

WELLINGTON CITY DISTRICT PLAN

PROPOSED, DISTRICT PLAN CHANGE 27 – Khouri Avenue/Makara Road, Rezoning of Residential and Open Space Land



ALTERATIONS TO THE WELLINGTON CITY DISTRICT PLAN

Attached as Appendix XX is the alteration to the Wellington City District Plan to incorporate changes to the current Open Space land at Sec 1 SO32138 to partly become zoned Outer Residential and the Residential zoned land at Lot 2 DP53184 to become partly Open Space B land. This appendix would be added to the Residential Rules Chapter of the Wellington City District Plan.

Appendix XX

Subdivision of Outer Residential, Sec 1 SO 32138 and Part Lot 2 DP 53184, Khouri Ave and Makara Road, Karori.

Introduction:

The map that forms part of this appendix to the Residential Area rules shows two areas - an area zoned Outer Residential Area and an area zoned Open Space B.

A proposal for the subdivision of the land has been developed in sympathy with the natural environment with large lots, protection of bush areas and reserve buffer strips. It is proposed to design the changes to the stream (where they are necessary) and the new stormwater system to maintain as far as possible the natural qualities of this part of the Karori Stream catchment.

The following rules apply to Sec 1 SO 32138 and Part Lot 2 DP 53184:

Subdivision

Rules 5.4.5 of the Residential Area rules applies to any subdivision of the area zoned Outer Residential on the map. All subdivision is a Discretionary Activity (Unrestricted) and includes the following additional standards and terms:

Additional Standards and Terms

- € The maximum number of residential lots on Sec 1 SO 32138 and Lot 2 DP 53184 shall be 25.
- € A minimum of seven of the residential lots are restricted to one household unit. These lots shall include the four highest lots on the hill face below Makara Road and the three highest lots on the hill face on the opposite side of the stream.

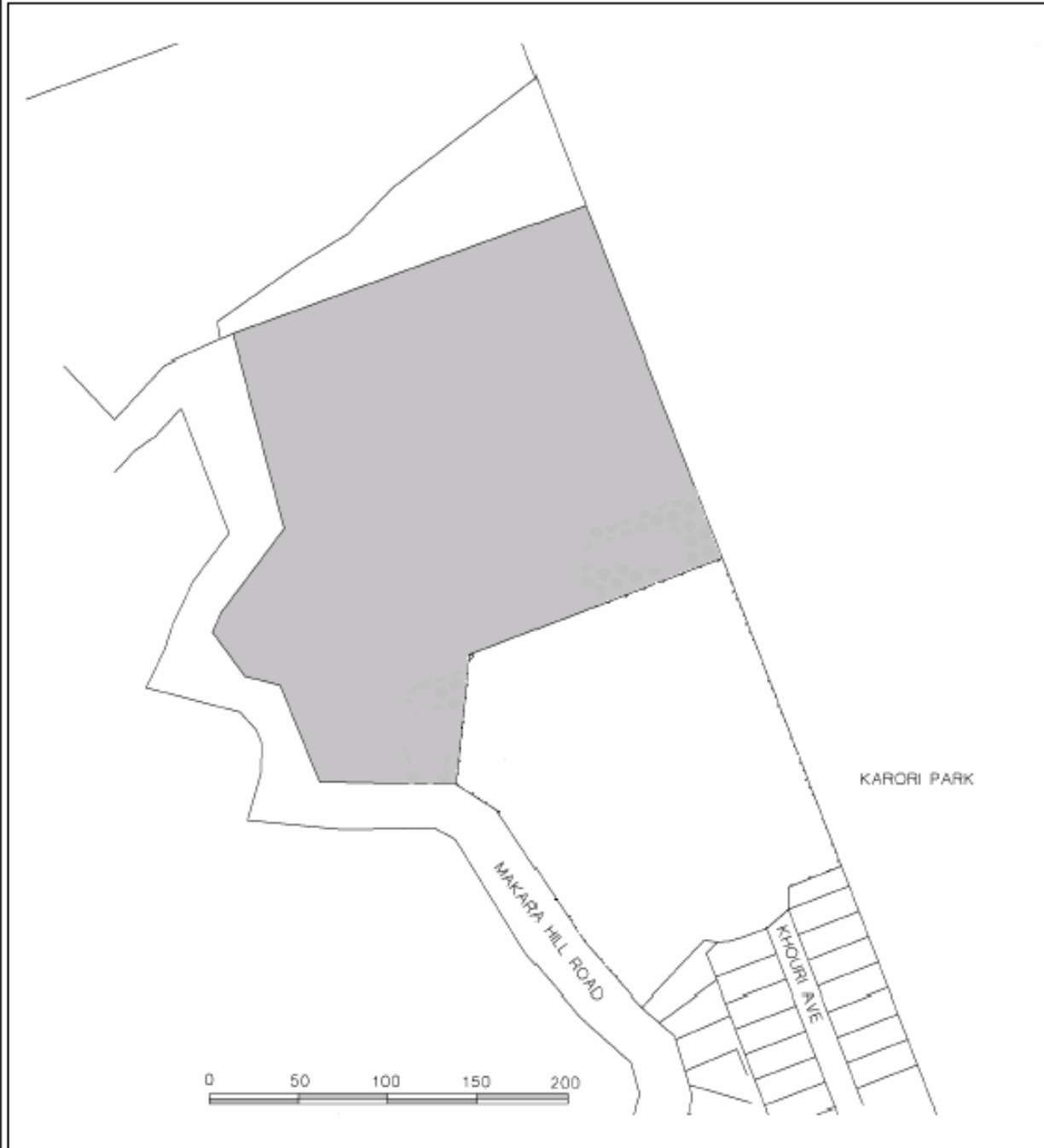
Additional Assessment Criteria



The following additional assessment criteria shall apply in addition to Rule 5.4.5:

- € The extent to which the subdivision proposal reflects both the layout and the intended use of the different areas, as shown on the plan (Spencer Holmes Drawing Number SO2-0390-03) that was discussed in consultation with local residents.
- € The extent that the subdivision proposal keeps earthworks to the minimum necessary for residential development and it will protect the existing vegetation and the future regeneration of native forest. It is intended that the use of the larger lots will be restricted, with the exception of access and building sites, to ensure the existing landforms and vegetation are retained. Council will impose appropriate conditions on any subdivision consent to ensure these restrictions through consent notices under s221 of the Act. They will be registered against the title of each allotment as a restrictive covenant and they will run with the land and bind all subsequent owners.
- € The extent that filling over the local stream will restrict the movement of fish and other aquatic life. It is anticipated that where it is necessary to locate the stream underground the pipes will be designed to enable the movement of fish and other aquatic life.

- € The extent to which houses, roads, paved surfaces and residential activities will affect the flow and water quality of the local stream and the wider Karori Stream system. Consideration will be given to how these effects can be practicably mitigated using alternative methods to slow the runoff of stormwater and reduce the quantities of sediment and other pollutants entering the stream system. It is anticipated that these methods will be associated with stream restoration and landscape design works on Karori Park.

Map 1 Khoury Ave - Current Zoning

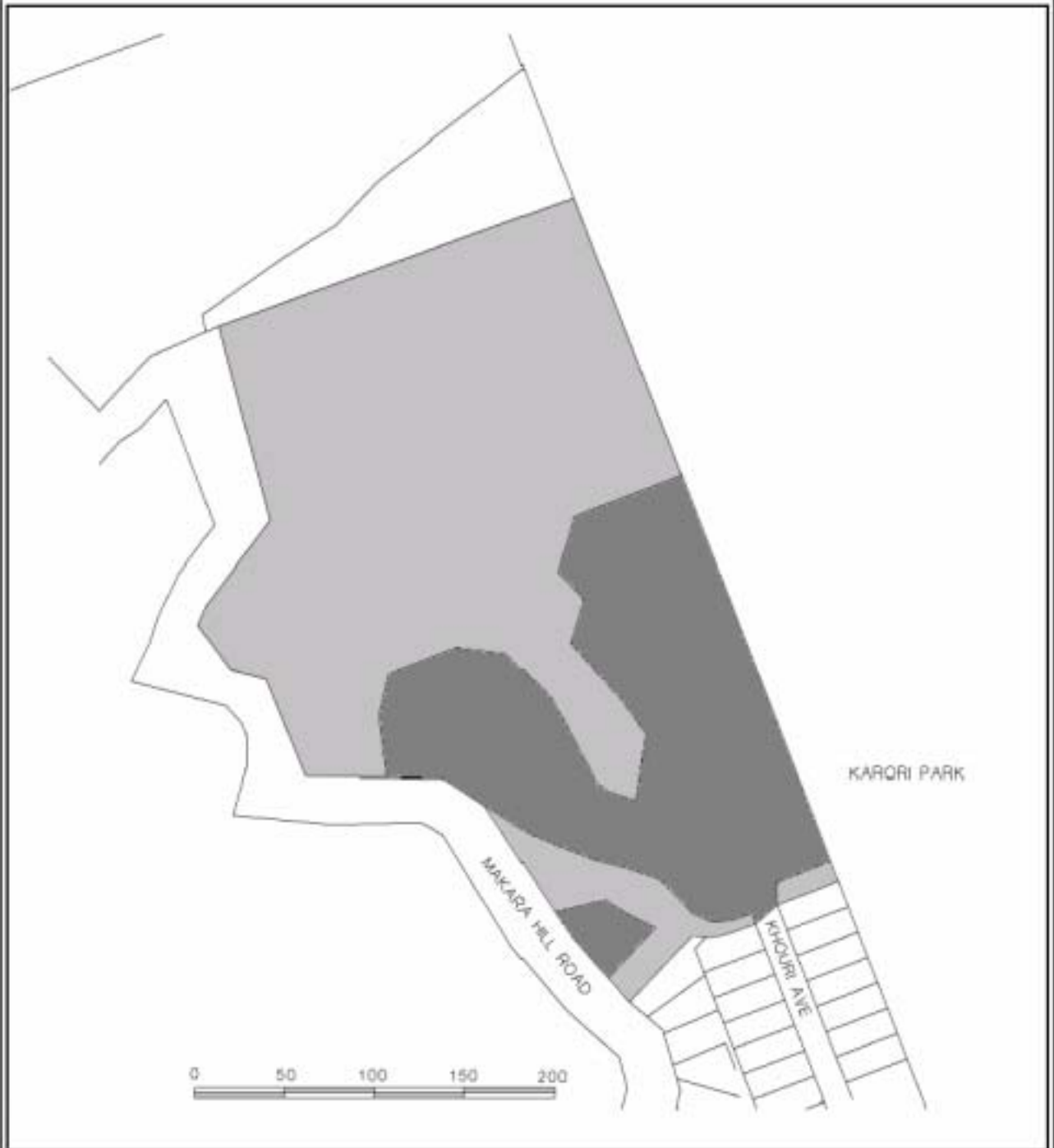


-  Land currently zoned outer Residential
-  Land currently zoned Open Space B



Absolutely
POSITIVELY
THE SPIRIT OF WELLINGTON
Wellington

MAP 2
Proposed District Plan Change 27
Rezoning of Khouri Ave – Makara Hill Road Area



-  Land to be zoned Open Space B
-  Land to be zoned Outer Residential



Absolutely
POSITIVELY
AN OFFICE OF STRATEGIC
COUNSELLING **Wellington**