

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

Submission Number	Name	Address for Service	Wishes to be heard
1	James David Houston	18 Beach Road, Haumoana, Hastings	No
<p>Opposes the re-zoning of Open Space B land (sec 1 SO32138) for the following reasons:</p> <ul style="list-style-type: none"> € Loss of sun and privacy for adjacent existing dwelling (therefore affecting property value) <p>Decision Requested: Not to approve the re-zoning.</p>			
2	Norman Robert Fraser	42 Makara Road, Karori, Wellington	Yes
<p>Opposes any residential development on either area of land for the following reasons:</p> <ul style="list-style-type: none"> € Values of the existing open space € Scenic values of undeveloped ridgelines € Crowding of residential dwellings € Traffic congestion and parking issues <p>Decision Requested: For the land swap not to occur and for Council to purchase the upper land.</p>			
3	Franz-Rudolf Schnitzler	2/72 Makara Road, Karori, Wellington	Yes
<p>Opposes the Proposed Plan Change 27 for the following reasons:</p> <ul style="list-style-type: none"> € Inadequate consultation process € Out of balance Section 32 Report € Further investigation of alternative options required. <p>Decision Requested: Employ independent consultant who looks at different options and makes recommendations to Council. Consult with local community on any proposal. Give local and wider community the opportunity to realize their wishes.</p>			
4	Jutta Humpfer	2/72 Makara Road, Karori , Wellington	Yes
<p>Opposes the provision for a Plan Change and Reserves Exchange for the following reasons:</p> <ul style="list-style-type: none"> € Reserves Act provisions € Cost benefit analysis is biased € Ecological report fails to justify why it supports the land swap. <p>Decision Requested: Oppose the proposed land exchange and keep the reserve status of the lower land.</p>			

5	David James Houston and Mary Louise Houston	32 Motueka St, Ngaio, Wellington	Yes
<p>Oppose the rezoning of open space and residential land for the following reasons:</p> <ul style="list-style-type: none"> € Loss of sun and privacy for adjacent existing dwelling (therefore affecting property value). € Object to an area of recreational reserve land being swapped for an area so steep as to be of doubtful use as reserve land. <p>Decision Requested: For the rezoning not to be approved.</p>			
6	Spencer Holmes on behalf of Upper Hutt Developments Ltd	PO Box 588, Willis Street, Wellington	Yes
<p>Supports the proposed Plan Change for the following reasons:</p> <ul style="list-style-type: none"> € Minimisation of earthworks € Preservation of landform and minimisation of vegetation destruction through contour roading € Design features to reduce impact of storm water discharge and allow for fish passage € Increased area of reserve € Improved recreational value of reserve € Consistency with Outer Green Belt Management Plan € Positive effect on visual and amenity values of surrounding area. <p>Decision Requested: Upper Hutt Developments Ltd asks Council to approve DCP 27 as notified.</p>			
7	Murray Keith Burns Khouri Ave Neighborhood Coordinator on behalf of 57 signatories	16 Khouri Avenue, Karori, Wellington	Yes
<p>Strongly opposed to the proposed rezoning and the land swap for the following reasons:</p> <ul style="list-style-type: none"> € Inadequate consultation process € Preferential allocation of land is wrong € Concern that minds have been made up regarding this issue € Reserve Act provisions, including destruction of a reserve that has been protected for future generations. € There are alternative means for ridgeline protection € Diminished open space and quality of life for existing residents € Traffic and drainage concerns are not adequately addressed € Upper land unusable for recreation € Links with Karori Park upgrade need to be clarified, opportunities to expand Karori 			

Park would be gone forever.

- € Analysis by Council appears weighted towards land swap
- € RMA considerations not adequately taken into account
- € Proposal does not fit well with District Plan Objectives

Decision Requested:

Signatories to this submission ask that the Council decline to approve the exchange of a piece of Open Space B land (Sec 1 SO32138) at the end of Khouri Ave with the majority of a piece of privately owned, Outer Residential land running up to the skyline ridge (Lot 2 – DP53184).

However if the Council decides to progress with the rezoning and a land swap the signatories to this submission ask that the following be taken in to account:

- € Residents reserve all their rights to redress through the normal processes in such situations.
- € That Council imposes complete and inviolable covenants limiting the construction of only one dwelling on each lot, defining the building platform and protecting surrounding bush areas.
- € That an open and transparent tender process be used to establish the market value of the Reserve Land (granting preferential treatment to one party is wrong and will result in a public asset being transferred at less than a fair market value.
- € The Reserve land should be offered to local residents and the wider community to purchase if it is no longer required as a reserve.
- € That reserve protection remains for the valley floor vegetation and the provision of public access esplanade strips at least 10 metres wide on both banks as recommended in the Ecological Report.
- € That access to Khouri Avenue be improved and made safer with the provision of a turning bay and better sight lines.
- € That the developer posts a bond for the protection of residents from water and associated run-off and other interference including but not limited to noise and loss of enjoyment during construction.

8	Greater Wellington Regional Council	PO Box 11-646, Wellington	Yes
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GWRC supports, in part the rezoning of Khouri Ave and Makara Road.

Decision Requested:

That if further residential development is to occur on land between Khouri Avenue and Makara Road that the Wellington City Council:

- € Rezones the land as identified in the Proposed Plan Change and includes additional instructions, in relation to Rules 5.4.5, for the outer residential zoned land, as identified in Appendix XX;
- € Includes bullet points 2 and 3 of the Additional Assessment Criteria as identified in Appendix XX
- € That a new Additional assessment criteria be included in the Appendix XX, as follows:
- € *The extent to which the proposed earth works and subdivision design avoids affects on existing landforms and gullies that sustain first order streams and natural storm water flow.*
- € Provides greater certainty that sediment and pollutants will be managed on site before any run-off reaches the stream system by including an additional Standard and Term, or something to like effect in Appendix XX as flows:

€ *Mitigation methods are to be undertaken to slow the runoff of storm water and reduce the quantities of sediments and other pollutants entering the stream system.*