



Summary of submissions Proposed District Plan Change 44

General minor amendments to
District Plan maps and text II

18 November 2006

District Plan Change 44 – General Minor Amendments to District Plan Maps and Text II

Summary of Submissions

A. Rezoning at the Parade, Island Bay

Submission Number	Name	Address for Service	Wishes to be heard
1	Eleftheria Mouroukis	89 Clyde Street Island Bay Wellington	No
<p>The submitter states that the plan change only proposes to increase the Suburban Centre zoning on the site at 124 The Parade by a further 10%. It is requested that the entire site should be made Suburban Centre to bring it in line with neighbouring properties.</p> <p>Decision Requested: “That 124 The Parade be zoned Suburban Centre in its entirety so that it too will be the same as 130, 132, &134 The Parade.”</p>			
2	David Lyth	126 The Parade Island Bay Wellington	No
<p>Requests a realignment of the zone boundary for the property at 124-132 The Parade, Island Bay.</p> <p>Decision Requested: “Align the zone boundary to run along property boundaries – for 128 The Parade, this will mean the boundary continues on the zone boundary line from 132 and 130.”</p>			

B. Rezoning of Lot 1 DP 67858, Tawa

3	Simon Frank	10 Tui Terrace Tawa Wellington	Yes
<p>Submitter states the following in opposition to the plan change in respect of the proposed rezoning of Lot 1 DP 67858:</p> <ul style="list-style-type: none"> ▪ Title of the plan change is misleading as the implications of the Tawa rezoning are not 'minor.' ▪ It is inappropriate to merge a number of unrelated changes under one "District Plan Change." ▪ Any negative impact on local fauna will likely degrade the habitat of local birdlife. ▪ The character of West Tawa is different from the east in that it is dominated by native bush and exotic trees – consideration should be given to make a foot track in the area for recreational purposes in the future. ▪ It is not recommended to remove any forested area as it would almost certainly seriously impact the hill's ability to retain water – "deforestation risks serious damage to both land and properties." ▪ Bushed areas in residential areas north of Wellington are become scarce with plans to develop north of Johnsonville. <p>Decision Requested:</p> <p>"Not to alter the designation of the land from Open Space to Rural in Tawa."</p>			
4	West Tawa Development Partnership	C/- Spencer Holmes Ltd Engineers, Surveyors & Planners Level 6, 8 Willis Street PO Box 588 Wellington	Yes
<p>Submitter supports the plan change, but has identified that District Plan Map 28 was not referenced in the list of maps to be amended:</p> <ul style="list-style-type: none"> ▪ C. ALTERATION TO VOLUME THREE – MAPS 4, 6, 11, 12, 15, 16, 20, 23, & 30 <ul style="list-style-type: none"> ○ Submission is to add District Plan Map # 28 to this list as the relevant property (Lot 1 DP 67858) is found within this map. <p>Decision Requested:</p> <p>That the proposed plan change 44 with respect to the rezoning of Lot 1 DP 67858 above Peterhouse Street, Tawa be supported and that District Plan Map 28 be included as a map to be amended.</p>			
7	Friends of Tawa Bush Reserves	77 Larsen Crescent Tawa Wellington Attn: L. Fraser Jackson	Yes
<p>The submitter has concern for visual & environmental effects that the rezoning of the land could potentially allow. Additionally, it is stated that Option 2 in the matrix of options under the Section 32 Report misrepresents the impact of the rezoning – an amendment is proposed.</p>			

Decision Requested: That the rezoning of Lot 1 DP 67858 be declined.			
8	Richard Herbert	8 Duval Grove Tawa Wellington	No
<p>The submitter is concerned that the rezoning could lead to possible adverse effects with respect to the local flora and fauna, as well as visual character of the area. It is stated that the area is an important 'buffer' for local areas of high biodiversity, and also is very steep terrain with potential flood/erosion disturbance to downstream/downhill residents.</p> <p>Decision Requested:</p> <ul style="list-style-type: none"> ▪ Retain Lot 1 DP 67858 as open space, or at least the substantive portion within 50m of the ridgeline and the portion south of the pine plantation already indigenous bush. ▪ Incorporate the area as part of the proposed enlarged Redwood Bush area under the management of the Outer Green Belt. 			
9	Tawa Community Board	C/- 4A Rewa Terrace Tawa Wellington	Yes
<p>The submission makes the following comments:</p> <ul style="list-style-type: none"> ▪ The proposal may allow for the degradation of the local green belt and associated ridge line. ▪ Could also potentially allow for resource consents to be granted on the site without full notification. ▪ The visual amenity of the green hillsides in the area should not be compromised for suburban creep. ▪ Assessment of potentially flooding due to future development should be carried out. ▪ Agree with the idea of a 'concept plan' in guiding the future management of the land as suggested by Clive Anstey's report. <p>Decision Requested: To amend the proposed plan change to reflect the contents of the submission.</p>			

C. Alterations to Utility Definitions

5	Telecom New Zealand Ltd	C/- Incite (Wellington) Ltd PO Box 2058 Wellington	Yes
<p>Telecom is concerned that the proposed increase in the level of regulatory control over mounting structures through Proposed Plan Change 44 is unnecessary and inappropriate, fails to promote the purpose of the Resource Management Act, and is contrary to sound resource management practice.</p> <p>Decision Requested:</p> <p><u>Either</u>, the proposed changes to the definitions of ‘Antenna’ or Utility Structure’ are deleted;</p> <p><u>Or</u>, such other relief as is necessary be provided to ensure that the status quo (in terms of the operative District Plan is retained), for building mounted antennas and aerials, and their associated mounting poles.”</p>			
6	New Zealand Police	C/- Incite (Wellington) Ltd PO Box 2058 Wellington	Yes
<p>New Zealand Police is concerned that the proposed increase in the level of regulatory control over mounting structures through Proposed Plan Change 44 is unnecessary and inappropriate, fails to promote the purpose of the Resource Management Act, and is contrary to sound resource management practice.</p> <p>Decision Requested:</p> <p><u>Either</u>, the proposed changes to the definitions of ‘Antenna’ or Utility Structure’ are deleted;</p> <p><u>Or</u>, such other relief as is necessary be provided to ensure that the status quo (in terms of the operative District Plan is retained), for building mounted antennas and aerials, and their associated mounting poles.”</p>			