefore removing the duplication of rules applying to the construction of two household units.
- Remove Upper Durham St and the Council housing area to the east of Ohiro Rd (bottom of Brooklyn Hill) from Appendix 10. Appendix 10 is an area where the more stringent building height, site coverage and sunlight access planes apply to a single household unit.
- Amend the boundaries of existing Appendix 9 (Aro Valley) to include additional peripheral areas that contribute to the overall character of Aro Valley. Appendix 9 is an area in which Rule 5.3.10 (the construction of two units requires resource consent for a restricted discretionary activity) applies. These areas include Upper Durham St; parts of Mortimer Tce; Adams Tce; Landcross St; Palmer St/Abel Smith St/Johns St; Ohiro Rd/Brooklyn Rd.
- Amend the Multi-Unit Design Guide and the associated Aro Valley Design Guide to include descriptions and references to the peripheral areas now included in Appendix 9.
- Add an additional matter to which Council has retained its discretion within Rule 5.3.10 to state: *"bulk and massing of buildings on site (in Aro Valley)"*

Details of Proposed District Plan Change 50 and associated section 32 report may be inspected at:

- Wellington City Council Service Centre, 101 Wakefield Street
- Wellington Central Library, 65 Victoria Street
- All suburban branch libraries
- www.wellington.govt.nz/plans/district/planchanges/index.html

Any person may make a submission on this Proposed District Plan Change. You may do so by sending a written submission to the Wellington City Council using one of the options outlined below:

Posted to: Planning Policy Team, Wellington City Council, PO Box 2199, Wellington
Delivered to: Ground Floor Reception, Council Offices, 101 Wakefield Street, Wellington
Faxed to: 801 3165 (if you fax your submission, please post or deliver a copy to one of the above addresses).

The submission must be in 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. Submissions close at 5pm on Monday 16 October 2006. Copies of this form are available from the above locations or will be mailed to you if you phone 499 4444, or email Jason.Jones@wcc.govt.nz.

The process for public participation in the consideration of the 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 must 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: 2 September 2006

For further information please telephone Alison Newbald on 801-3706.

***THE CLOSING DATE FOR SUBMISSIONS IS MONDAY 16 OCTOBER
2006 at 5.00PM***