

Background Information

Proposed District Plan Change 29 – Rezoning of Land at 30 Ladbroke Drive, Newlands

Background

On 17 December 2003 the Council agreed to prepare and publicly notify a district plan change, in accordance with the First Schedule of the Resource Management Act 1991, to rezone land at 30 Ladbroke Drive, Newlands, from Conservation Site to Outer Residential (without any additional rules for the site) at the request of the Nga Hau E Wha O Paparangi Society (the “Society”). The Society wished to use the land as a community marae.

30 Ladbroke Drive, Newlands was formally ‘identified’ for ‘Papakainga’ in the previous District Scheme (which became the Transitional District Plan after the advent of the Resource Management Act 1991). This dated from a district scheme change decision of March 1993 that uplifted a ‘refuge disposal and associated works’ designation and changed the underlying zoning to ‘Residential A1’ (see Appendix Three) and identified the site as ‘Papakainga’. The identification system was not used in the drafting of the new district plan (the Proposed District Plan) and the site was inadvertently included within the new Conservation Site zone. Consequently the existing activities being carried out on the land are inconsistent with the conservation zoning currently in place.

Proposed Plan Change

It is considered that a simple zoning change on the District Plan maps from Conservation Site to Outer Residential would provide appropriate objectives and policies that support the marae uses of the land and an appropriate rule structure for assessing any proposal on its individual merits. This would treat the community marae in the same way as other community activities, such as churches and schools, that are typically located in residential areas.

The Nga Hau E Wha O Paparangi Society currently has resource consent to develop the site. If the society changes its plans for site, the marae use and buildings would require a resource consent under the Outer Residential Area rules of the District Plan.

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