

APPENDIX 1

Plan Change Document

Wellington City District Plan

Proposed District Plan Change 76

General Minor Amendments to District Plan Text and Maps V

ALTERATIONS TO THE WELLINGTON CITY DISTRICT PLAN

Detailed below are changes relating to:

- a number of rezonings of reserve land to better reflect the existing open space or conservation use of the site
- a number of other rezonings to better reflect the actual use of individual sites
- rezoning of land at 11 Vennell Street from Open Space A to Residential (Outer)
- removal of Heritage Tree listings in Chapter 21 of the District Plan and consequential changes to the District Plan Maps
- realignment of a small part of the Ridgeline and Hilltops Overlay
- text changes to Rule 11.1.1.1.6 Night Flying Operations

To assist the understanding of the amendments, new maps showing zone changes and changes in heritage items are included as Attachment 1 to this document.

A. REZONINGS - ALTERATIONS TO VOLUME 3 MAPS

1. **Change** land zoned Airport and Golf Course Recreation Precinct at 16 and 16A Monorgan Rd, Strathmore (Lots 1 & 2 DP 81401) to Residential (Outer) as set out in Map 1 in Attachment 1.
2. **Remove** the Ridgelines and Hilltops Overlay line from the residential properties at 43, 45 47, 49 Khouri Ave (Lots 17, 18, 19, 20 DP 404593) and realign in accordance with the Map 2 in Attachment 1.
3. **Change** land zoned Conservation Site at 44 Silverstream Road, Crofton Downs (part of Lot 2 DP 58339, Lot 1 DP 65267, part of Lot 3 DP 65267 and part of Lot 3 DP 17482) to Open Space A as set out in Map 3 in Attachment 1.
4. **Change** land zoned Open Space A at 11 Vennell Street, Brooklyn, to Residential (Outer) Area, as set out in Map 4 in Attachment 1.
5. **Change** the zoning of a number of parcels of land around the city as per the tables below and as represented in Maps A to X in Attachment 1.

Rezoning of Parks and Reserves land in the Northern Ward

Site Name/Location - northern sector,	App Map	Area (ha)	Legal Description	Current District Plan Zoning	Proposed District Plan Zoning	Suburb
Arthur Carman Park (Collins Avenue. Beside State Highway 1)	A	0.144	Sec 1 SO 35924	No zoning	Open Space A	Linden
		0.8933	Sec 375 Porirua District	Open Space B	Open Space A	
		0.1526	Sec 406 Porirua District	Open Space B	Open Space A	
Redwood Park (Redwood Avenue & Main Road)	B	0.1907 1.1162 3.0573	Lot 1 DP 28061 Lot 31 DP 25043 Pt Lot 3 DP 20592	Open Space B	Open Space A	Redwood
Woodman Drive Extension Reserve (Woodman Drive, above Tawa College sports ground)	C	2.1425	Lot 1 DP 80235	Outer Residential	Open Space B	Tawa
Takapu Rd Reserve (Takapu Rd)	D	1.003	Lot 101 DP 79969	Rural	Open Space B	Takapu
Caribbean Ave Reserve (Caribbean Ave)	E	79.123	Pt Sec 41 Horokiwi ROAD DISTRICT	Rural	Open Space B	Grenada North
Edward Wilson Park accessway (Cranwell St)	F	0.0152	Lot 110 DP 28720	Outer Residential	Open Space A	Churton Park
Churton Drive (Between Churton Park and Cambrian Street)	F	0.0507	Lot 3 DP 73175	Outer Residential	Open Space B	Churton Park
			Lot 2 DP 45634	Open Space A	Open Space B	
			Lot 11 DP 49619	Open Space A	Open Space B	
Sedgely Grove	G	0.3116	Lot 1 DP 360298	Outer Residential	Open Space B	Churton Park
Handly Grove	G	0.8699	Lot 401 DP 311748	Open Space A	Open Space B	Churton Park
Sheridan Terrace	H		Lot 13 DP 81822	Outer Residential	Open Space B	Newlands
Cheyne Walk play area (Cheyne Walk)	I	0.0111	Lot 103 DP 29170	Outer Residential	Open Space A	Newlands
Cromwell Point	J	0.2987	Lot 66 DP 397825	Outer Residential	Open Space B	Newlands
* Sunhaven Drive	5	0.1127	Lot 1 DP 433198	Outer Residential	Conservation	Newlands
White Pine Ave reserve (White Pine Ave)	K	0.7715	Lot 1 DP 385115	Outer Residential	Open Space B	Woodridge
79 Kentwood Drive	K	0.902	Lot 3 DP 385115	Outer Residential	Open Space B	Woodridge
Seton Nostier -near Bushland Grove entrance (Bushland Grove)	L	0.6878	Lot 1 DP 91023	Outer Residential	Open Space B	
Grenada Village Accessway (Mandeville Crescent and Mark Avenue)	M	0.0234	Lot 2 DP 46826	Outer Residential	Open Space A	Grenada Village

Rezoning of Parks and Reserves land in the Outer Green Belt

Site Name	App Map	Area (ha)	Legal Description	Current District Plan Zoning	Proposed District Plan Zoning	Suburb
Tawa Bush reserves Accessway (End of Chastudon Place)	N		Lot 85 DP 86775	Outer Residential	Open Space B	Tawa
Tawa Bush reserves Accessway (Ordley Grove)	N	0.0135	Lot 102 DP 57939	Outer Residential	Open Space B	Tawa
Tawa Bush reserves (End of Chastudon Place)	N	0.5404	Lot 83 DP 86775	Outer Residential	Open Space B	Tawa
Old Coach Rd	O	Pt 16.067	Pt Lot 3 DP 320360	Rural	Open Space B	Johnsonville
Totara Park (Broderick Road and McLintock St)	P	0.0109	Lot 21 DP 33932 and Part of Lot 21 DP 74702	Outer Residential	Open Space B	Johnsonville
Khandallah Park (Jaunpur Crescent)	Q	0.1723 0.0111	Lot 2 DP 74365 and Lot 3 DP 74367	Outer Residential	Conservation Site 5G	Broadmeadows
Awarua St Reserves (Awarua St)	R		Lot 49 DP 29097	Outer Residential	Open Space B	Ngaio
Awarua St Reserves (Ridvan Grove)	R		Lot 41 DP 68969	Outer Residential	Open Space B	Ngaio
Kilmister Tops	S	16.9968 12.8058 18.1284	Pt Sec 58 Makara DISTRICT Sec 56 Makara DISTRICT Pt Otari A2 Pt Sec 57 Makara District	Rural	Open Space B	Wilton
* Salisbury Garden Court, Rangiohua Land. (134 Weld Street)	6	.9290	Pt Lot 11 DP 32496	Outer Residential	Open Space B	Wadestown
Karori Park (Stockden Place and Montgomery Ave)	T	0.0115	Lot 3 DP 67708	Outer Residential	Open Space B	Karori
Karori Park (reservoir) (Montgomery Avenue)	T	0.1882	Lot 42 DP 67707	Outer Residential	Open Space B	Karori
Montgomery Avenue Play Area	T	0.0866	Lot 41 DP 67707	Outer Residential	Open Space A	Karori
Karori Park (Percy Dyett Drive and Khouri Avenue)	U	0.0232	Lot 204 DP 49090 Lot 3 DP 68825	Outer Residential	Open Space B	Karori
Karori Park	U	0.0497	Lot 2 DP 80187	Outer Residential	Open Space A	Karori
Wright Hill (behind Parsons Glen and Woodhouse Ave)	V	1.0446	Lot 9 DP 82773	Outer Residential	Open Space B	Karori

Wright Hill (Parsons Glen)	V		Lot 115 DP 71537 Lot 116 DP 71537	Outer Residential	Open Space B	Karori
Wright Hill (Mewburn Rise)	V	0.0717	Lot 97 DP 303660	Outer Residential	Open Space B	Karori
Carey's Gully (Ashton Fitchett Drive)	W		Lot 2 DP 83822. Pt of Lot 197 DP 86200	Rural	Open Space B	Brooklyn

Rezoning of Parks and Reserves Land on the South Coast

Site Name	App Map	Area (ha)	Legal Description	Current District Plan Zoning	Proposed District Plan Zoning	Suburb
View Road	X		Pt Lot 6 DP 8961	Outer Residential	Open Space B	Houghton Bay
* Houghton Bay School (Houghton Bay Road)	7	.1539 .1175	Pt Lot 1 DP 9018 Pt Lot 2 DP 9018	Outer Residential	Open Space A	Houghton Bay
* Old Quarry Site (180 Owhiro Bay Parade)	8	54.329 71.635	Lot 1 DP 26786 Lot 1 DP 61218	Open Space B	Conservation	Owhiro Bay

* Represents land that is additional to the parks and reserves classification land.

B. HERITAGE TREES – ALTERATIONS TO VOLUME ONE, CHAPTER 21 HERITAGE APPENDIX AND ASSOCIATED CHANGES TO VOLUME 3 MAPS

Heritage Trees

1. **Remove** references to the following Heritage Trees in the Heritage List, Chapter 21 Appendix and on the Planning Maps:
 - 3 - 170 Raroa Road, Kelburn, Planning Map ref 11;
 - 20 – 430 Karori Road, Karori, Planning Map ref 10;
 - 142 – 63 Wallace Street, Mt Cook, Planning Map ref 6;
 - 211 – 300 Adelaide Road, Newtown, Planning Map ref 6;
 - 253 – 9 Fairview Crescent, Kelburn, Planning Map ref 11;
 - 283 – 5 Corunna Avenue, Newtown, Planning Map ref 6;

These trees have either died or been removed. Refer to Attachments 9 through to 14

C. MINOR TEXT CHANGES AND CORRECTIONS TO VOLUME ONE

(Wording to be deleted by the Plan Change is shown struck through and the proposed new wording is shown underlined)

1. **Change** Rule 11.1.1.1.6 (Airport and Golf Course Recreation Precinct - Exceptions to night flying operations) to state:

(f) the operation of unscheduled flights required to meet the needs of ~~a national or civil defence emergency declared under the Civil defence Act 1983~~ any state of emergency declared under the Civil Defence Emergency Management Act 2002 or any international civil defence emergency”.


ATTACHMENT 1


Maps

District Plan Change 76
Land at 16 and 16A Monorgan Road to be rezoned
Residential (Outer) from Airport and Golf Course Recreation Precinct


Map 1



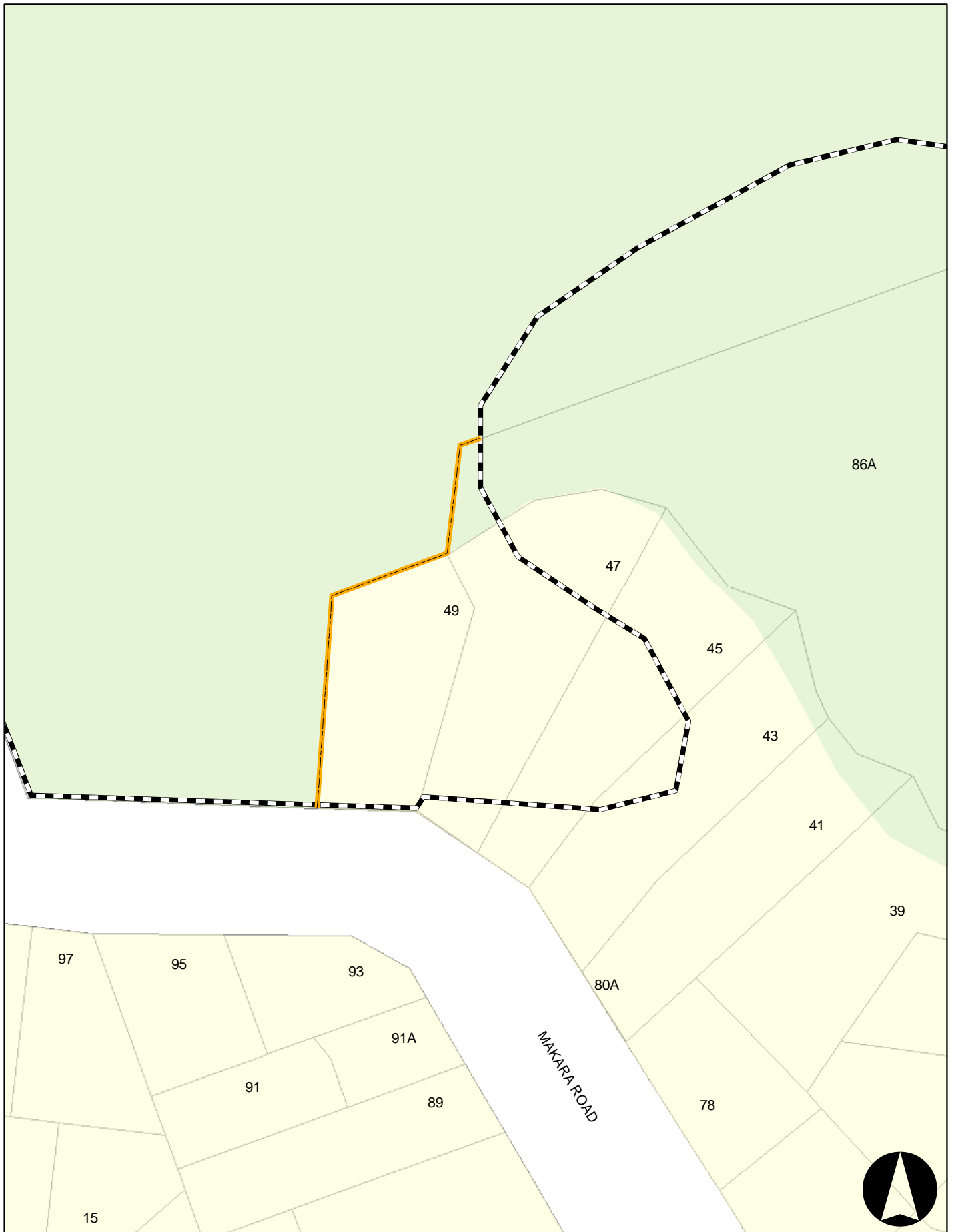
 Land to be rezoned Outer Residential from Airport and Golf Course Recreation Precinct

 Institutional Precinct


 Outer Residential

0 5 10 20 30 40
 Meters

District Plan Change 76 Realignment of the Ridgeline and Hilltops Overlay

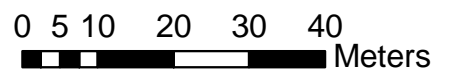


 New alignment of Ridgeline and Hilltops Overlay Line

 Existing Ridgeline and Hilltops Overlay Line





 Outer Residential

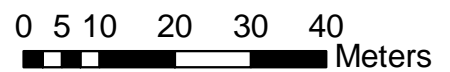
 Open Space B



District Plan Change 76
Land at Silverstream Road to be rezoned
from Conservation Site to Open Space A



-  Land to be rezoned Open Space A from Conservation Site
-  Conservation
-  Rural
-  Outer Residential



District Plan Change 76
Land at 11 Vennell Street to be rezoned
Residential (Outer) from Open Space A



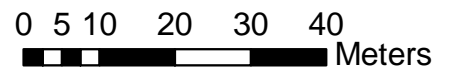
Land to be rezoned Residential (Outer) Area from Open Space A



Open Space A




Outer Residential




District Plan Change 76
Land at Sunhaven Drive to be rezoned to
Conservation Site from Residential (Outer)



 Land to be rezoned Conservation Site from Residential (Outer) Area


 Outer Residential


 Conservation


0 5 10 20 30 40
 Meters


District Plan Change 76
Land at Salisbury Garden Court to be rezoned Open Space B
from Residential (Outer)



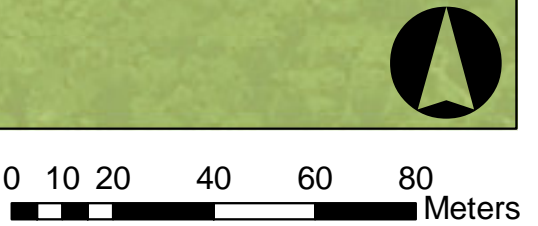
 Land to be rezoned Open Space B from Residential (Outer) Area

 Outer Residential

 Open Space B

 Open Space C


0 10 20 40 60 80 Meters



District Plan Change 76 Land at Houghton Bay School to be rezoned Open Space B from Residential (Outer)

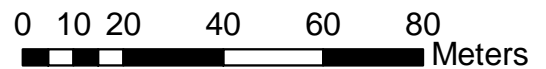


 Land to be rezoned Open Space A from Residential (Outer) Area

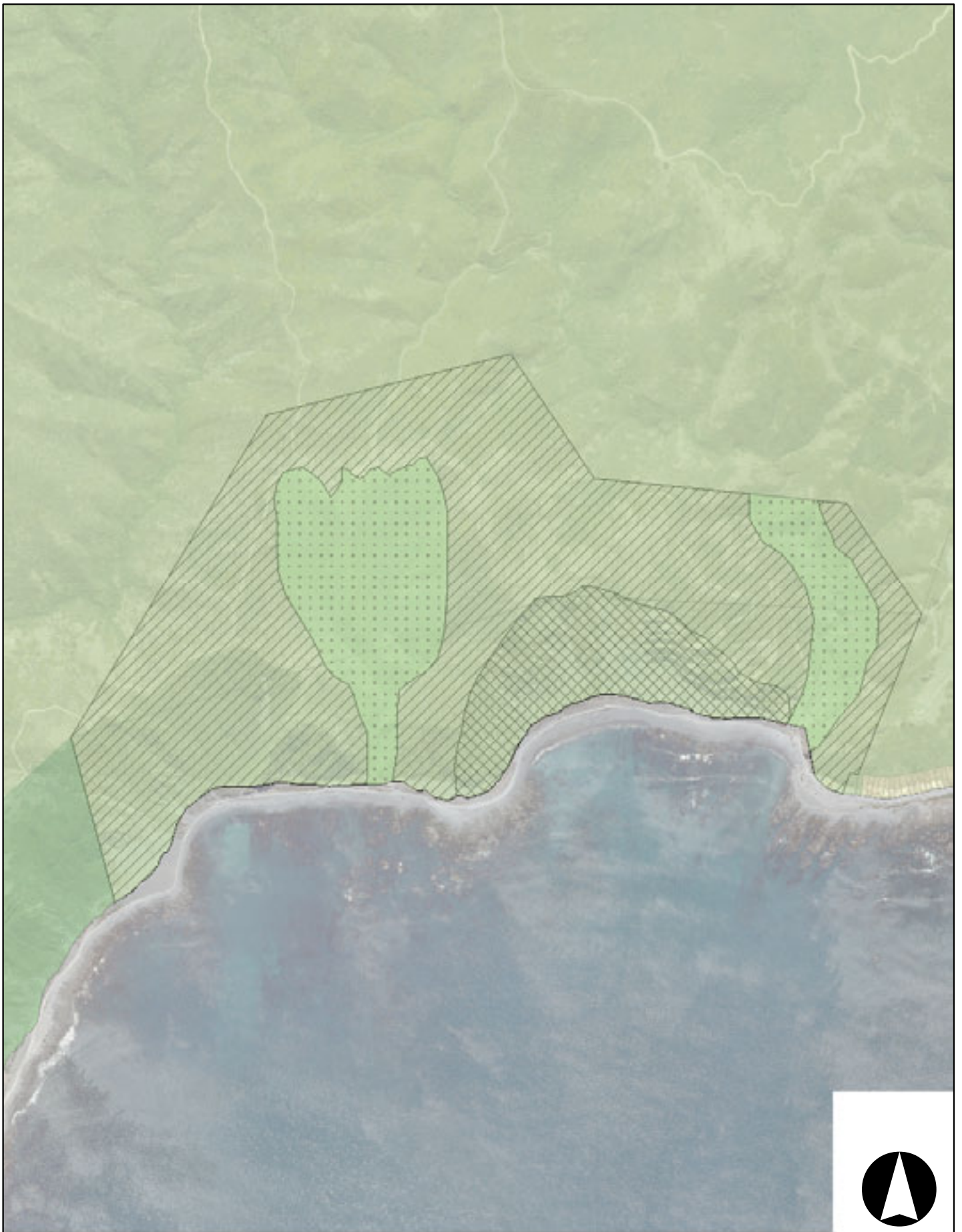
 Houghton Bay School Designation Boundary






 Outer Residential

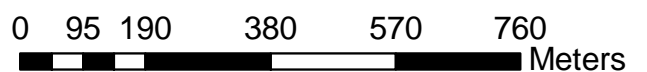
 Open Space A



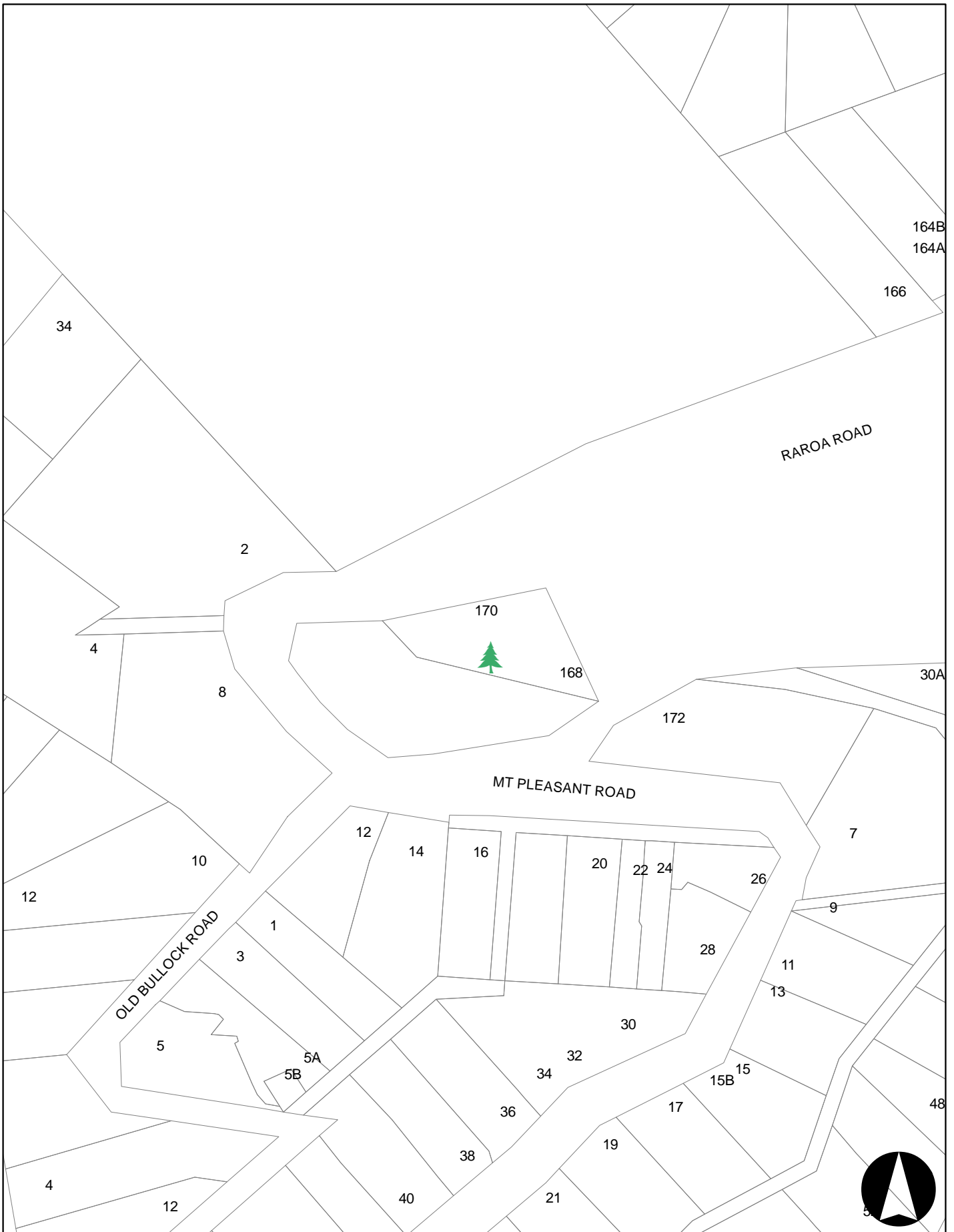
District Plan Change 76
Land at Owhiro Bay to be Zoned Conservation Site from Open Space B



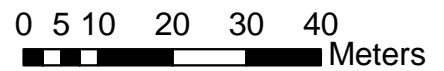
-  Land to be rezoned Conservation Site from Open Space B
-  Land to remain Conservation
-  Owhiro Bay Land to remain Open Space B
-  Open Space B
-  Conservation



District Plan Change 76
Removal of Heritage Tree Notation #3, 170 Raroa Road, Kelburn



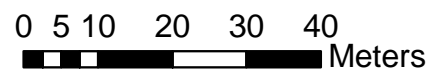
Existing tree notation to be removed from Planning Maps



District Plan Change 76
Removal of Heritage Tree Notation #20, 430 Karori Road, Karori



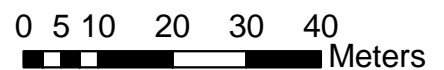
Existing tree notation to be removed from Planning Maps



District Plan Change 76
Removal of Heritage Tree Notation #142, 63 Wallace Street, Mt Cook



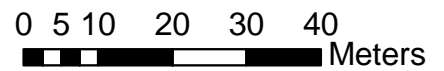
Existing tree notation to be removed from Planning Maps



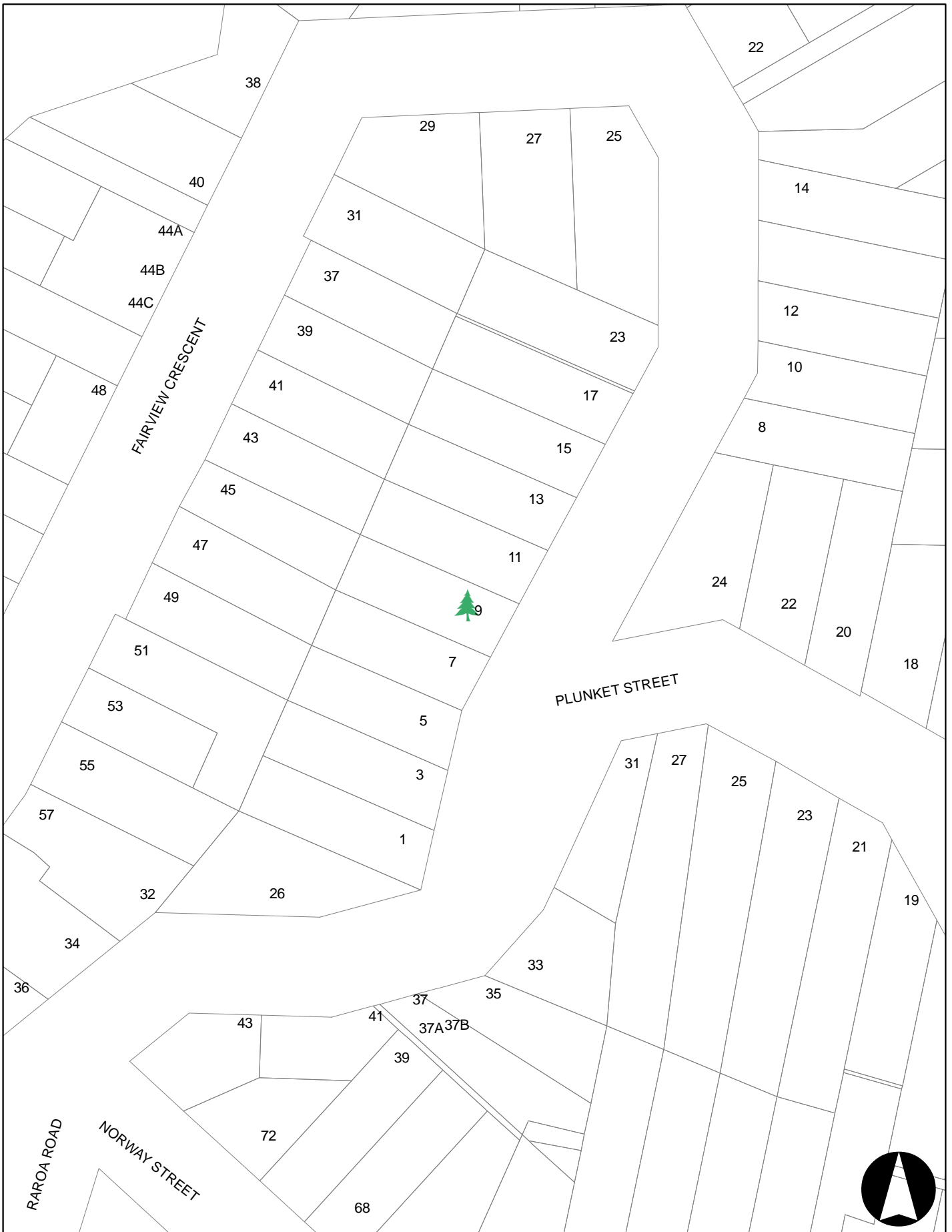
District Plan Change 76
Removal of Heritage Tree Notation #211, 300 Adelaide Road, Newtown



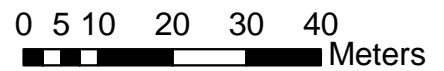
Existing tree notation to be removed from Planning Maps



District Plan Change 76
Removal of Heritage Tree Notation #253, 9 Fairview Crescent, Kelburn



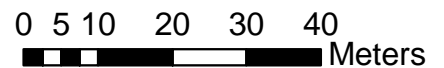
Existing tree notation to be removed from Planning Maps



District Plan Change 76
Removal of Heritage Tree Notation #283, 5 Corunna Avenue, Newtown






Existing tree notation to be removed from Planning Maps




District Plan Change 76
Land at Arthur Carmen Park, Tawa to be
Rezoned from Open Space B to Open Space A

Map A







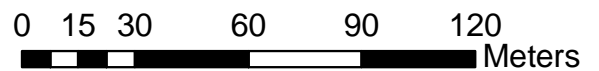
-  Area proposed to be rezoned from Open Space B to Open Space A
-  Open Space B
-  Outer Residential

0 10 20 40 60 80
 Meters

District Plan Change 76
Land at Redwood Park, Tawa to be
Rezoned from Open Space B to Open Space A






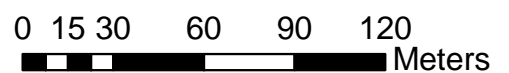
-  Area proposed to be rezoned from Open Space B to Open Space A
-  Open Space B
-  Outer Residential
-  Suburban Centre



District Plan Change 76
Land at Woodman Drive Extension, Tawa to be
Rezoned from Outer Residential to Open Space B







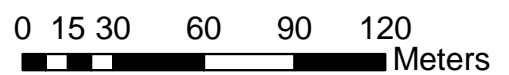
-  Area proposed to be rezoned from Outer Residential to Open Space B
-  Outer Residential
-  Open Space B



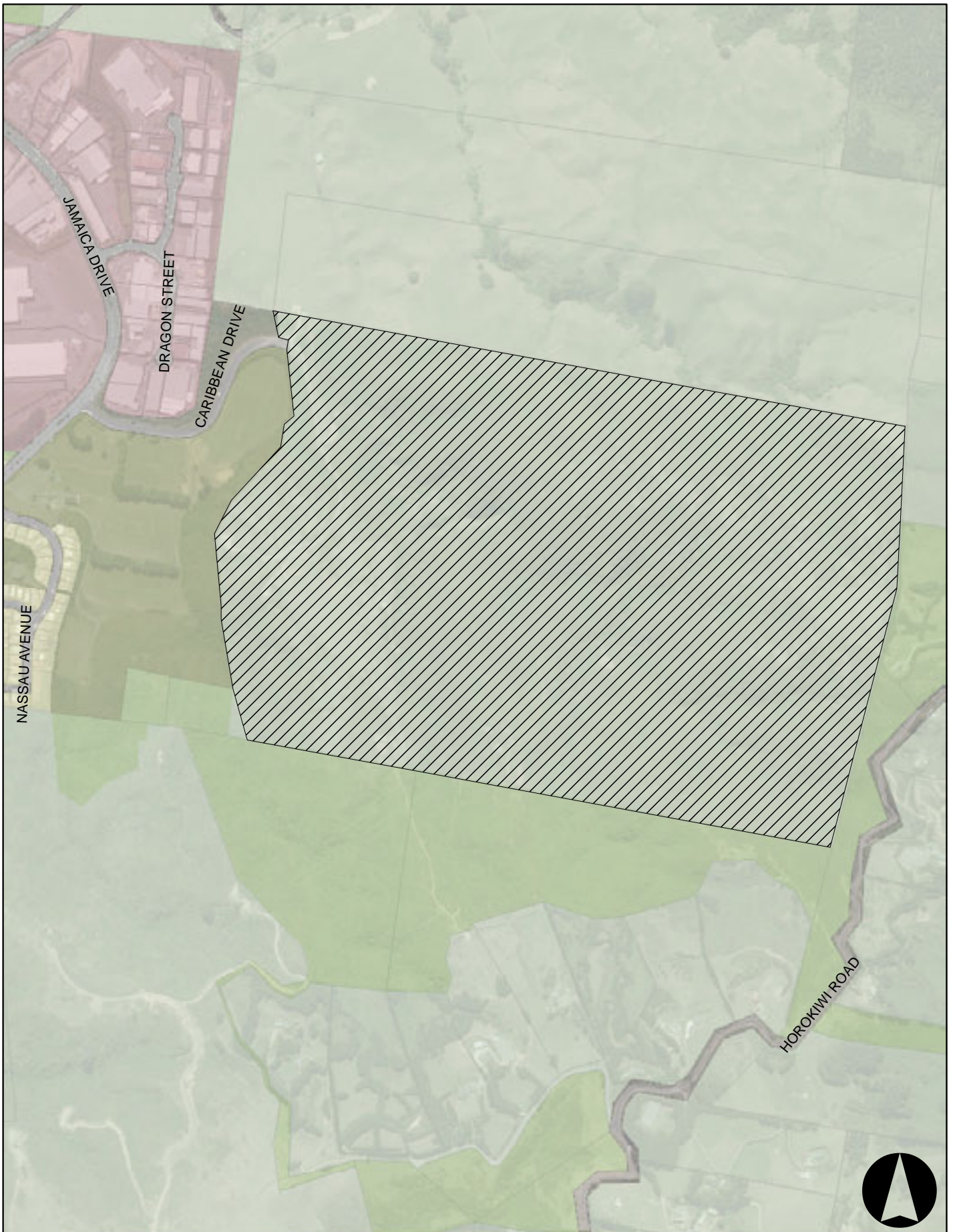
District Plan Change 76
Land at Takapu Road, Takapu to be
Rezoned from Rural to Open Space B



-  Area proposed to be rezoned from Rural to Open Space B
-  Rural
-  Open Space C
-  Suburban Centre



District Plan Change 76
Land at Caribbean Avenue Reserve, Grenada North to be
Rezoned from Rural to Open Space B



Area proposed to be rezoned from Rural to Open Space B



Open Space A



Open Space B



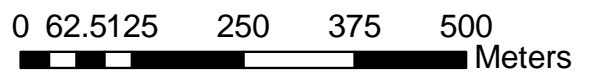
Outer Residential



Suburban Centre








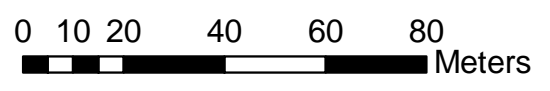
Rural



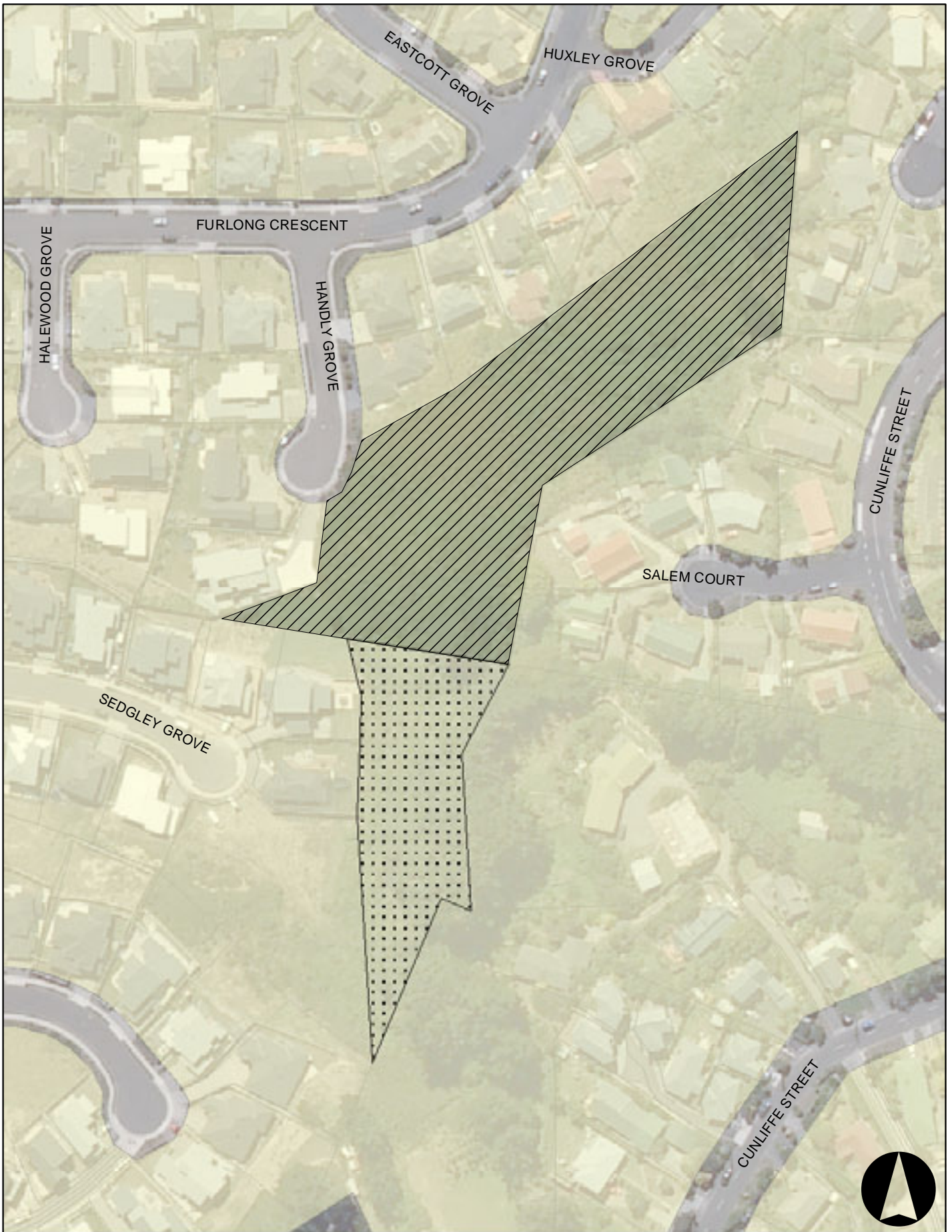
District Plan Change 76
 Land at Churton Drive, Churton Park to be Rezoned







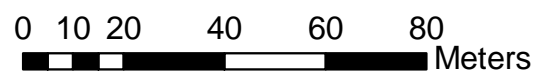
-  Area proposed to be rezoned from Open Space A to Open Space B
-  Area to be rezoned from Outer Residential to Open Space B
-  Area to be rezoned from Outer Residential to Open Space A
-  Outer Residential
-  Open Space A



District Plan Change 76
Land at Sedgley Grove and Handly Grove, Churton Park
to be Rezoned






-  Area to be rezoned from Open Space A to Open Space B
-  Area to be rezoned from Outer Residential to Open Space B
-  Open Space A
-  Outer Residential



District Plan Change 76
Land at Sheridan Terrace, Johnsonville to
be rezoned from Outer Residential to Open Space B




-  Area proposed to be rezoned from Outer Residential to Open Space B
-  Outer Residential
-  Open Space A

0 10 20 40 60 80 Meters


District Plan Change 76
Land at Cheyne Walk Play Area, Newlands to
be rezoned from Outer Residential to Open Space A

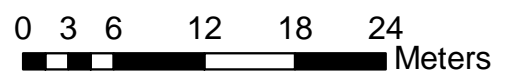
Map I



 Area proposed to be rezoned from
Outer Residential to Open Space A


 Open Space A

 Outer Residential



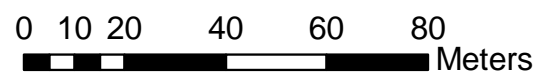
District Plan Change 76
Land at Cromwell Point, Newlands to
be rezoned from Outer Residential to Open Space B



 Area proposed to be rezoned from
Outer Residential to Open Space B

 Outer Residential




 Conservation

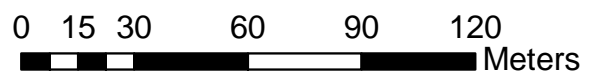


District Plan Change 76
Land at White Pine Ave Reserve, Woodridge to
be rezoned from Outer Residential to Open Space B

Map K




-  Area proposed to be rezoned from Outer Residential to Open Space B
-  Outer Residential
-  Rural




District Plan Change 76
Land at Seton Nossiter Park, Newlands to
be rezoned from Outer Residential to Open Space B


Map L



 Area proposed to be rezoned from
Outer Residential to Open Space B

 Outer Residential


 Open Space B


0 5 10 20 30 40
 Meters

District Plan Change 76
Accessway to Grenada Village Play Area to
be rezoned from Outer Residential to Open Space A


Map M



 Area proposed to be rezoned from
Outer Residential to Open Space A

 Outer Residential




 Open Space A

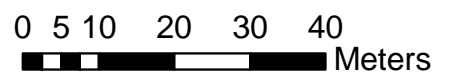
0 5 10 20 30 40
 Meters

District Plan Change 76
Land at Chastudon Place and Ordley Grove, Tawa
to be rezoned from Outer Residential to Open Space B

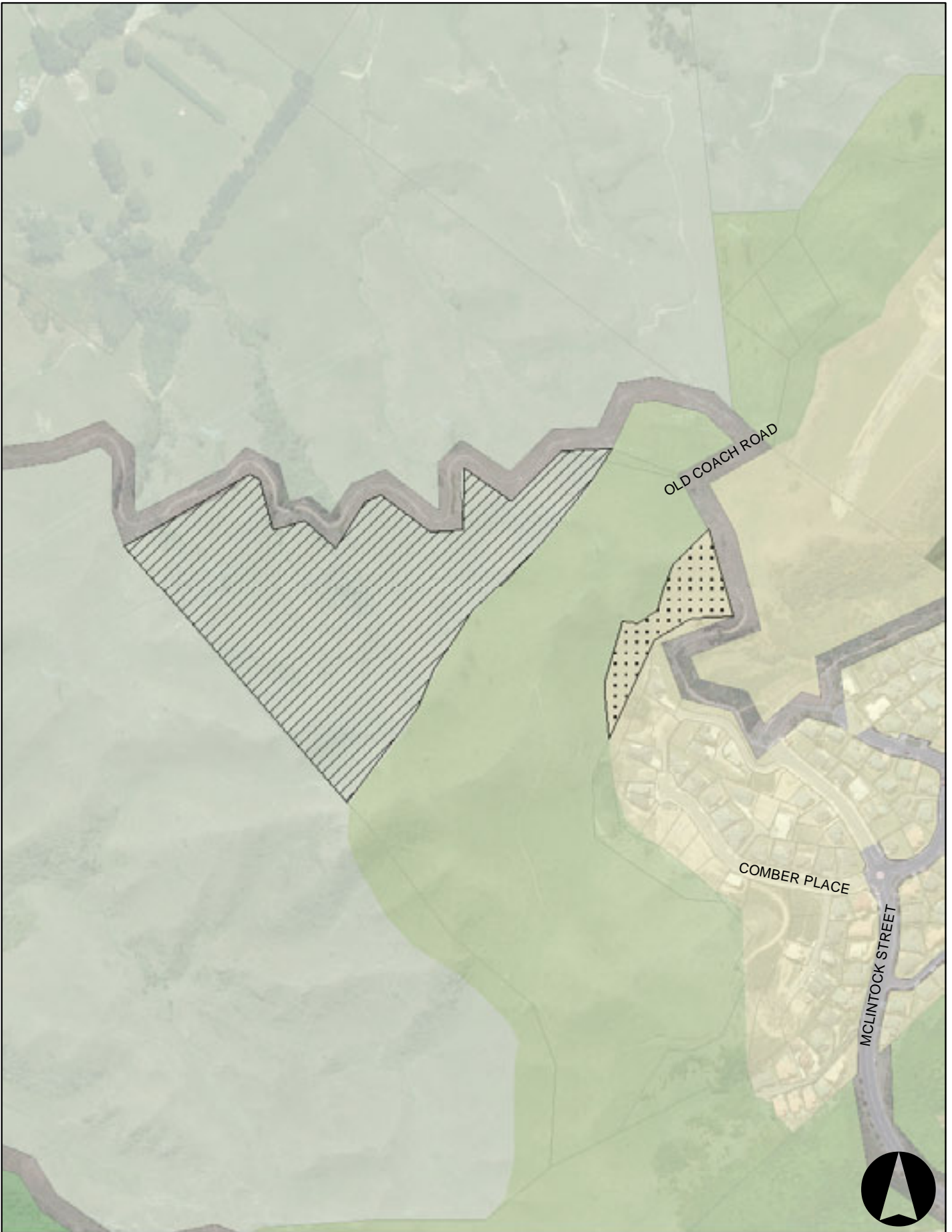
Map N








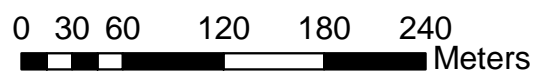
-  Area proposed to be rezoned from Outer Residential to Open Space B
-  Outer Residential
-  Open Space B



District Plan Change 76
Land at Old Coach Road, Johnsonville
to be rezoned to Open Space B






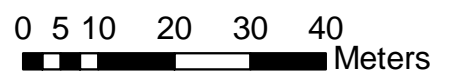
-  Area proposed to be rezoned from Rural to Open Space B
-  Area to be rezoned from Outer Residential to Open Space B
-  Rural
-  Outer Residential
-  Open Space B



District Plan Change 76
Land at Totara, Johnsonville to be rezoned
from Outer Residential to Open Space B






-  Area proposed to be rezoned from Outer Residential to Open Space B
-  Open Space B
-  Outer Residential

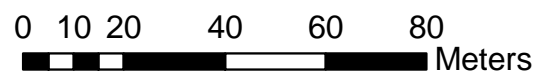


District Plan Change 76
Land at Khandallah Park, Broadmeadows to be rezoned
from Outer Residential to Conservation 5G

Map Q







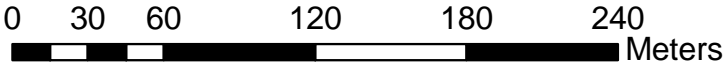
-  Area proposed to be rezoned from Outer Residential to Conservation 5G
-  Outer Residential
-  Conservation



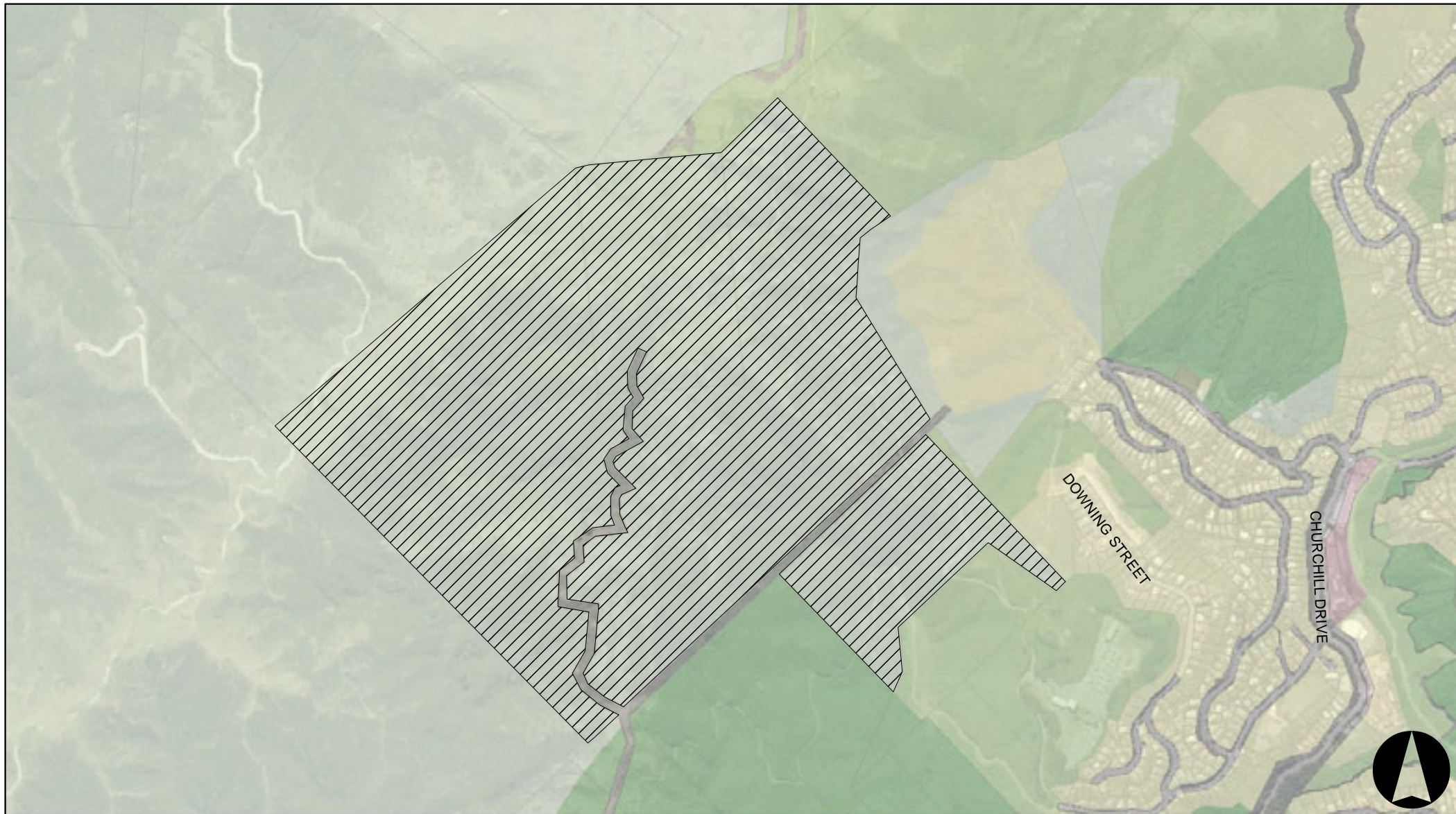
District Plan Change 76
Land at Awarua Street Reserve, Ngaio to
be rezoned from Outer Residential to Open Space B








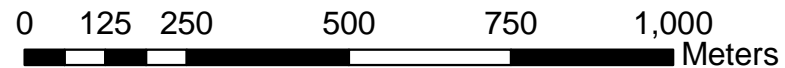
-  Area proposed to be rezoned from Outer Residential to Open Space B
-  Open Space B
-  Conservation
-  Outer Residential



**District Plan Change 76
Land at Kilmister, Crofton Downs to be rezoned
from Rural to Open Space B**




-  Area proposed to be rezoned from Rural to Open Space B
-  Rural
-  Conservation
-  Open Space B
-  Outer Residential



District Plan Change 76
Land at Montgomery Avenue, Karori to be rezoned

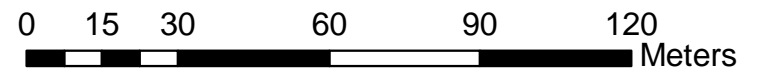


 Area proposed to be rezoned from Outer Residential to Open Space B

 Area to be rezoned from Outer Residential to Open Space A






 Open Space B  Rural

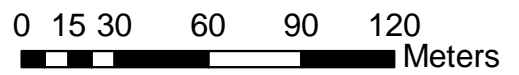
 Outer Residential



District Plan Change 76
Land at Karori Park, Karori be rezoned






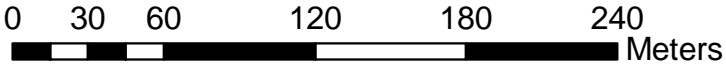
-  Area proposed to be rezoned from Outer Residential to Open Space B
-  Area to be rezoned from Outer Residential to Open Space A
-  Outer Residential
-  Open Space B
-  Open Space A



**District Plan Change 76
Land at Wright Hill, Karori to be rezoned
from Outer Residential to Open Space B**

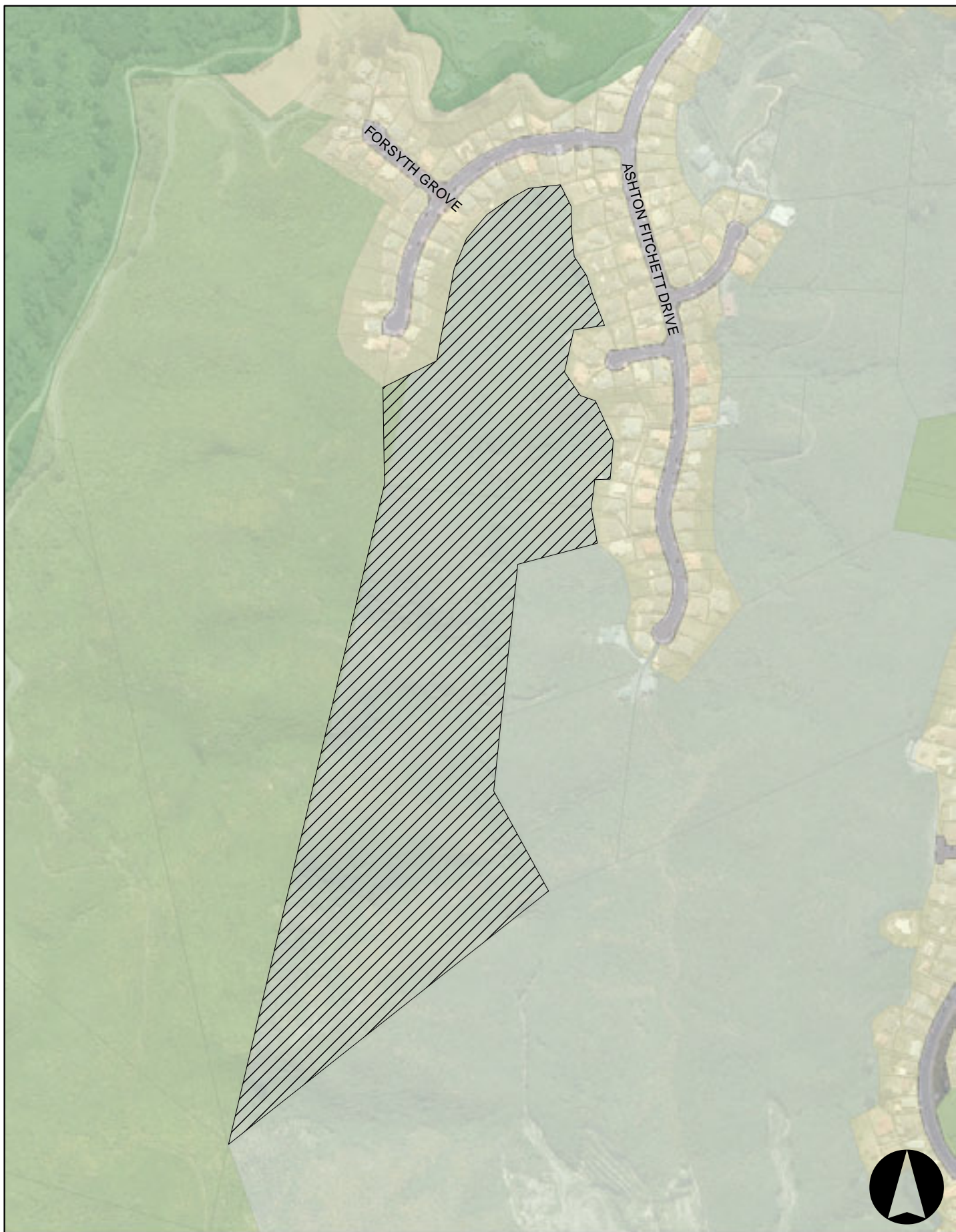







-  Area proposed to be rezoned from Outer Residential to Open Space B
-  Open Space B
-  Outer Residential

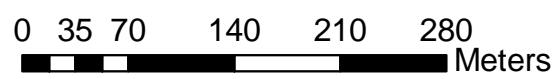


District Plan Change 76
Land at Carey's Gully, Brooklyn to be rezoned
from Rural to Open Space B

Map W







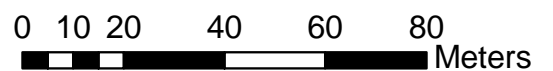
-  Area proposed to be rezoned from Rural to Open Space B
-  Open Space B
-  Outer Residential
-  Rural
-  Conservation



District Plan Change 76
Land at View Road Headland, Houghton Bay
to be rezoned from Outer Residential to Open Space B



-  Area proposed to be rezoned from Outer Residential to Open Space B
-  Open Space A
-  Open Space B
-  Outer Residential



APPENDIX 2

**SECTION 32 REPORT
PROPOSED DISTRICT PLAN
CHANGE 76**

Section 32 Report

PROPOSED DISTRICT PLAN CHANGE 76: GENERAL MINOR AMENDMENTS TO DISTRICT PLAN TEXT AND MAPS

1.0 Introduction

The Council is required to undertake an evaluation of the Proposed Plan Change before the Plan Change can be publicly notified. This duty is conferred by Section 32 of the Resource Management Act 1991 (the Act). This evaluation must examine:

- (a) the extent to which each objective is the most appropriate way to achieve the purpose of the Act; and*
- (b) whether, having regard to their efficiency and effectiveness, the policies, rules, or other methods are the most appropriate for achieving the objectives.*

An evaluation must also take into account:

- (a) the benefits and costs of policies, rules, or other methods; and*
- (b) the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the policies, rules or other methods.*

Benefits and costs are defined as including benefits and costs of any kind, whether monetary or non-monetary.

A report must be prepared summarising the evaluation and giving reasons for the evaluation, and must be available for public inspection at the time the proposed Plan Change is publicly notified. This report is Wellington City Council's response to this statutory requirement.

2.0 Statutory Context

The purpose of the RMA is to promote the sustainable management of natural and physical resources. Sustainable management includes managing the use, development, and protection of natural and physical resources to enable people and communities to provide for their social, economic and cultural wellbeing and for their health and safety.

Section 6 of the Act contains an explicit obligation for territorial authorities to *maintain and enhance amenity values and the quality of the environment, and to protect areas of significant indigenous vegetation and significant habitats of indigenous fauna.*

Section 7 of the Act states that in managing the use, development, and protection of natural and physical resources, Council must have particular regard to (amongst other things):

- (b) the efficient use and development of natural and physical resources*
- (c) the maintenance and enhancement of amenity values,*

(d) intrinsic values of ecosystems.

3.0 Description of the Plan Change

This Plan Change comprises 49 separate minor changes to the District Plan. The changes include a number of re-zonings; text changes; and the removal of a number of heritage tree listings (where the trees no longer exist).

This Plan Change does not involve any changes to existing objectives and policies and proposes to make general minor amendments to the District Plan in order to ensure its efficient functioning. Due to the nature of the proposed amendments there are only limited options available and this report has been prepared to address the Section 32 requirements.

3.1 Rezoning for Open Space and Conservation Purposes (Maps A to X)

In 2009 and 2010, Parks and Gardens undertook a Reserves Classification Study to tidy up the classifications of parks and reserves under the Reserves Act 1977. This will strengthen and standardise the protection of the reserves included. During this study, a number of District Plan zonings were identified as being incorrect for the use of the land and subsequently, Parks and Gardens have requested to have the zoning of these areas changed.

All of the park and reserve land included in the wider Reserves Classification Study and the Proposed Plan Change are Council owned. None of the parks and reserves are being removed from Council ownership or are losing their reserve status.

The zoning changes proposed for the reserve sites will better reflect the actual and intended recreation use of the reserves and better protect and enhance the recreation, heritage, ecological and/or landscape values of these reserves. A range of different zone changes are proposed and a detailed list is provided in the Plan Change document (Appendix 1).

The District Plan contains a range of zonings that reflect the different types of reserves that Councils owns and manages. A brief description of the different types is provided below:

- Open Space A – active recreation, sports fields, community halls, and sports buildings and club rooms;
- Open Space B – passive recreation, walking tracks with an emphasis on protecting the natural environment;
- Open Space C – Inner Town Belt; and
- Conservation Site – sites identified for their ecological value.

In general the zone changes proposed are from one type of Open Space zoning to another, from Open Space to Conservation Site or from Rural or Residential to an Open Space zoning.

3.2 Other Rezonings

3.2.1 Quarry Site, Owhiro Bay (Map 8)

In November 2009, the Environment Court issued a Consent Order on Plan Change 55 which confirmed that the majority of the former Owhiro Bay quarry site would be rezoned from Rural to Open Space B. As part of that Consent Order, the Court also rezoned the Hape Stream catchments and the catchment above Whare Raurekau (baches) located within the former quarry site as Conservation Area. As with any Consent Order issued by the Environment Court, this had immediate effect in the District Plan. Although the zoning is now operative, there still remains an agreed outstanding appeal matter relating to Conservation Site zoning on the site that is now being addressed as part of Plan Change 76.

In October 2007 Council released its decision on Plan Change 55 confirming the Open Space B zoning for the former quarry site. The decision also included a recommendation to investigate the conservation values of the area. This decision was appealed by Southern Environmental Association (Wellington) Incorporated (SEA) who requested that the Hape Stream catchments and the catchment above Whare Raurekau (baches) be zoned Conservation Site immediately.

As part of the mediation process, Council undertook a ecological study of the wider area which showed that the catchments identified by SEA, as well as the upper areas of the site, indeed had sufficient values to warrant their recognition as Conservation Site in the District Plan. The terraced area of the former quarry however, is still in a state of rehabilitation and does not hold quite the same value and therefore Open Space B zoning would be more applicable. This outcome was acceptable to SEA and in November 2008, the Council's Regulatory Processes Committee agreed to settle the appeal on this basis. However, when this mediated settlement was presented to the Environment Court, they considered that the Conservation Site zoning of the upper areas of the site was beyond the scope of SEA's appeal. As a result, the above mentioned Consent Order was issued instead. Given the position taken by the Court, it was agreed by the appellants and Council that the Conservation Site zoning would be addressed via a future Plan Change.

The proposed rezoning of part of this site from Open Space B to Conservation Site is therefore the final stage of Council's commitment made during the resolution of the Plan Change 55 Appeals. An ecological assessment has confirmed the conservation values of the site and the proposed rezoning will reflect this formally in the District Plan. In addition to the rezoning on the District Plan Map 8, a description of the Conservation Site will be inserted in Chapter 19 (Conservation Site) as shown in Map 8 of Attachment 1 to this report.

3.2.2 Part of Salisbury Garden Court (M6)

Land adjoining Salisbury Garden Court is owned by Wellington City Council. WCC purchased this land in 2008. The land adjoins the Inner Town Belt and its current zoning is Residential (Outer). The land will not be used for residential purposes and looks and feels part of the adjoining town belt area. It is therefore considered appropriate that the land be rezoned to Open Space B to reflect its actual and intended use and improve and enhance the recreational opportunities of the adjoining residential area.

3.2.3 11 Vennell St (Map 4)

The land at 11 Vennell Street was formerly a works depot used by the City Operations Business Unit of the Wellington City Council. The depot has since closed. The site is zoned Open Space A, but is not a reserve under the Reserves Act 1977.

The site adjoins the Vogelmorn Community Hall and Bowling Club to the west and the Vogeltown Tennis Club is located across the road to the north. The land has been used in the past as spill over car parking for the tennis and bowling clubs and part of the property was used to provide alternative pedestrian access to a tennis club residential building adjoining the rear of the property to the south.

All building improvements, other than the remains of a concrete structure, have been removed from the site and the property has become overgrown.

It is considered that a residential zoning is appropriate as it adjoins residential properties to the east and it is in close proximity to existing community facilities. It is proposed to rezone the property from Open Space A to Residential (Outer).

3.2.4 Land Adjoining Houghton Bay School (Map 7)

Two lots adjoining Houghton Bay School (Lots 1 & 2 DP 9018) were transferred from a private owner to Wellington City Council in 1957.

In 2009, the Ministry of Education applied for, and was granted, an extension to the designation around Houghton Bay School to include Sec 1 SO 384813 (land on which the existing Houghton Bay school playground is located) to the east of the two Council owned lots. This lot lies between the Council owned lots and the residential lots adjoining Houghton Bay Rd.

Lots 1 & 2 DP 9018 are now land locked with no legal access or road frontage and would be inappropriate to develop for residential purposes. It is therefore considered appropriate to change the zoning of the land to Open Space A. The lots are contiguous with an area of existing Open Space A to the west of the land.

3.2.5 Sunhaven Drive, Newlands (adjoining 28 and 43 Sunhaven Drive) (Map5)

The land at Sunhaven Drive was recently purchased by Wellington City Council. It is currently zoned Residential (Outer).

The site contains road frontage onto Sunhaven Drive which leads to a steep site containing regenerating vegetation. The site adjoins an existing Conservation Area (5I Gilberts Bush). It is proposed that the land be rezoned to Conservation Area (5I Gilberts Bush) to become part of the existing conservation site.

3.2.6 16 & 16A Monorgan Rd, Strathmore (Map 1)

A zone change is proposed for 16 & 16 A Monorgan Rd from Airport and Golf Course Precinct to Residential (Outer). Previously part of the Airport and Golf Course Precinct the land has now been developed for residential use and is no longer required for Airport or Golf Course purposes.

3.2.7 Girl Guide Land (Map 3)

44 Silverstream Road is a large Conservation Site owned by the Girl Guides. The site contains a clubroom, a carparking area, grassed areas, a ropes course and a steep hillside covered in native bush.

In 2006, Wellington City Council agreed that the current Conservation Site zoning of the lower portion of the site containing the grassed area, ropes course, carpark and clubrooms, did not reflect the existing use requirements of that part of the site.

It was proposed to include a rezoning within a Plan Change relating to Huntleigh Park (Plan Change 61). However, it was later decided to exclude the girls guides land as it was considered inappropriate to have the rezoning of the girl guides land tied up in a controversial rezoning proposal at Huntleigh Park Way, Heke St, and Thatcher Crescent.

Hence, a zone change from Conservation to Open Space B is seen as appropriate to reflect the lands actual use.

It is proposed to rezone 0.80 hectares of the site containing the grassed area, ropes course, carpark and clubrooms from Conservation Site to Open Space B. The remainder of the site will retain its Conservation Site status.

3.3 Removal of Ridgelines and Hilltops Overlay, Khouri Ave (Map 2)

It is proposed to remove the Ridgelines and Hilltops Overlay line from the properties at 43, 45, 47 and 49 Khouri Avenue, Karori. These four properties have been developed for residential purposes as part of a previous Council plan change and land exchange process with Wellington City Council. The overlay line was introduced to protect ridgelines and hilltops of significant value to the Wellington landscape. The ridgeline and hilltops overlay is not considered appropriate now the properties have been developed.

3.4 Night Flying Operations

The District Plan currently allows for defence aircraft to take off outside of the night flying operation hours (i.e. after midnight) for national Civil Defence Emergencies but does not provide for flights outside night flying operation hours to respond to international Civil Defence Emergencies. Responding to the Samoan tsunami in 2009 the NZ Defence Force was breaching the night flying operation rules when taking off after midnight.

It is therefore proposed to amend Rule 11.1.1.6 in the District Plan to allow for New Zealand Defence Forces to respond to International Civil Defence Emergencies outside of the night flying operation hours.

Additionally, the Civil Defence Emergency Management Act 1983 has been replaced by the Civil Defence Emergency Management Act 2002. The Civil Defence Emergency Act 2002 changes the terminology from 'national or civil defence emergency' to 'any state of civil defence emergency'. Therefore, it is proposed to amend the wording of the rule to align with the correct legislation and terminology used in that legislation.

3.5 Heritage Tree Listings (Maps 9 to 14)

In 2008 Council undertook a study of heritage trees around the city. At the completion of this study, it was found that six of the heritage trees identified in the District Plan have either died; been removed; or upon visiting the sites, were no longer there. Parks and Gardens have requested that the individual listing of these six trees to be removed from the District Plan.

4.0 Process & Consultation

4.1 Identification of Issues and Statutory Consultation

Since the District Plan became operative, a file has been maintained of issues or items that might be dealt with by way of a change to the Plan. At least once a year, minor items are been collected and put forward as a composite Plan Change.

Consultation on the entire proposed District Plan Change has been undertaken with those parties identified in the First Schedule of the RMA as follows:

- Ministry for the Environment
- Tenth's Trust (Te Atiawa)
- Te Runanga O Toa Rangatira Inc
- Greater Wellington (Regional Council)
- Department of Conservation

4.2 Specific Consultation

Consultation has been done for specific sites only.

4.2.1 Reserve Rezoning

The proposed rezoning of reserve land has been the subject of consultation undertaken under the Reserves Act 1977. Submissions on the reserve reclassifications closed on 10 December 2010. While the consultation was specifically about reserve classifications under the Reserves Act the consultation document did highlight that as a result of reserve classification changes, zoning changes under the District Plan would also be necessary and that Plan Changes are required.

4.2.2 11 Vennell Street

Council's use and disposal of this property has been the subject of several reports to SPC and as part of this process Property (WCC) has talked to the local community about the future use of this land. Opportunities were provided to interested groups to submit feasibility studies and/or discuss possible uses for recreation uses.

In addition, letters were sent out to neighbouring properties of 11 Vennell Street to explain the proposed rezoning and the plan change process. The letters explained when the plan change will be publicly notified and that they will have the opportunity to make a submission at that time if they wished

4.2.3 16 and 16A Monorgan Road

Letters were sent to the owners of 16 and 16A Monorgan Road to explain the proposals and the plan change process necessary to amend the zoning. The letters outlined the approximate date of notification and the opportunities that are provided for public submissions.

4.2.3 Airport Noise Management Committee

A letter was also sent to the Airport Noise Management Committee to inform them of Council's intentions to amend Rule 11.1.1.1.6 to allow for night flying operations in the event of a civil emergency.

5.0 Options

The following eleven tables provide an analysis of the costs and benefits of the proposed amendments.

This analysis enables an assessment of the efficiency, effectiveness and appropriateness of the proposed Plan Change. Instead of assessing the selected cases individually, a cost/benefit and appropriateness assessment has been undertaken for each subject group.

Only two options have been considered for these assessments due to the nature of the proposed minor amendments; do nothing or to amend the District Plan as proposed.

Table 1: S32 analysis of the changes to the zoning at Owhiro Bay

	OPTION 1: Do Nothing – Retain Existing Zonings	OPTION 2: Rezone land as proposed This is the RECOMMENDED option.
	Zone Change of the old quarry site in Owhiro Bay (Lot 1 DP 26786 and Lot 1 DP 61218) from Open Space B to Conservation Site	
Costs	<ul style="list-style-type: none"> • Environmental costs – Medium. If proposed zoning is not applied then conservation values of the site may be lost and inappropriate development may occur. Open Space B allows a greater degree of development and provides for recreation activities and does not necessarily provide for the protection of ecological values. • Economic costs – None identified • Social costs – High. Community concern at potential loss of ecological values demonstrated through appeals on District Plan Change 55. 	<ul style="list-style-type: none"> • Environmental costs – None identified • Economic costs – Low. Costs of processing the Plan Change. • Social costs – Low. Loss of potential passive recreational use with the rezoning.
Benefits	<ul style="list-style-type: none"> • Environmental benefits – None identified • Economic benefits – None identified • Social benefits – Low. Potential use of site for passive recreation. 	<ul style="list-style-type: none"> • Environmental benefits – High. Conservation site can be maintained and enhanced and development restricted, which will enable the ecological and landscape values of the land to be protected and enhanced. • Economic benefits – None identified • Social benefits – High. Ecological values can be enhanced, and community aspirations for the protection of the site will be met.
Efficiency & Effectiveness of achieving Objectives	<ul style="list-style-type: none"> • The Plan's objectives cannot be efficiently nor effectively be achieved in terms of land use planning. 	<ul style="list-style-type: none"> • Most efficient and effective in achieving the Plan's objectives and policies in terms of land use planning. • Guarantees the efficient functioning of the District Plan.
Most appropriate for achieving Objectives	<ul style="list-style-type: none"> • Not considered appropriate, because the zoning of the site does not reflect the current land use (and may lead to land use conflicts and greater costs of compliance). Open Space zoning provides for the maintenance and enhancement of recreational values and does not necessarily provide for the protection of the ecology/conservation values of the site. 	<ul style="list-style-type: none"> • Appropriate, because proposed changes reflect current land use and will allow the conservation values of the site to be protected and enhanced.

Table 2: S32 analysis of the changes to the zoning at Salisbury Court

	OPTION 1: Do Nothing – Retain Existing Zonings	OPTION 2: Rezone land as proposed This is the RECOMMENDED option.
	Zone Change of part of Salisbury Garden Court from Residential Area (Outer) to Open Space B (Natural Environment)	
Costs	<ul style="list-style-type: none"> • Environmental costs – High. If proposed zoning is not applied the natural character and recreation values of the site may be lost. The current zoning would allow residential development that would be inappropriate in this location which adjoins the Inner Town Belt and the Salisbury Garden Court Heritage Area. • Economic costs – None identified • Social costs – High. If the land is inappropriately developed as a result of the residential zoning, the site becomes unavailable for active or passive recreational use. Also the loss of setting to adjoining heritage building (Salisbury Garden Court) and Inner Town Belt. 	<ul style="list-style-type: none"> • Environmental costs – None identified • Economic costs – High. Missed revenue from the sale of the property for residential use on the open market. • Social costs – None identified
Benefits	<ul style="list-style-type: none"> • Environmental benefits – None identified • Economic benefits – High. Land remains available for residential development. • Social benefits – None identified 	<ul style="list-style-type: none"> • Environmental benefits – High. Open Space land can be maintained and enhanced (with landscaping, plantings, paths etc) which will enable the natural and landscape values of the land to be protected and enhanced. • Economic benefits – Medium. Improvements in Open Space areas can help improve surrounding property values • Social benefits – High. Recreational opportunities can be enhanced (e.g. at playground and park sites, bush walks etc)
Efficiency & Effectiveness of achieving Objectives	<ul style="list-style-type: none"> • The Plan’s objectives cannot be efficiently nor effectively achieved in terms of land use planning. 	<ul style="list-style-type: none"> • Most efficient and effective in achieving the Plan’s objectives and policies in terms of land use planning. • Guarantees the efficient functioning of the District Plan.

Most appropriate for achieving Objectives	<ul style="list-style-type: none"> • Not considered appropriate, because the zoning of the site does not reflect the current land use (and may lead to land use conflicts and greater costs of compliance). 	<ul style="list-style-type: none"> • Appropriate, because proposed changes reflect current land use. The land is owned by Council and adjoins the Town Belt.
--	--	---

Table 3: Section 32 analysis of the Rezonings at Vennell Street		
	OPTION 1: Do Nothing – Retain Existing Zonings	OPTION 2: Rezone land as proposed This is the RECOMMENDED option.
	Zone Change to 11 Vennell Street, Brooklyn from Open Space A to Residential Area (Outer)	
Costs	<ul style="list-style-type: none"> • Environmental costs – High. Land remains in unkempt condition and remains unsightly. • Economic costs – High. Economic potential of the land can not be presently realised. Land cannot be used for residential development except by applying for a resource consent. • Social costs – Medium. Land remains under utilised and does not contribute to the community in a positive way. 	<ul style="list-style-type: none"> • Environmental costs –Low. May be loss of some natural values when land is developed. • Economic costs – Low. Cost of processing the Plan Change. • Social costs – Low. Loss of poor quality greenspace.
Benefits	<ul style="list-style-type: none"> • Environmental benefits – Low. May be some natural values associated with undeveloped land. • Economic benefits – None identified • Social benefits – Low. Greenspace maintained but quality of space is low. 	<ul style="list-style-type: none"> • Environmental benefits – High. Future residential development will enhance the local environment. • Economic benefits – High. Land value is maximised and land can be fully utilised for development without Open Space A provisions restricting development. • Social benefits – High. Residential development will contribute to the vibrancy and vitality of the local community.
Efficiency & Effectiveness of achieving Objectives	<ul style="list-style-type: none"> • The Plan’s objectives cannot be efficiently nor effectively achieved in terms of land use planning/ 	<ul style="list-style-type: none"> • Most efficient and effective in achieving the Plan’s objectives and policies in terms of land use planning. • Improves the efficient and effective functioning of the District Plan.

Most appropriate for achieving Objectives	<ul style="list-style-type: none"> Not considered appropriate because, the zoning of this site only provides for recreation and community facilities. These activities are already well represented in the immediate and wider neighbourhood. 	<ul style="list-style-type: none"> Appropriate because, land adjoins existing residential zone and is close to community facilities such as schools and clubs and future residential users of the land will benefit from these facilities and add to the quality of the local environment.
--	--	---

Table 4: S32 analysis of the changes to the zoning at Houghton Bay School

	OPTION 1: Do Nothing – Retain Existing Zonings	OPTION 2: Rezone land as proposed This is the RECOMMENDED option.
	Zone Change to Houghton Bay School (Pt Lot 1 DP 9018 & Pt Lot 2 DP 9018) from Residential (Outer) to Open Space B	
Costs	<ul style="list-style-type: none"> Environmental costs – Low. Inappropriate zoning can result in inappropriate land use. Economic costs – None identified Social costs – Medium. Potential for land to be used for other than recreational uses. 	<ul style="list-style-type: none"> Environmental costs – None identified Economic costs – Low. Land has no access and so is not available for development. Social costs – None identified
Benefits	<ul style="list-style-type: none"> Environmental benefits – None identified Economic benefits – None identified. While land is zoned residential, it is not available for development because of lack of access. Social benefits – None identified 	<ul style="list-style-type: none"> Environmental benefits – High. Open Space land can be maintained and enhanced (with landscaping, plantings, paths etc) which will enable the natural and landscape values of the land to be protected and enhanced. Economic benefits – High. Improvements in Open Space areas can help improve surrounding property values. Social benefits – High. Passive recreational opportunities can be enhanced.
Efficiency & Effectiveness of achieving Objectives	<ul style="list-style-type: none"> The Plan's residential objectives cannot be efficiently nor effectively achieved in terms of land use planning as the land has no legal access and therefore cannot be developed for residential purposes. 	<ul style="list-style-type: none"> Most efficient and effective in achieving the Plan's objectives and policies in terms of land use planning. Guarantees the efficient functioning of the District Plan.
Most appropriate for achieving Objectives	<ul style="list-style-type: none"> Land cannot be developed for residential purposes and therefore is not appropriate in achieving the plans objectives. 	<ul style="list-style-type: none"> Appropriate, because the land will be zoned in accordance with its use.

Table 5: S32 analysis of the changes to the zoning at Sunhaven Drive

	OPTION 1: Do Nothing – Retain Existing Zonings	OPTION 2: Rezone land as proposed This is the RECOMMENDED option.
	Zone Change to Sunhaven Drive (Lot 1 DP 433198) from Residential (Outer) to Conservation 5I	
Costs	<ul style="list-style-type: none"> • Environmental costs – Medium. Residential zoning does not reflect values of adjoining conservation site, and value of access to the site. • Economic costs – Medium. If inappropriate zoning has to be changed at a later stage through a Private Plan Change (additional costs of compliance) or if inappropriate decisions are made when sites are not zoned appropriately • Social costs – Low. Potential for land to be used for other than conservation uses. 	<ul style="list-style-type: none"> • Environmental costs – None identified • Economic costs – Low. Costs of processing the Plan Change. • Social costs – None identified
Benefits	<ul style="list-style-type: none"> • Environmental benefits – None identified • Economic benefits – Medium. Land could be utilised/sold to adjoining land owners for residential purposes. • Social benefits – Low. May be some benefits to adjoining owners if land was available for their use. 	<ul style="list-style-type: none"> • Environmental benefits – High. Conservation land can be maintained and enhanced which will enable the ecological and landscape values of the land to be protected and enhanced. • Economic benefits – High. Improvements in conservation areas can help improve surrounding property values. • Social benefits - High. Appropriately zoned access to existing conservation land provides additional opportunities for active and passive recreation.
Efficiency & Effectiveness of achieving Objectives	<ul style="list-style-type: none"> • The Plan's objectives cannot be efficiently nor effectively achieved in terms of land use planning. 	<ul style="list-style-type: none"> • Most efficient and effective in achieving the Plan's objectives and policies in terms of land use planning. • Guarantees the efficient functioning of the District Plan.
Most appropriate for achieving Objectives	<ul style="list-style-type: none"> • Council has (or is intending) to purchase this site for access to an exiting block of land zoned conservation. The site is vacant and does not contain any residential development. 	<ul style="list-style-type: none"> • The land will be zoned in accordance with its intended use; will provide additional access to a block of land zoned conservation; and adjoins existing conservation zoned land.

Table 6: S32 analysis of the changes to the zoning at 16 and 16A Monorgan Road

	OPTION 1: Do Nothing – Retain Existing Zonings	OPTION 2: Rezone land as proposed This is the RECOMMENDED option.
	Zone Change Airport and Golf Course Recreation Precinct land at 16 and 16A Monorgan Rd, Strathmore (Lots 1 & 2 DP 81401) to Residential (Outer)	
Costs	<ul style="list-style-type: none"> • Environmental costs – None identified • Economic costs – Medium. Inappropriate zoning may result in the owners having to obtain Resource Consents for activities that would normally be permitted under the correct zoning. • Social costs – None identified 	<ul style="list-style-type: none"> • Environmental costs – None identified • Economic costs –Low. Costs of processing the Plan Change. • Social costs – None identified
Benefits	<ul style="list-style-type: none"> • Environmental benefits – None identified • Economic benefits – None identified • Social benefits – None identified 	<ul style="list-style-type: none"> • Environmental benefits – High. The zoning will reflect the actual use of the land • Economic benefits – High. The land can be used for residential purposes without the need to obtain a resource consent. • Social benefits – None identified
Efficiency & Effectiveness of achieving Objectives	<ul style="list-style-type: none"> • The Plan’s objectives cannot be efficiently nor effectively achieved in terms of land use planning. 	<ul style="list-style-type: none"> • Most efficient and effective in achieving the Plan’s objectives and policies in terms of land use planning. • Guarantees the efficient functioning of the District Plan.
Most appropriate for achieving Objectives	<ul style="list-style-type: none"> • Not considered appropriate, because the land is not being used for Airport/Golf course purposes and contains residential development. 	<ul style="list-style-type: none"> • Appropriate, because the land is being used for residential purposes.

Table 7: S32 analysis of the changes to zoning of Girl Guide Land at 44 Silverstream Road

	OPTION 1: Do Nothing – Retain Existing Zonings	OPTION 2: Rezone land as proposed This is the RECOMMENDED option.
	Zone Change to Girl Guide Land at Silverstream Road, Crofton Downs from Conservation Site to Open Space A	
Costs	<ul style="list-style-type: none"> • Environmental costs – None identified • Economic costs – High. If inappropriate zoning has to be changed at a later stage through a Private Plan Change (additional costs of compliance) or if inappropriate decisions are made when sites are not zoned appropriately. Inappropriate zoning may also result in Resource Consents for an activity that would normally be permitted under the correct zoning. • Social costs – High. Potential for the Conservation Site zoning to restrict use for girl guiding activities (active and passive recreation activities). 	<ul style="list-style-type: none"> • Environmental costs – Low. The portion of the site proposed to be rezoned is relatively flat and grassy. It is currently used for outdoor recreation activities associated with the girl guiding. • Economic costs – Low. Costs of processing the Plan Change • Social costs – None identified
Benefits	<ul style="list-style-type: none"> • Environmental benefits – None identified • Economic benefits – None identified • Social benefits – None identified 	<ul style="list-style-type: none"> • Environmental benefits – None identified • Economic benefits – None identified • Social benefits – High. The activities currently undertaken can continue. The rezoning of the site will correctly reflect the actual use of the site. Recreational opportunities and girl guiding activities can be enhanced.
Efficiency & Effectiveness of achieving Objectives	<ul style="list-style-type: none"> • The Plan's objectives cannot be efficiently nor effectively achieved in terms of land use planning. 	<ul style="list-style-type: none"> • Most efficient and effective in achieving the Plan's objectives and policies in terms of land use planning. • Guarantees the efficient functioning of the District Plan.
Most appropriate for achieving Objectives	<ul style="list-style-type: none"> • Not considered appropriate because the zoning of the site does not reflect the current land use. 	<ul style="list-style-type: none"> • Appropriate, because proposed zone changes reflect current land use and will better provide for future girl guiding activities.

Table 8: S32 analysis of the changes to zoning of Parks and Reserves land

	OPTION 1: Do Nothing – Retain Existing Zonings	OPTION 2: Rezone land as proposed This is the RECOMMENDED option.
	Zone Changes to Parks and Reserves land (Council owned)	
Costs	<ul style="list-style-type: none"> • Environmental costs – High. If proposed zoning is not applied to sites with natural character or recreation values (Open Space) then these values may be lost. • Economic costs – High. If inappropriate zoning has to be changed at a later stage through a Private Plan Change (additional costs of compliance) or if inappropriate decisions are made when sites are not zoned appropriately. Inappropriate zoning may also result in Council having to obtain Resource Consent for an activity that would normally be permitted under the correct zoning. • Social costs – High. If the Open Space sites become unavailable for active or passive recreational use due to inappropriate zoning and development. 	<ul style="list-style-type: none"> • Environmental costs – None identified • Economic costs – Low. Costs of processing the Plan Change. • Social costs – None identified
Benefits	<ul style="list-style-type: none"> • Environmental benefits – None identified • Economic benefits – None identified • Social benefits – None identified 	<ul style="list-style-type: none"> • Environmental benefits – High. Open Space land can be maintained and enhanced (with landscaping, plantings, paths etc) which will enable the ecological and landscape values of the land to be protected and enhanced. • Economic benefits – Medium. Improvements in Open Space areas can help improve surrounding property values. • Social benefits – High. Recreational opportunities can be enhanced (e.g. at playground and park sites, bush walks etc).
Efficiency & Effectiveness of achieving Objectives	<ul style="list-style-type: none"> • The Plan's objectives cannot be efficiently nor effectively achieved in terms of land use planning. 	<ul style="list-style-type: none"> • Most efficient and effective in achieving the Plan's objectives and policies in terms of land use planning. • Guarantees the efficient functioning of the District Plan.
Most appropriate for achieving Objectives	<ul style="list-style-type: none"> • Not considered appropriate because the zoning of selected sites does not reflect the current land use (and may lead to land use conflicts and greater costs of compliance). 	<ul style="list-style-type: none"> • Appropriate, because proposed zone changes reflect current land use and proposed reserves classifications under the Reserves Act.

Table 9: S32 analysis of the realignment of the Ridgeline and Hilltops Overlay

	OPTION 1: Do Nothing – Retain Existing Zonings	OPTION 2: Rezone land as proposed This is the RECOMMENDED option.
	Remove Ridgeline and Hilltops Overlay from 43, 45, 47 and 49 Khouri Ave.	
Costs	<ul style="list-style-type: none"> • Environmental costs – Low. Land has already been rezoned residential as a result of a previous plan change, land swap, and reserve uplifting process. Environmental costs have been considered as a result of these processes. • Economic costs – Medium. Costs to landowners of having a district plan provision applying that may require a different level of assessment when they wish to undertake additions or site works. • Social costs – Medium. Potential confusion over which provisions apply. The Ridgelines and Hilltops overlay applies primarily to land zoned Rural and Open Space and is not compatible with the residential provisions. 	<ul style="list-style-type: none"> • Environmental costs – Low. Land has already been rezoned residential as a result of a previous plan change, land swap, and reserve uplifting process. Environmental costs have been considered as a result of these processes. • Economic costs – Low. Costs of processing the Plan Change. • Social costs – None identified.
Benefits	<ul style="list-style-type: none"> • Environmental benefits– None. The land has already been developed for residential purposes. • Economic benefits – None identified. • Social benefits – None identified. 	<ul style="list-style-type: none"> • Environmental benefits – Medium. Land can be used and developed for residential purposes. • Economic benefits – Medium. Land can be used and developed for residential purposes. • Social benefits – Low. Less confusion over what provisions apply.
Efficiency & Effectiveness of achieving Objectives	<ul style="list-style-type: none"> • The Plan’s objectives cannot be efficiently nor effectively achieved in terms of land use planning 	<ul style="list-style-type: none"> • An efficient and effective way to achieve the Plan’s objectives and policies in terms of land use planning. • Guarantees the efficient functioning of the District Plan.
Most appropriate for achieving Objectives	<ul style="list-style-type: none"> • Not considered appropriate, because the majority of the overlay provisions do not apply to residentially zoned land. 	<ul style="list-style-type: none"> • Appropriate, because the land is zoned residential and being used for residential purposes. The overlay provisions do not fit well with the residential provisions and were not designed to apply to residentially zoned land.

Table 10: S32 analysis of the changes to the heritage tree listings

	OPTION 1: Do Nothing – Retain Existing Plan Provisions	OPTION 2: Amend District Plan rules as proposed This is the RECOMMENDED option.
	Remove heritage tree listings from heritage lists and notations on the planning maps.	
Costs	<ul style="list-style-type: none"> • Environmental costs – None identified • Economic costs – High. Resource consents are required when a heritage tree no longer exists. • Social costs – Medium. Potential for community to be unsatisfied with planning outcomes. 	<ul style="list-style-type: none"> • Environmental costs – None identified. The trees no longer exist. • Economic costs – Low. Cost of processing the Plan Change. • Social costs – None identified
Benefits	<ul style="list-style-type: none"> • Environmental benefits – None identified • Economic benefits – None identified • Social benefits – None identified 	<ul style="list-style-type: none"> • Environmental benefits – None identified. The trees no longer exist. • Economic benefits – High. Reduced risk of misinterpretation of rules due to improved clarity. Avoidance of inappropriate resource consent fees. • Social benefits – Medium. Heritage items are important to the community. Ensuring their proper identification and protection will have social benefits for the immediate and wider community and maintain the integrity of the remaining listings.
Efficiency & effectiveness of achieving Objectives	<ul style="list-style-type: none"> • The Plan's objectives cannot be efficiently nor effectively achieved as long as District Plan rules are inconsistent and/or contain anomalies. 	<ul style="list-style-type: none"> • Most efficient and effective in achieving the Plan's objectives. • Improves the efficient functioning of the District Plan.
Most appropriate for achieving Objectives	<ul style="list-style-type: none"> • Not considered appropriate as long as District Plan rules are inconsistent and/or contain anomalies. 	<ul style="list-style-type: none"> • This approach is appropriate as the proposed minor amendments will improve consistency throughout the District Plan.

Table 11: S32 analysis of the Minor Text Changes and Corrections

	OPTION 1: Do Nothing – Retain Existing text.	OPTION 2: Undertake Minor text Changes and Corrections. This is the RECOMMENDED option.
	Correction Rule 11.1.1.1.6 (Night flying Operations)	
Costs	<ul style="list-style-type: none"> • Environmental costs – None identified • Economic costs – High. Cost of enforcement action against airport and/or operator of emergency flights. • Social costs – High. Potential for delay in responding to international civil defence emergencies as the rule does not currently provide for the operation of flights between midnight and 6am for this purpose. 	<ul style="list-style-type: none"> • Environmental costs – Low. Potential for flights to depart between midnight and 6am with associated noise issues if there is an international emergency that requires a response from NZ, but this is anticipated to be very limited. • Economic costs – Low. Cost of plan change. • Social costs – Low. Potential for there to be additional noise effects from flights at night, but this is anticipated to be very limited.
Benefits	<ul style="list-style-type: none"> • Environmental benefits –Low. Reduces the potential for noise effects from additional flights at night, but this is anticipated to be very limited. • Economic benefits – None identified • Social benefits – Low. Reduces the potential for noise effects from additional flights at night, but this is anticipated to be very limited. 	<ul style="list-style-type: none"> • Environmental benefits – None identified • Economic benefits – None identified • Social benefits – High. Ability to respond to international civil defence emergencies from Wellington Airport at anytime without the threat of enforcement action from the Council for failure to comply with the night time flying rule. Alignment of wording with the Civil Defence Emergency Management Act 2002.
Efficiency & Effectiveness of achieving Objectives	Enforcement action would be required if flights operated during night time hours. Reference to Civil Defence Act 1992 is out of date.	Most efficient and effective in achieving the Plan’s objectives Improves the efficient and effective functioning of the District Plan.
Most appropriate for achieving Objectives	Not considered appropriate as the reference to the Civil Defence Act is out of date and the reference to civil defence emergencies does not take into account New Zealand’s international obligations.	Appropriate, provides an up to date reference to the Civil Defence Act and provides for flights in all civil defence emergencies.