

PROPOSED DISTRICT PLAN CHANGE 26 (RATIONALISATION OF ZONE BOUNDARIES, TAYLOR PRESTON AREA, NGAURANGA GORGE)

Background Information

Proposed District Plan Change 26 is a minor rationalisation of the zone boundaries in the vicinity of the Kiwi Point quarry area and the area currently occupied by Taylor Preston abattoir and associated activities. The effect of the change is that part of Lot 3 DP 72995, containing regenerating bush, an existing paper road (the unformed part of Fraser Ave) and part of the Ngauranga Stream bed, which is currently Suburban Centre, will become Open Space B. At the same time an approximately equivalent area of land currently occupied by buildings and unused open space as part of the Taylor Preston operation, comprising part of Lot 4 DP 72996, all of Lot 1 DP 34015 and a small part of Lot 1 DP 65030, will be incorporated in Suburban Centre.

This change will provide protection from future development of part of the steeply-sloping land west of Kiwi Point Quarry by incorporating it in Open Space B. The relocated boundary will incorporate all of the Taylor Preston development area, including all existing buildings (which are currently bisected by the boundary between Open Space B and Suburban Centre) within the Suburban Centre area, along with a small adjacent area of flat, currently underutilised land.

The total area of land affected by this change is approximately 3 hectares, with approximately 1.5 hectares of former Suburban Centre land being transferred to open Space B and approximately 1.5 hectares of former open Space B land being transferred to Suburban Centre.

All the land is owned by Wellington City Council. That part to be transferred to Suburban Centre is currently leased, or proposed to be leased, to Taylor Preston. The area of land to be transferred to Suburban Centre is not visible from any dwellings in the vicinity.

PROPOSED CHANGES

The Wellington City District Plan is proposed to be amended as follows:

Planning Maps (Maps 22 and 23)

Rezone the areas shown on the attached plan from Open Space B to Suburban Centre; and from Suburban Centre to Open Space B.

