
REPORT 1
(1215/11/IM)

**DECISIONS ON DISTRICT PLAN CHANGE 45 - URBAN
DEVELOPMENT AREAS AND STRUCTURE PLANS
DISTRICT PLAN CHANGE 46 - SUBDIVISION DESIGN GUIDE
REVIEW AND
VARIATION 2 – AMENDMENTS AND DELETIONS TO
PROPOSED DISTRICT PLAN CHANGE 33 (RIDGELINES AND
HILLTOPS (VISUAL AMENITY) AND RURAL AREA.**

1. Purpose of Report

To report to Council the recommendations of the District Plan Hearing Committee concerning District Plan Changes 45 and 46 and Variation 2 to District Plan Change 33.

2. Recommendations:

It is recommended that Council:

- 1. Receive the information.*
- 2. Approve the recommendations of the District Plan Hearing Committee in respect of District Plan Changes 45 and 46 and Variation 2 as set out in Appendices One, Two and Three of this report.*

3 Background

District Plan Change 45

Proposed District Plan Changes 45 (DPC 45) provides for the rezoning of mainly rural land in the northern suburbs to a new Urban Development Area zoning. It includes associated objectives, policies and rules which are all designed to assist the implementation of the Northern Growth Management Framework (NGMF). The proposals include a Structure Plan for the Lincolnshire Farm area that will be implemented as part of the proposed new Urban Development Area rules.

The Structure Plan provides detailed analysis and guidance for the future development of the area generally referred to as Lincolnshire Farm. The Structure Plan proposes that the staged development of the site (over approximately a 10-15+ year period) will include:

- New road connections, as well as recreation and ecological links and protection
- A business area of around 45 hectares in size with local employment opportunities
- 800-900 new households in a variety of densities and styles
- A 4-lane link road from State Highway 1 between the Tawa and Grenada interchange connecting to State Highway 2 in Petone

District Plan Change 46

Proposed District Plan Change 46 introduced a redrafted Subdivision Design Guide to bring the guide into line with more recent thinking on subdivision design and development.

The existing Subdivision Design Guide became part of the approved District Plan in the year 2000. The aim of the guide was to improve the quality of subdivision development through the application of qualitative criteria rather than prescriptive measures. The use of the Design Guide in the subdivision assessment process did not prove as effective as originally intended and the updating of the document was therefore to enhance its relevance in the subdivision assessment process particularly in association with approved structure plans.

Variation 2

District Plan Variation 2 was introduced as a consequence of proposed District Plan Change 45 outlined above. The variation makes various consequential amendments to the existing rural area provisions of the District Plan and the rural area provisions, as amended by proposed District Plan Change 33 (DPC 33) in the Lincolnshire Farm area. DPC 33 introduced new provisions for the management of development of ridgelines and hilltops, rural subdivisions and the erection of houses in the landscape.

4. Discussion

A total of 21 main submissions and 4 further submissions were received on proposed District Plan Change 45. District Plan Change 46 attracted a total of 14 main submissions and 2 further submissions. Variation 2 attracted 6 submissions.

For convenience a combined hearing was held on the submissions because of the interrelated nature of the issues raised.

With regard to Plan Change 45 the submissions covered a wide range of matters relating to specific rules or provisions but the main issues raised at the hearing related to the following:

- The boundary of the proposed Urban Development Area particularly relating to the adjacent Horokiwi rural area.

- The zoning of the existing suburban centre area at the entrance to Lincolnshire Farm between the motorway and the former landfill road.
- The provisions for retailing in the future employment areas within Lincolnshire Farm.
- Providing for residential activities and buildings as a permitted activity within the structure plan area.
- Amendments to the roading and land use provisions as depicted on the Structure Plan maps.
- A request for the rezoning of the rural/residential land on the east side of the Woodridge estate to permit more intensive residential development.

With regard to Plan Change 46 the submissions also covered a wide range of specific provisions in the Design Guide but the primary concerns expressed by the main landowners in the NGMF area related to the provisions discouraging the terracing of subdivision building sites and the effect of development on ephemeral streams within structure plan areas.

The main issue in respect of Variation 2 concerned the proposed adjustment of planning boundaries relevant to the Horokiwi area. This also related to the Horokiwi boundary issues raised under District Plan Change 45.

The Committee gave careful consideration to all the issues raised by the submitters, including those issues elaborated on in presentations by the individuals who appeared before the Committee. All of these submissions are considered in detail in the Hearing Committee's decision reports attached as Appendices 1, 2 and 3.

Having considered the requirements of the RMA and the issues raised in submissions, the Hearing Committee considered that the Plan Changes and the variation were generally appropriate and would allow the Council to better manage new greenfield subdivision particularly in the northern suburbs where most new urban development will be concentrated. The most significant changes to the notified provisions made by the Committee include:

District Plan Change 45

- The identification of Employment Area 2 between the motorway and the former landfill and the inclusion of new policy provisions, rules and structure plan requirements to provide for retailing in this area. These are subject to similar provisions imposed under the recently approved decision on District Plan Change 52 (Suburban Centre Rule Amendments).
- The inclusion of structure plan provisions to require the landscaping and planting of a buffer area in Employment Area 2 between the motorway and future building development.

- Various amendments to the roading and land use provision depicted on the Structure Plan maps to ensure that the development envisaged by the Structure Plan can practically be achieved.

District Plan Change 46

- The inclusion of additional references relating to access to public transport.
- Amendments to Provision G4.2 to clarify the guidelines for the terracing of lots.

The Hearing Committee now recommends that Council approve District Plan Changes 45, 46 and Variation 2 with all of the additions and amendments included in the decision reports appended to this report.

Once approved by Council the decision will be publicly notified and notice served on the submitters. Submitters then have the option of appealing the matter to the Environment Court within 30 working days. If no appeals are made the Plan Change will become operative.

Report from: Andy Foster

Chair of the District Plan Hearings Committee on District Plan Changes 45, 46 and Variation 2.