

## SECTION 32 REPORT

### PROPOSED PLAN CHANGE 26 (Rationalisation of Zone Boundaries, Taylor Preston Area, Ngauranga Gorge)

#### 1. Introduction

Section 32 of the Resource Management Act stipulates a requirement that, in achieving the purpose of the Act, a decision maker must consider alternatives and assess the benefits and costs of adopting any objective, policy, rule, or method in the District Plan. Under section 32(3) the assessment must examine:

- (a) *the extent to which each objective is the most appropriate way to achieve the purpose of this 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.*

A report summarising a section 32 evaluation and giving reasons for the evaluation must be available for public inspection at the same time as public notification.

#### 2. Process & Consultation

Proposed Plan Change 26 is a Plan Map Change to rationalise the zone boundaries in the vicinity of the Taylor Preston Site and Kiwi Point Quarry, Ngauranga Gorge. Attached to the proposed Plan Change is a statement of Explanatory and Background Information.

The desirability of the proposed Plan Change came to light during a review of the land areas affected by Kiwi Point Quarry, and of leasing arrangements with Taylor Preston. The plan change will provide protection for part of the steep hillside on which the Ngauranga Bulk Water Supply Reservoir is located and the regenerating bush on that land, while allowing the leasing of an area of land occupied by industrial buildings (until the year 2000) to the west of the existing Taylor Preston buildings. This latter land is flat and is not visible from any dwellings.

The two reports noted below indicate that the land to be included in Suburban Centre is suitable for development, and that there are no significant cultural issues associated with the boundary rationalisation.

#### **Key documents**

- € **Site Investigation – Former Wellington Commodities Site, Lot 1 DP34015.** Prepared by Montgomery Watson NZ Ltd (February 2001).
- € **Cultural Impact Report (Draft):** Prepared by Liz Mellish, Wellington Tenth Trust (October 2003).

## ***Consultation, in accordance with the First Schedule of the RMA 1991***

Details of the proposed Plan Change were sent to the following:

- € Ministry for the Environment
- € Department of Conservation
- € Ministry of Economic Development
- € Greater Wellington Regional Council
- € Wellington Tenth Trust
- € Te Runanga O Toa Rangatira Inc
- € Porirua City Council
- € Hutt City Council
- € Transit New Zealand

By the date of this paper, responses had been received from all but the Ministry for the Environment, Transit NZ and the two territorial authorities. All comments were neutral about this Plan Change.

### **3. Resource Management Plan and Plan Context**

As Plan Change 26 is a Plan Map change only, there are no new objectives, policies or rules involved. However, the plan change needs to be evaluated in terms of the Act and the current District Plan provisions.

#### **Resource Management Act**

The purpose of the Resource Management Act 1991 (the Act) 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 well being and their health and safety.

In terms of the proposed Plan Change, the Act requires under Section 7 that the Council have particular regard to:

- The efficient use and development of natural and physical resources, and
- The maintenance and enhancement of amenity values.

This small plan map change is in accordance with and appropriate in terms of the wide purpose of the Act in that it rationalises zone boundaries which currently do not relate to topography or cadastral boundaries. It will also allow for the better use of a small area of existing flat land which has formerly been occupied by buildings and other development, within the Suburban Centres area, while protecting part of a steep hillside covered with regenerating bush under an Open Space B zone. The current zoning pattern does not match present land use and development, and open space patterns in the area.

## **Wellington City District Plan**

Within the broad framework of Wellington City District Plan, areas for protection are generally given an Open Space notation, while areas suitable for and traditionally used for commercial purposes (which are not in the Central Area) are included in Suburban Centres.

The current zoning of the areas of land appears to be an anomaly, and the modification proposed is therefore appropriate and in accordance with the Plan's framework of objectives and policies.

### **4. Appropriateness of Policies, Rules and Other Methods**

Two options have been considered for the land affected by proposed Plan Change 26 – do nothing or make the Plan Map adjustments proposed. The analysis is set out in Table 1.

### **5. Recommended Proposed Plan Change**

It is recommended that Council notify District Plan Change No. 26.

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**Table 1: Plan Map boundary rationalisation between Suburban Centre and Open Space B.**

	<b>OPTION 1: Retain Current Boundary</b>	<b>OPTION 2: Modify Boundary as Proposed</b>
<b>Effectiveness and efficiency in achieving District Plan objectives.</b>	The current boundary enables development of a steeply sloping hillside on which one of the City's reservoirs is located, and which comprises regenerating bush. It also prevents use and development of an area of flat land which is unsuitable for open space, but suitable for development.	This small change will enable use and development of an area of flat land by an adjacent expanding industry, in accordance with Plan Objectives. It will also protect a steeply sloping hillside from inappropriate development.
<b>Costs</b>	There are no direct costs associated with this option, but there is an opportunity cost in retaining Open Space zoning on the flat area of land which has in the past been developed, and which could be reused by an existing expanding industry.	There are no costs associated with the change. (Note that a Regional Council consent may be needed to develop the flat area because of the existence of a culverted stream)
<b>Benefits</b>	There are no benefits in the current zoning pattern.	The benefits are to allow for rationalisation and minor expansion of an existing industrial activity as a permitted use, and protection of a steep hillside from development.
<b>Appropriateness</b>	The present zone boundary is inappropriate as it does not reflect topographic, cadastral, landscape or functional boundaries. It is <b>not recommended</b> .	The revised zone boundary is effectively a "land swap" between one area and another. It is appropriate, in that the development opportunities will then align appropriately with topographic and cadastral boundaries. This option is <b>recommended</b>